

CYR, JASON R  
 CYR JOHN R  
 159 WEST SHORE ROAD  
 EAST WATERBORO ME 04030

B1961P400 B16720P10 B16737P447 B19078P189

Previous Owner  
 CYR JOHN R  
 159 WEST SHORE ROAD

EAST WATERBORO ME 04030  
 Sale Date: 7/26/2022

Previous Owner  
 BOUCHER ANGELA & CYR PRISCILLA  
 5 KENNEDY DRIVE

BIDDEFORD ME 04005  
 Sale Date: 11/22/2013

Inspection Witnessed By:

X	Date	Description	Date Insp.

Notes:

Property Data		
Neighborhood	22 WEST SHORE RD	
Tree Growth Year	0	
1ST MORTGAGE	0	
2ND MORTGAGE	0	
Zone/Land Use	48 Shoreland	
Secondary Zone	31 .....	
Topography	2 Rolling	
1.Level	4.Below St	7.Steep
2.Rolling	5.Low	8.Wet
3.Above St	6.Swampy	9.Lev/Roll
Utilities	9 No Water/No Sewer	
1.Public	4.Improve	7.Improve
2.Water	5.Improve	8.
3.Sewer	6.Improve	9.None
Street	3 Gravel	
1.Paved	4.Proposed	7.ROW
2.Semi Imp	5.Pvt	8.None
3.Gravel	6.Aband	9.TG PLAN
LAND USE	0	
BUILDING USE	0	
Sale Data		
Sale Date	7/26/2022	
Price		
Sale Type	2 Land & Buildings	
1.Land	4.Mobile	7.
2.L & B	5.Other	8.
3.Building	6.	9.
Financing	9 Unknown	
1.Convent	4.Seller	7.
2.FHA/VA	5.Private	8.
3.Assumed	6.Cash	9.Unknown
Validity	2 Related Parties	
1.Valid	4.Split	7.Renovate
2.Related	5.Partial	8.Other
3.Distress	6.Exempt	9.
Verified	5 Public Record	
1.Buyer	4.Agent	7.Family
2.Seller	5.Pub Rec	8.Other
3.Lender	6.MLS	9.

Assessment Record				
Year	Land	Buildings	Exempt	Total
2012	142,300	50,300	0	192,600
2013	142,300	50,300	0	192,600
2014	142,300	50,300	0	192,600
2015	142,300	50,300	0	192,600
2016	135,200	50,300	0	185,500
2017	135,200	50,300	0	185,500
2018	135,200	50,300	0	185,500
2019	135,200	50,300	0	185,500
2020	135,200	50,800	0	186,000
2021	148,700	50,800	0	199,500
2022	162,200	55,900	0	218,100
2023	178,400	62,000	0	240,400
2024	200,100	69,900	0	270,000
2025	208,700	97,800	0	306,500

Land Data						
Front Foot	Type	Effective		Influence		Influence Codes
		Frontage	Depth	Factor	Code	
11.Ossipee WF	11	100	090	100 %	0	1.Unimproved
12.Arrowhead WF				%		2.Excess Ftg /De
13.Waterfront				%		3.Topography
14.Rear Land				%		4.Size/Shape
15.Misc				%		5.Access or Rear
				%		6.Restriction
				%		7.Open Space
				%		8.View/Environ
				%		9.Fract Share
				%		Acres
				%		30.Rear (201+)
				%		31.Tillable/Horti
				%		32.Pasture
				%		33.Orchard
				%		34.Frontage
				%		35.Triangular Lot
				%		36.Commercial
				%		37.Softwood
				%		38.Mixed Wood
				%		39.Hardwood
				%		40.Wasteland
				%		41.Gravel Pit (Ac
				%		42.Mobile Home Si
				%		43.Condo Site
				%		44.Utility ROW
				%		45.Camp Lot
				%		46.Site Improve
<b>Total Acreage</b>		0.10				

