

LABELLE, ROBERT A & SANDRA J
 ROY, KRISTY L
 194 WEST STREET
 BIDDEFORD ME 04005

B11468P93 B17777P301 B17777P303 B19072P457

Previous Owner
 LABELLE ROBERT A (JT)
 LABELLE, SANDRA J
 194 WEST STREET
 BIDDEFORD ME 04005
 Sale Date: 7/12/2022

Previous Owner
 LABELLE ROBERT A
 19 WEST STREET
 BIDDEFORD ME 04005
 Sale Date: 8/08/2018

Previous Owner
 LABELLE ROBERT A & MICHAEL E AND
 ANTOINETTE LABELLE*, LIFE ESTATE
 C/O ROBERT A LABELLE
 BIDDEFORD ME 04005
 Sale Date: 8/08/2018

Inspection Witnessed By:

X	Date
No./Date	Description
	Date Insp.

Notes:
 10/29/21 customer paid on point pay for an NSF check so I posted in error and had to reverse but applied the extra 11 and change to the tax bill and posted the rest under #16 for NSF

Waterboro

Property Data			Assessment Record						
Neighborhood 24 EAST SHORE DR			Year	Land	Buildings	Exempt	Total		
Tree Growth Year 0			2012	107,300	69,700	0	177,000		
1ST MORTGAGE 0			2013	107,300	69,700	0	177,000		
2ND MORTGAGE 0			2014	107,300	69,700	0	177,000		
Zone/Land Use 48 Shoreland			2015	107,300	69,700	0	177,000		
Secondary Zone 31			2016	102,000	66,000	0	168,000		
Topography 3 Above Street			2017	102,000	66,000	0	168,000		
1.Level 4.Below St 7.Steep			2018	102,000	66,000	0	168,000		
2.Rolling 5.Low 8.Wet			2019	102,000	66,000	0	168,000		
3.Above St 6.Swampy 9.Lev/Roll			2020	102,000	66,100	0	168,100		
Utilities 9 No Water/No Sewer			2021	112,200	66,100	0	178,300		
1.Public 4.Improve 7.Improve			2022	122,400	72,700	0	195,100		
2.Water 5.Improve 8.			2023	134,600	80,600	0	215,200		
3.Sewer 6.Improve 9.None			2024	150,900	91,100	0	242,000		
Street 3 Gravel			2025	157,400	116,800	0	274,200		
1.Paved 4.Proposed 7.ROW			Land Data						
2.Semi Imp 5.Pvt 8.None			Front Foot	Type	Effective		Influence		Influence Codes
3.Gravel 6.Aband 9.TG PLAN					Frontage	Depth	Factor	Code	
LAND USE 0			11.Ossipee WF	11	050	320	80 %	6	1.Unimproved
BUILDING USE 0			12.Arrowhead WF				%		2.Excess Ftg /De
Sale Data			13.Waterfront				%		3.Topography
			14.Rear Land				%		4.Size/Shape
Sale Date 7/12/2022			15.Misc				%		5.Access or Rear
Price							%		6.Restriction
Sale Type 2 Land & Buildings							%		7.Open Space
1.Land 4.Mobile 7.			Square Foot		Square Feet				8.View/Environ
2.L & B 5.Other 8.			16.Regular Lot				%		9.Fract Share
3.Building 6. 9.			17.Secondary Lot				%		Acres
Financing 9 Unknown			18.Excess Land				%		30.Rear (201+)
1.Convent 4.Seller 7.			19.Condominium				%		31.Tillable/Horti
2.FHA/VA 5.Private 8.			20.Pavement				%		32.Pasture
3.Assumed 6.Cash 9.Unknown							%		33.Orchard
Validity 2 Related Parties							%		34.Frontage
1.Valid 4.Split 7.Renovate			Fract. Acre		Acreege/Sites				35.Triangular Lot
2.Related 5.Partial 8.Other			21.Homesite (Frac				%		36.Commercial
3.Distress 6.Exempt 9.			22.Vacant Lot (Fr				%		37.Softwood
Verified 5 Public Record			23.Non Conforming				%		38.Mixed Wood
1.Buyer 4.Agent 7.Family			Acres				%		39.Hardwood
2.Seller 5.Pub Rec 8.Other			24.Excess (5-10)				%		40.Wasteland
3.Lender 6.MLS 9.			25.Excess (10+)				%		41.Gravel Pit (Ac
			26.Excess				%		42.Mobile Home Si
			27.Rear (1-100)				%		43.Condo Site
			28.Rear (101-150)				%		44.Utility ROW
			29.Rear (151-200)				%		45.Camp Lot
			Total Acreage		0.18				46.Site Improve

