

THOMPSON, NETTIE J & DONNELLY, BRIAN J, TRUSTEE  
DONNELLY THOMPSON FAMILY TRUST  
10 INLETS BLVD  
NAKOMIS FL 34275

B9948P347 B19249P250

Previous Owner  
LAMONTAGNE, CAROL, PAUL, JOHN  
WELCH, DIANE  
11 BOND STREET  
BIDDEFORD ME 04005  
Sale Date: 6/02/2023

Previous Owner  
LAMONTAGNE EMILE A & DORIS V &  
WELCH PAUL CAROL JOHN & DIANE  
276 HILL STREET  
BIDDEFORD ME 04005  
Sale Date: 2/04/2000

Inspection Witnessed By:

X	Date
No./Date	Description
	Date Insp.

Notes:  
21.1201 - Emile deceased 9/10/19, Doris dceased 4/11/2005  
-sb

Waterboro

Property Data			Assessment Record						
Neighborhood <b>24 EAST SHORE DR</b>			Year	Land	Buildings	Exempt	Total		
Tree Growth Year <b>0</b>			2012	78,900	185,600	0	264,500		
1ST MORTGAGE <b>0</b>			2013	78,900	185,600	0	264,500		
2ND MORTGAGE <b>0</b>			2014	78,900	185,600	0	264,500		
Zone/Land Use <b>48 Shoreland</b>			2015	78,900	185,600	0	264,500		
Secondary Zone <b>31 .....</b>			2016	74,900	185,600	0	260,500		
Topography <b>2 Rolling</b>			2017	74,900	185,600	0	260,500		
1.Level 4.Below St 7.Steep			2018	74,900	185,600	0	260,500		
2.Rolling 5.Low 8.Wet			2019	74,900	185,600	0	260,500		
3.Above St 6.Swampy 9.Lev/Roll			2020	74,900	187,600	0	262,500		
Utilities <b>9 No Water/No Sewer</b>			2021	82,400	187,600	0	270,000		
1.Public 4.Improve 7.Improve			2022	89,900	206,300	0	296,200		
2.Water 5.Improve 8.			2023	98,900	228,800	0	327,700		
3.Sewer 6.Improve 9.None			2024	110,900	257,000	0	367,900		
Street <b>3 Gravel</b>			2025	115,700	338,000	0	453,700		
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	11	Frontage	Depth	Factor	Code	
BUILDING USE <b>0</b>			12.Arrowhead WF						1.Unimproved
<b>Sale Data</b>			13.Waterfront						2.Excess Ftg /De
Sale Date <b>6/02/2023</b>			14.Rear Land						3.Topography
Price <b>750,000</b>			15.Misc						4.Size/Shape
Sale Type <b>2 Land &amp; Buildings</b>									5.Access or Rear
1.Land 4.Mobile 7.									6.Restriction
2.L & B 5.Other 8.			<b>Square Foot</b>						7.Open Space
3.Building 6. 9.			16.Regular Lot		<b>Square Feet</b>				8.View/Environ
Financing <b>9 Unknown</b>			17.Secondary Lot						9.Fract Share
1.Convent 4.Seller 7.			18.Excess Land						<b>Acres</b>
2.FHA/VA 5.Private 8.			19.Condominium						30.Rear (201+)
3.Assumed 6.Cash 9.Unknown			20.Pavement						31.Tillable/Horti
Validity <b>1 Arms Length Sale</b>									32.Pasture
1.Valid 4.Split 7.Renovate			<b>Fract. Acre</b>						33.Orchard
2.Related 5.Partial 8.Other			21.Homesite (Frac		<b>Acreege/Sites</b>				34.Frontage
3.Distress 6.Exempt 9.			22.Vacant Lot (Fr						35.Triangular Lot
Verified <b>5 Public Record</b>			23.Non Conforming						36.Commercial
1.Buyer 4.Agent 7.Family			<b>Acres</b>						37.Softwood
2.Seller 5.Pub Rec 8.Other			24.Excess ( 5-10)						38.Mixed Wood
3.Lender 6.MLS 9.			25.Excess (10+)						39.Hardwood
			26.Excess						40.Wasteland
			27.Rear (1-100)						41.Gravel Pit (Ac
			28.Rear (101-150)						42.Mobile Home Si
			29.Rear (151-200)						43.Condo Site
					<b>Total Acreage</b>	0.07			44.Utility ROW
									45.Camp Lot
									46.Site Improveme

