

TRUDEAU JARROD J  
TRUDEAU, MARISSA J  
118 E SHORE RD  
E WATERBORO ME 04030 5730

B14649P475 B17260P85 B17357P382 B17357P383

Previous Owner  
DAVIS PAULETTE  
ATTN: JARROD & MARISSA TRUDEAU  
860 SO WATERBORO RD  
ALFRED ME 04002  
Sale Date: 6/23/2016

Previous Owner  
MAHADY BRIAN & CONSTANCE I  
15 GREENWOOD RD

ARLINGTON MA 02174  
Sale Date: 10/27/2005

Inspection Witnessed By:

X	Date
No./Date	Description
	Date Insp.

Notes:  
4/1/2013 Barn not yet started. Chk 4/1/2014  
17.0823 - boundary line change B17357/P382-383 SB  
23.0214 - added 1664 sq ft basement living space; includes 2 bedrooms & family room - vw  
23.1219 - added 16x46 attached shed, located at back of garage - vw

Waterboro

Property Data			Assessment Record						
Neighborhood <b>24 EAST SHORE DR</b>			Year	Land	Buildings	Exempt	Total		
Tree Growth Year <b>0</b>			2012	220,400	416,100	0	636,500		
1ST MORTGAGE <b>0</b>			2013	220,400	185,800	0	406,200		
2ND MORTGAGE <b>0</b>			2014	220,400	185,800	0	406,200		
Zone/Land Use <b>48 Shoreland</b>			2015	220,400	185,800	0	406,200		
Secondary Zone <b>31 .....</b>			2016	194,400	220,400	0	414,800		
Topography <b>2 Rolling</b>			2017	194,400	220,400	0	414,800		
1.Level 4.Below St 7.Steep			2018	194,400	220,400	0	414,800		
2.Rolling 5.Low 8.Wet			2019	194,400	249,900	0	444,300		
3.Above St 6.Swampy 9.Lev/Roll			2020	194,400	250,800	0	445,200		
Utilities <b>9 No Water/No Sewer</b>			2021	213,800	250,800	24,500	440,100		
1.Public 4.Improve 7.Improve			2022	233,200	275,900	25,000	484,100		
2.Water 5.Improve 8.			2023	256,600	306,000	25,000	537,600		
3.Sewer 6.Improve 9.None			2024	287,700	382,400	25,000	645,100		
Street <b>3 Gravel</b>			2025	270,300	507,600	25,000	752,900		
1.Paved 4.Proposed 7.ROW			<b>Land Data</b>						
2.Semi Imp 5.Pvt 8.None									
3.Gravel 6.Aband 9.TG PLAN			<b>Front Foot</b>	<b>Type</b>	<b>Effective</b>		<b>Influence</b>		<b>Influence Codes</b>
LAND USE <b>0</b>			11.Ossipee WF		<b>Frontage</b>	<b>Depth</b>	<b>Factor</b>	<b>Code</b>	
BUILDING USE <b>0</b>			12.Arrowhead WF				%		1.Unimproved
<b>Sale Data</b>			13.Waterfront				%		2.Excess Ftg /De
			14.Rear Land				%		3.Topography
Sale Date <b>6/23/2016</b>			15.Misc				%		4.Size/Shape
Price <b>395,000</b>							%		5.Access or Rear
Sale Type <b>2 Land &amp; Buildings</b>							%		6.Restriction
1.Land 4.Mobile 7.							%		7.Open Space
2.L & B 5.Other 8.			<b>Square Foot</b>	<b>Square Feet</b>					8.View/Environ
3.Building 6. 9.			16.Regular Lot				%		9.Fract Share
Financing <b>1 Conventional</b>			17.Secondary Lot				%		<b>Acres</b>
1.Convent 4.Seller 7.			18.Excess Land				%		30.Rear (201+)
2.FHA/VA 5.Private 8.			19.Condominium				%		31.Tillable/Horti
3.Assumed 6.Cash 9.Unknown			20.Pavement				%		32.Pasture
Validity <b>1 Arms Length Sale</b>							%		33.Orchard
1.Valid 4.Split 7.Renovate			<b>Fract. Acre</b>	<b>Acreege/Sites</b>					34.Frontage
2.Related 5.Partial 8.Other			21.Homesite (Frac	21	0.58	100	%	2	35.Triangular Lot
3.Distress 6.Exempt 9.			22.Vacant Lot (Fr	27	1.00	100	%	0	36.Commercial
Verified <b>5 Public Record</b>			23.Non Conforming				%		37.Softwood
1.Buyer 4.Agent 7.Family			<b>Acres</b>				%		38.Mixed Wood
2.Seller 5.Pub Rec 8.Other			24.Excess ( 5-10)				%		39.Hardwood
3.Lender 6.MLS 9.			25.Excess (10+)				%		40.Wasteland
			26.Excess				%		41.Gravel Pit (Ac
			27.Rear (1-100)				%		42.Mobile Home Si
			28.Rear (101-150)				%		43.Condo Site
			29.Rear (151-200)				%		44.Utility ROW
			<b>Total Acreage</b>		<b>1.58</b>				
						45.Camp Lot			
						46.Site Improve			

