

ARGUIN, CLAUDE A
831 OSSIPEE HILL ROAD
WATERBORO ME 04087

B14088P677 B15632P830 B18312P485

Previous Owner
WOODWARD ENTERPRISES LLC
4512 PASADENA AVE

LONG BEACH CA 90807
Sale Date: 7/21/2020

Property Data			Assessment Record						
Neighborhood 53 OSSIPEE HILL RD			Year	Land	Buildings	Exempt	Total		
Tree Growth Year 0			2012	59,100	0	0	59,100		
1ST MORTGAGE 0			2013	59,100	0	0	59,100		
2ND MORTGAGE 0			2014	86,700	0	0	86,700		
Zone/Land Use 33 Forest/Agricultural..			2015	59,100	0	0	59,100		
Secondary Zone			2016	38,500	0	0	38,500		
Topography 3 Above Street			2017	38,500	0	0	38,500		
1.Level 4.Below St 7.Steep			2018	38,500	0	0	38,500		
2.Rolling 5.Low 8.Wet			2019	38,500	0	0	38,500		
3.Above St 6.Swampy 9.Lev/Roll			2020	38,500	0	0	38,500		
Utilities 9 No Water/No Sewer			2021	42,300	0	0	42,300		
1.Public 4.Improve 7.Improve			2022	57,800	30,600	0	88,400		
2.Water 5.Improve 8.			2023	63,500	34,000	0	97,500		
3.Sewer 6.Improve 9.None			2024	71,200	38,100	0	109,300		
Street 1 Paved			2025	91,200	37,700	25,000	103,900		
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			%		1.Unimproved	
BUILDING USE 0			12.Arrowhead WF			%		2.Excess Ftg /De	
Sale Data			13.Waterfront			%		3.Topography	
Sale Date 7/21/2020			14.Rear Land			%		4.Size/Shape	
Price 32,000			15.Misc			%		5.Access or Rear	
Sale Type 1 Land Only						%		6.Restriction	
1.Land 4.Mobile 7.			Square Foot	Square Feet				7.Open Space	
2.L & B 5.Other 8.						%		8.View/Environ	
3.Building 6. 9.			16.Regular Lot			%		9.Fract Share	
Financing 9 Unknown			17.Secondary Lot			%		Acres	
1.Convent 4.Seller 7.			18.Excess Land			%		30.Rear (201+)	
2.FHA/VA 5.Private 8.			19.Condominium			%		31.Tillable/Horti	
3.Assumed 6.Cash 9.Unknown			20.Pavement			%		32.Pasture	
Validity 1 Arms Length Sale						%		33.Orchard	
1.Valid 4.Split 7.Renovate			Fract. Acre	Acreege/Sites				34.Frontage	
2.Related 5.Partial 8.Other				21.Homesite (Frac	21	5.00	65 %	3	35.Triangular Lot
3.Distress 6.Exempt 9.			22.Vacant Lot (Fr	24	1.48	100 %	0	36.Commercial	
Verified 5 Public Record			23.Non Conforming			%		37.Softwood	
1.Buyer 4.Agent 7.Family			Acres			%		38.Mixed Wood	
2.Seller 5.Pub Rec 8.Other			24.Excess (5-10)			%		39.Hardwood	
3.Lender 6.MLS 9.			25.Excess (10+)			%		40.Wasteland	
			26.Excess			%		41.Gravel Pit (Ac	
			27.Rear (1-100)			%		42.Mobile Home Si	
			28.Rear (101-150)			%		43.Condo Site	
			29.Rear (151-200)			%		44.Utility ROW	
			Total Acreage		6.48			45.Camp Lot	
								46.Site Improve	

Inspection Witnessed By:

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

Notes:
21.0615 - added 14x66 mobile home/slab -sb

