

HERTLEIN, PAUL T
 HERTLEIN, KRISTIANE D
 8 REGAL PINES DRIVE
 SCARBOROUGH ME 04074

B8678P55 B15146P946 B17656P805 B17965P406

Previous Owner
 TEBBETTS PAUL J & DONNA L (JT)
 ATTN: CHAMPION MTG CO
 8950 CYPRESS WATERS BLVD
 COPPELL TX 75019
 Sale Date: 6/04/2019

Previous Owner
 WEST SHORE TRUST
 ATTN: NATIONSTAR MTG LLC
 PO BOX 619098
 DALLAS TX 75261 9741
 Sale Date: 2/06/2018

Previous Owner
 WELCH WILLIAM H & BETTY ANN
 JBJ REALTY TRUST
 PO BOX 280
 EAST WATERBORO ME 04030
 Sale Date: 5/02/2007

Inspection Witnessed By:

X	Date
No./Date	Description
	Date Insp.

Notes:

Property Data			Assessment Record						
Neighborhood 22 WEST SHORE RD			Year	Land	Buildings	Exempt	Total		
Tree Growth Year 0			2012	164,400	144,500	16,000	292,900		
1ST MORTGAGE 0			2013	164,400	144,500	16,000	292,900		
2ND MORTGAGE 0			2014	164,400	144,500	16,000	292,900		
Zone/Land Use 48 Shoreland			2015	164,400	144,500	16,000	292,900		
Secondary Zone 31			2016	148,000	144,500	15,000	277,500		
Topography 1 Level			2017	148,000	144,500	15,000	277,500		
1.Level 4.Below St 7.Steep			2018	148,000	144,500	0	292,500		
2.Rolling 5.Low 8.Wet			2019	148,000	144,500	0	292,500		
3.Above St 6.Swampy 9.Lev/Roll			2020	148,000	144,600	0	292,600		
Utilities 9 No Water/No Sewer			2021	162,800	144,600	0	307,400		
1.Public 4.Improve 7.Improve			2022	177,600	159,100	0	336,700		
2.Water 5.Improve 8.			2023	195,400	176,400	0	371,800		
3.Sewer 6.Improve 9.None			2024	219,000	198,700	0	417,700		
Street 3 Gravel			2025	205,500	266,800	0	472,300		
1.Paved 4.Proposed 7.ROW			Land Data						
2.Semi Imp 5.Pvt 8.None									
3.Gravel 6.Aband 9.TG PLAN			Front Foot	Type	Effective		Influence		Influence Codes
LAND USE 0			11.Ossipee WF		Frontage	Depth	Factor	Code	
BUILDING USE 0			12.Arrowhead WF				%		1.Unimproved
Sale Data			13.Waterfront				%		2.Excess Ftg /De
Sale Date 6/04/2019			14.Rear Land				%		3.Topography
Price 336,000			15.Misc				%		4.Size/Shape
Sale Type 2 Land & Buildings							%		5.Access or Rear
1.Land 4.Mobile 7.							%		6.Restriction
2.L & B 5.Other 8.			Square Foot	Square Feet					7.Open Space
3.Building 6. 9.			16.Regular Lot				%		8.View/Environ
Financing 9 Unknown			17.Secondary Lot				%		9.Fract Share
1.Convent 4.Seller 7.			18.Excess Land				%		Acres
2.FHA/VA 5.Private 8.			19.Condominium				%		30.Rear (201+)
3.Assumed 6.Cash 9.Unknown			20.Pavement				%		31.Tillable/Horti
Validity 8 Other Non Valid							%		32.Pasture
1.Valid 4.Split 7.Renovate			Fract. Acre	Acreege/Sites					33.Orchard
2.Related 5.Partial 8.Other			21.Homesite (Frac	21	0.80	65	%	3	34.Frontage
3.Distress 6.Exempt 9.			22.Vacant Lot (Fr				%		35.Triangular Lot
Verified 5 Public Record			23.Non Conforming				%		36.Commercial
1.Buyer 4.Agent 7.Family			Acres				%		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
			Total Acreage 0.80						44.Utility ROW
									45.Camp Lot
									46.Site Improve

Waterboro

Map Lot 038-036


Account 2416

Location 255 WEST SHORE ROAD

Card 1

Of 1

9/23/2024

Building Style	8 Log Home	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% 5 Force Warm Air	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	4 One & 1/2 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 Alumunum/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)	1135
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	7	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	1956	# Half Baths	1	Funct. % Good	100%
Year Remodeled	1990	# Addn Fixtures	0	Functional Code	9 None
Foundation	2 Concrete Block	# Fireplaces	1	1.Incomp	4.Small 7.Layout
1.Concrete	4.Wood 7.				
2.C Block	5.Slab 8.				
3.Br/Stone	6.Prs/Post 9.				
Basement	4 Full Basement				
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	0				
Wet Basement	1 Dry 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
21 Open Frame	0	90	0 0	0	0 %	0 %	
24 Frame Shed	0	140	0 0	0	0 %	0 %	
68 Wood Deck	0	30	0 0	0	0 %	0 %	
168 SHOP/GARAGE	1999	1008	0 0	0	95 %	0 %	
27 Unfin Basement	1999	1008	0 0	0	95 %	0 %	
					%	%	
					%	%	
					%	%	
					%	%	
					%	%	
					%	%	