## Waterboro

Map Lot 033-003

Account 4381

Location 118 EAST SHORE ROAD

Card 1

Of 1

9/23/2024

Building Style	<b>2 Ranch</b>	SF Bsmt Living	<b>1664</b>	Layout	<b>1 Typical</b>
1.Conv	5.Garr/Col	9.Other	Fin Bsmt Grade	<b>4 100</b>	1.Typical
2.Ranch	6.Split	10.Mohome	OPEN 5 OPTIONAL	<b>0</b>	2.Inadeq
3.R Ranch	7.Contemp/	11.Condo	Heat Type	<b>100%</b>	<b>1 Hot Water BB</b>
4.Cape	8.Log	12.	1.HWBB	5.FWA	9.No Heat
Dwelling Units	<b>1</b>		2.HWCI	6.GravWA	10.
Other Units	<b>0</b>		3.HWRAD	7.Electric	11.
Stories	<b>1 One Story</b>		4.Steam	8.F/WallM	12.
1.1	4.1.50	7.1.25	Cool Type	<b>0%</b>	<b>9 None</b>
2.2	5.1.75	8.	1.Refrig	4.W&C Air	7.
3.3	6.2.50	9.	2.Evapor	5.	8.
Exterior Walls	<b>9 Other</b>		3.H Pump	6.	9.None
0.Wood	4.Asb/Asph	8.Alum/Vin	Kitchen Style	<b>2 Typical</b>	
1.Wood	5.T-111	9.Other	1.Modern	4.Obsolete	7.
2.Wd Sh	6.Br/St	11.	2.Typical	5.	8.
3.Compos.	7.Nov	12.	3.Old Type	6.	9.None
Roof Surface	<b>1 Asphalt Shingles</b>		Bath(s) Style	<b>2 Typical Bath(s)</b>	
1.Asphalt	4.Composit	7.	1.Modern	4.Obsolete	7.
2.Slate	5.Wood	8.	2.Typical	5.	8.
3.Metal	6.Other	9.	3.Old Type	6.	9.None
SF Masonry Trim	<b>0</b>		# Rooms	<b>5</b>	
OPEN-3-	<b>0</b>		# Bedrooms	<b>3</b>	
OPEN-4-	<b>0</b>		# Full Baths	<b>2</b>	
Year Built	<b>2009</b>		# Half Baths	<b>0</b>	
Year Remodeled	<b>0</b>		# Addn Fixtures	<b>0</b>	
Foundation	<b>1 Concrete</b>		# Fireplaces	<b>0</b>	
1.Concrete	4.Wood	7.			
2.C Block	5.Slab	8.			
3.Br/Stone	6.Prs/Post	9.			
Basement	<b>4 Full Basement</b>				
1.1/4 Bmt	4.Full Bmt	7.			
2.1/2 Bmt	5.None	8.			
3.3/4 Bmt	6.	9.None			
Bsmt Gar # Cars	<b>1</b>				
Wet Basement	<b>1 Dry Basement</b>				
1.Dry	4.	7.			
2.Damp	5.	8.			
3.Wet	6.	9.			



Date Inspected

### Additions, Outbuildings & Improvements

Type	Year	Units	Grade	Cond	Phys.	Funct.	Sound Value
68 Wood Deck	0	208	0 0	0	0	0 %	0 %
22 Encl Frame Porch	0	128	0 0	0	0	0 %	0 %
24 Frame Shed	0	120	0 0	0	0	0 %	0 %
21 Open Frame	0	208	0 0	0	0	0 %	0 %
43 2S Frame Garage	2017	1440	4 100	5	95	100 %	100 %
163 1 ST ATT SHED	2023	736	2 100	4	0	100 %	100 %
						%	%
						%	%
						%	%
						%	%
						%	%



- 1.One Story Fram
- 2.Two Story Fram
- 3.Three Story Fr
- 4.1 & 1/2 Story
- 5.1 & 3/4 Story
- 6.2 & 1/2 Story
- 21.Open Frame Por
- 22.Encl Frame Por
- 23.Frame Garage
- 24.Frame Shed
- 25.Frame Bay Wind
- 26.1SFr Overhang
- 27.Unfin Basement
- 28.Unfinished Att
- 29.Finished Attic