

COLUMBUS CAROL A & JAMES

191 BLUEBERRY ROAD

WATERBORO ME 04087
B15332P698 B9623P209

Previous Owner
DUSSEAULT CAROL A
191 BLUEBERRY ROAD

WATERBORO ME 04087
Sale Date: 1/09/2008

Inspection Witnessed By:

X	Date	Date Insp.
No./Date	Description	Date Insp.

Notes:

Waterboro

Property Data			Assessment Record						
Neighborhood 75 BLUEBERRY RD			Year	Land	Buildings	Exempt	Total		
Tree Growth Year 0			2004	26,200	57,000	5,600	77,600		
1ST MORTGAGE 0			2005	26,200	57,000	5,250	77,950		
2ND MORTGAGE 0			2006	26,200	57,000	8,450	74,750		
Zone/Land Use 31 Agricultural/Residential			2007	26,200	57,000	7,150	76,050		
Secondary Zone			2008	52,000	115,100	13,000	154,100		
Topography 2 Rolling			2011	52,000	115,100	10,000	157,100		
1.Level 4.Below St 7.Steep			2012	52,000	115,100	10,000	157,100		
2.Rolling 5.Low 8.Wet			2013	52,000	115,100	10,000	157,100		
3.Above St 6.Swampy 9.Lev/Roll			2014	52,000	115,100	10,000	157,100		
Utilities 9 No Water/No Sewer			2015	52,000	115,100	10,000	157,100		
1.Public 4.Improve 7.Improve			2016	43,700	109,800	15,000	138,500		
2.Water 5.Improve 8.			2017	43,700	109,800	15,000	138,500		
3.Sewer 6.Improve 9.None									
Street 1 Paved			Land Data						
1.Paved 4.Proposed 7.ROW			Front Foot	Type	Effective		Influence		Influence Codes
2.Semi Imp 5.Pvt 8.None					Frontage	Depth	Factor	Code	
3.Gravel 6.Aband 9.TG PLAN			11.Ossipee WF					1.Unimproved	
LAND USE 0			12.Arrowhead WF					2.Excess Ftg /De	
BUILDING USE 0			13.Waterfront					3.Topography	
Sale Data			14.Rear Land					4.Size/Shape	
Sale Date 1/09/2008			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 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			Fract. Acre	Acres/Sites				34.Frontage	
1.Valid 4.Split 7.Renovate			21.Homesite (Frac	21	2.00	70	%	3	
2.Related 5.Partial 8.Other			22.Vacant Lot (Fr	26	3.08	70	%	3	
3.Distress 6.Exempt 9.			23.Non Conforming						
Verified 1 Buyer			Acres						
1.Buyer 4.Agent 7.Family			24.Excess (5-10)						
2.Seller 5.Pub Rec 8.Other			25.Excess (10+)						
3.Lender 6.MLS 9.			26.Excess (OS)						
			27.Rear (1-100)						
			28.Rear (101-150)						
			29.Rear (151-200)						
			Total Acreage		5.08				44.Utility ROW
								45.Camp Lot	
								46.Site Improve	

Waterboro

Map Lot 006-003A

Account 632

Location 191 BLUEBERRY ROAD

Card 1 Of 1 9/05/2016

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.HWB 5.FWA 9.No Heat	Attic 9 None
Dwelling Units 2	2.HWCI 6.GravWA 10.	1.1/4 Fin 4.Full Fin 7.
Other Units 0	3.HWRAD 7.Electric 11.	2.1/2 Fin 5.F/ Stair 8.
Stories 1 One Story	4.Steam 8.F/ WallM 12.	3.3/4 Fin 6. 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 2 Wood Shingle	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 80%
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) 1152
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 10	2.Fair 5.Avg+ 8.Exc
OPEN-3-CUSTOM 0	# Bedrooms 4	3.Avg- 6.Good 9.Same
OPEN-4-CUSTOM 0	# Full Baths 2	Phys. % Good 0%
Year Built 1989	# Half Baths 1	Funct. % Good 100%
Year Remodeled 0	# Addn Fixtures 0	Functional Code 9 None
Foundation 2 Concrete Block	# 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.Pr/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.	
3.Wet 6. 9.	Information Code 0	
	1.Owner 4.Agent 7.	
	2.Relative 5.Estimate 8.	
	3.Tenant 6.Other 9.	

Date Inspected

Additions, Outbuildings & Improvements

Type	Year	Units	Grade	Cond	Phys.	Funct.	Sound Value
1 One Story Frame	0	644	0 0	0	0 %	0 %	
21 Open Frame	0	48	3 0	3	0 %	0 %	
22 Encl Frame Porch	0	36	0 0	0	0 %	0 %	
24 Frame Shed	0	432	2 0	2	0 %	0 %	
					%	%	
					%	%	
					%	%	
					%	%	
					%	%	
					%	%	
					%	%	
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