Waterboro

Map Lot 035-003


Account 2284

Location 8 BIDDEFORD DRIVE

Card 1

Of 1

9/23/2024

Building Style	2 Ranch			SF Bsmt Living	0			Layout	1 Typical		
1.Conv	5.Garr/Col	9.Other		Fin Bsmt Grade	0 0			1.Typical	4.	7.	
2.Ranch	6.Split	10.Mohome		OPEN 5 OPTIONAL	0			2.Inadeq	5.	8.	
3.R Ranch	7.Contemp/	11.Condo		Heat Type	100%	8 Floor/Wall Unit M		3.Not func	6.	9.	
4.Cape	8.Log	12.		1.HWBB	5.FWA	9.No Heat		Attic	9 None		
Dwelling Units	1			2.HWCI	6.GravWA 10.			1.1/4 Fin	4.Full Fin	7.1/4 Unfi	
Other Units	0			3.HWRAD	7.Electric 11.			2.1/2 Fin	5.FI/Stair 8.		
Stories	1 One Story			4.Steam	8.FI/WallM 12.			3.3/4 Fin	6.1/2 Unfi	9.None	
1.1	4.1.50	7.1.25		Cool Type	0%	9 None		Insulation	1 Full		
2.2	5.1.75	8.		1.Refrig	4.W&C Air 7.			1.Full	4.Minimal 7.		
3.3	6.2.50	9.		2.Evapor	5. 8.			2.Heavy	5.Unk 8.		
Exterior Walls	8 Aluminum/Vinyl			3.H Pump	6. 9.None			3.Capped	6. 9.None		
0.Wood	4.Asb/Asph	8.Alum/Vin		Kitchen Style	2 Typical			Unfinished %	0%		
1.Wood	5.T-111	9.Other		1.Modern	4.Obsolete 7.			Grade & Factor	3 Average 100%		
2.Wd Sh	6.Br/St	11.		2.Typical	5. 8.			1.E Grade	4.B Grade	7.AAA Grad	
3.Compos.	7.Nov	12.		3.Old Type	6. 9.None			2.D Grade	5.A Grade 8.		
Roof Surface	1 Asphalt Shingles			Bath(s) Style	2 Typical Bath(s)			3.C Grade	6.AA Grade 9.Same		
1.Asphalt	4.Composit	7.		1.Modern	4.Obsolete 7.			SQFT (Footprint)	960		
2.Slate	5.Wood	8.		2.Typical	5. 8.			Condition	4 Average		
3.Metal	6.Other	9.		3.Old Type	6. 9.None			1.Poor	4.Avg	7.V G	
SF Masonry Trim	0			# Rooms	4			2.Fair	5.Avg+ 8.Exc		
OPEN-3-	0			# Bedrooms	2			3.Avg-	6.Good 9.Same		
OPEN-4-	0			# Full Baths	1			Phys. % Good	0%		
Year Built	1972			# Half Baths	0			Funct. % Good	100%		
Year Remodeled	1990			# Addn Fixtures	1			Functional Code	9 None		
Foundation	6 Piers/Posts			# Fireplaces	0			1.Incomp	4.Small	7.Layout	
1.Concrete	4.Wood	7.			2.O-Built	5.CDU 8.Other			3.Damage	6.Style 9.None	
2.C Block	5.Slab	8.			Econ. % Good	100%			Economic Code	None	
3.Br/Stone	6.Prs/Post	9.			0.None	3.Services 7.			1.Location	4.Traffic 8.	
Basement	9 No Basement				1.Encroach	9.None 9.			Entrance Code	0	
1.1/4 Bmt	4.Full Bmt	7.			1.Interior	4.Vacant 7.			2.Refusal	5.Estimate 8.	
2.1/2 Bmt	5.None	8.			3.Informed	6.Office 9.RS			Information Code	0	
3.3/4 Bmt	6.	9.None			1.Owner	4.Agent 7.			2.Relative	5.Estimate 8.	
Bsmt Gar # Cars	0				2.Tenant	6.Other 9.SNY			3.Tenant	6.Other 9.SNY	
Wet Basement	9 No Basement										
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	16	0 0	0	0	0 %	0 %	1.One Story Fram
24 Frame Shed	0	40	0 0	0	0	0 %	0 %	2.Two Story Fram
24 Frame Shed	0	64	0 0	0	0	0 %	0 %	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

