

Map Lot 038-038

Account 2418

Location 249 WEST SHORE ROAD

Card 1 Of 1 9/23/2024

GRIGWARE, PATRICIA A
GRIGWARE, MICHAEL F
249 WEST SHORE ROAD
EAST WATERBORO ME 04030

B11646P184 B17442P802 B17444P60 B17444P67 B17738P34

Previous Owner
SHANNON, DONALD J
SHANNON, MARIAH D
122 MEADOWBROOK DR
E WATERBORO ME 04030
Sale Date: 12/13/2019

Previous Owner
LEEMAN SANDRA L
189 WEST SHORE RD.

EAST WATERBORO ME 04030
Sale Date: 5/31/2019

Previous Owner
CORRICELLI, KATHLEEN E.
PO BOX 562

NORTH SALEM NH 03073
Sale Date: 3/29/2017

Inspection Witnessed By:

X	Date
No./Date	Description
	Date Insp.

Notes:
17.1108 - moved bldg to this lot from 038-039 that was there in error, bldg has always been on 038-038 -sb
18.1003 - changed functional obsolescence from 100% to 50%, no plumbing, heat, electricity on 4/1/18, abated -sb
18.1003 - corrected lot size and influence -sb
19.0717 - removed incomplete -sb
23.0503 - added 28x40 1.5 st garage, 7x12 breezeway -sb

Waterboro

Property Data			Assessment Record						
Neighborhood 22 WEST SHORE RD			Year	Land	Buildings	Exempt	Total		
Tree Growth Year 0			2012	66,700	0	0	66,700		
1ST MORTGAGE 0			2013	66,700	0	0	66,700		
2ND MORTGAGE 0			2014	66,700	0	0	66,700		
Zone/Land Use 48 Shoreland			2015	66,700	0	0	66,700		
Secondary Zone 31			2016	63,400	0	0	63,400		
Topography 2 Rolling			2017	63,400	0	0	63,400		
1.Level 4.Below St 7.Steep			2018	63,400	0	0	63,400		
2.Rolling 5.Low 8.Wet			2019	63,400	141,500	0	204,900		
3.Above St 6.Swampy 9.Lev/Roll			2020	95,600	167,500	0	263,100		
Utilities 9 No Water/No Sewer			2021	105,200	167,500	0	272,700		
1.Public 4.Improve 7.Improve			2022	114,700	184,300	0	299,000		
2.Water 5.Improve 8.			2023	126,200	204,400	0	330,600		
3.Sewer 6.Improve 9.None			2024	141,500	297,800	0	439,300		
Street 3 Gravel			2025	147,600	404,400	25,000	527,000		
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	062	170	83 %	3	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 12/13/2019			15.Misc				%		5.Access or Rear
Price 482,000							%		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 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 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 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		0.12				46.Site Improve

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Building Style	1 Conventional			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 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 2 Two 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 105%				
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) 560				
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 0			2.Fair	5.Avg+	8.Exc		
OPEN-3- 0				# Bedrooms 3			3.Avg-	6.Good	9.Same		
OPEN-4- 0				# Full Baths 2			Phys. % Good 0%				
Year Built 2018				# Half Baths 1			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.		<div style="display: flex; align-items: center; justify-content: center;"> <div style="background-color: #2e7d32; color: white; padding: 10px 20px; font-size: 2em; margin-right: 10px;">T</div> <div style="font-size: 2em; font-weight: bold; margin-right: 10px;">TRIO</div> </div>							
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 0											
1.Dry	4.	7.									
2.Damp	5.	8.									
3.Wet	6.	9.									
Date Inspected				1.Incomp			4.Small	7.Layout			
				2.O-Built			5.CDU	8.Other			
				3.Damage			6.Style	9.None			
				Econ. % Good 100%			Economic Code None				
				0.None			3.Services	7.			
				1.Location			4.Traffic	8.			
				2.Encroach			9.None	9.			
				Entrance Code 9 Rob Sutherland			1.Interior				
				4.Vacant			7.				
				2.Refusal			5.Estimate	8.			
				3.Informed			6.Office	9.RS			
				Information Code 9 See Next Year			1.Owner				
				4.Agent			7.				
				2.Relative			5.Estimate	8.			
				3.Tenant			6.Other	9.SNY			



Additions, Outbuildings & Improvements									
Type	Year	Units	Grade	Cond	Phys.	Funct.	Sound Value		
10 1 Story/Basement	2018	560	0 0	0	0	0 %	0 %		1.One Story Fram
68 Wood Deck	2018	224	0 0	0	0	0 %	0 %		2.Two Story Fram
47 1.50 ST GAR	2023	1120	4 100	5	0	100 %	100 %		3.Three Story Fr
1 One Story Frame	2023	84	4 100	5	0	100 %	100 %		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