

VITALE RONALD T
VITALE, DIANA
135 SUE ANN DRIVE
DRACUT MA 01826

B5153P248 B16284P474

Previous Owner
VITKO JOSEPH E JR
PO BOX T

SANFORD ME 04073
Sale Date: 3/20/2012

Inspection Witnessed By:

X		Date
No./Date	Description	Date Insp.

Notes:

Waterboro

Property Data			Assessment Record							
Neighborhood 22 WEST SHORE RD			Year	Land	Buildings	Exempt	Total			
Tree Growth Year 0			2012	75,500	0	0	75,500			
1ST MORTGAGE 0			2013	75,500	109,500	0	185,000			
2ND MORTGAGE 0			2014	75,500	109,500	0	185,000			
Zone/Land Use 48 Shoreland			2015	75,500	109,500	0	185,000			
Secondary Zone 31			2016	71,700	109,500	0	181,200			
Topography 2 Rolling			2017	71,700	109,500	0	181,200			
1.Level 4.Below St 7.Steep			2018	71,700	109,500	0	181,200			
2.Rolling 5.Low 8.Wet			2019	71,700	109,500	0	181,200			
3.Above St 6.Swampy 9.Lev/Roll			2020	71,700	110,500	0	182,200			
Utilities 9 No Water/No Sewer			2021	78,900	110,500	0	189,400			
1.Public 4.Improve 7.Improve			2022	86,000	121,500	0	207,500			
2.Water 5.Improve 8.			2023	94,600	134,800	0	229,400			
3.Sewer 6.Improve 9.None			2024	106,100	151,400	0	257,500			
Street 3 Gravel			2025	110,700	202,800	0	313,500			
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	075	080	75 %	1	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 3/20/2012			15.Misc				%		5.Access or Rear	
Price 126,000							%		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 1 Conventional			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 1 Arms Length Sale							%		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 1 Buyer			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 0.07							46.Site Improve

Waterboro

Map Lot 037-022


Account 2373

Location 273 WEST SHORE ROAD

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% 1 Hot Water BB	3.Not func 6. 9.					
4.Cape 8.Log 12.	1.HWBB 5.FWA 9.No Heat	Attic 0					
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) 1144					
2.Slate 5.Wood 8.	2.Typical 5. 8.	Condition 5 Above Average					
3.Metal 6.Other 9.	3.Old Type 6. 9.None	1.Poor 4.Avg 7.V G					
SF Masonry Trim 0	# Rooms 5	2.Fair 5.Avg+ 8.Exc					
OPEN-3- 0	# Bedrooms 3	3.Avg- 6.Good 9.Same					
OPEN-4- 0	# Full Baths 1	Phys. % Good 0%					
Year Built 2012	# Half Baths 0	Funct. % Good 100%					
Year Remodeled 0	# Addn Fixtures 0	Functional Code 9 None					
Foundation 1 Concrete	# Fireplaces 0	1.Incomp 4.Small 7.Layout					
1.Concrete 4.Wood 7.		2.O-Built 5.CDU 8.Other					
2.C Block 5.Slab 8.		3.Damage 6.Style 9.None					
3.Br/Stone 6.Prs/Post 9.		Econ. % Good 100%					
Basement 4 Full Basement		Economic Code None					
1.1/4 Bmt 4.Full Bmt 7.		0.None 3.Services 7.					
2.1/2 Bmt 5.None 8.		1.Location 4.Traffic 8.					
3.3/4 Bmt 6. 9.None		2.Encroach 9.None 9.					
Bsmt Gar # Cars 0		Entrance Code 0					
Wet Basement 1 Dry Basement		1.Interior 4.Vacant 7.					
1.Dry 4. 7.		2.Refusal 5.Estimate 8.					
2.Damp 5. 8.	3.Informed 6.Office 9.RS						
3.Wet 6. 9.	Information Code 0						
	1.Owner 4.Agent 7.						
	2.Relative 5.Estimate 8.						
	3.Tenant 6.Other 9.SNY						
Date Inspected							
Additions, Outbuildings & Improvements							
Type	Year	Units	Grade	Cond	Phys.	Funct.	Sound Value
68 Wood Deck	0	260	0 0	0	0 %	0 %	
					%	%	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