

MIGDAIL SMITH, SAMANTHA K  
GOYETTE, KELSI SELLERS  
781 OSSIPEE HILL ROAD  
WATERBORO ME 04087

B14088P677 B15632P828 B15753P115 B15783P837

Previous Owner  
LEMOTTE CALEB C (JT)  
LEMOTTE, NATHALIA M  
781 OSSIPEE HILL RD  
WATERBORO ME 04087  
Sale Date: 6/24/2021

Previous Owner  
KONDAUR CAPITAL CORP TRUSTEE OF MATAWIN VENTURES  
ATTN: CALEB & NATHALIA LEMOTTE  
781 OSSIPEE HILL RD  
WATERBORO ME 04087  
Sale Date: 5/30/2017

Previous Owner  
ADAMS CHARLES R & REBECCA A  
ATTN: KONDAUR CAPITAL CORP  
333 SOUTH ANITA DR STE 400  
ORANGE CA 92868  
Sale Date: 7/11/2016

Inspection Witnessed By:

X	Date
No./Date	Description
	Date Insp.

Notes:

Property Data		
Neighborhood	53 OSSIPEE HILL RD	
Tree Growth Year	0	
1ST MORTGAGE	0	
2ND MORTGAGE	0	
Zone/Land Use	33 Forest/Agricultural..	
Secondary Zone		
Topography	2 Rolling	
1.Level	4.Below St	7.Steep
2.Rolling	5.Low	8.Wet
3.Above St	6.Swampy	9.Lev/Roll
Utilities	9 No Water/No Sewer	
1.Public	4.Improve	7.Improve
2.Water	5.Improve	8.
3.Sewer	6.Improve	9.None
Street	1 Paved	
1.Paved	4.Proposed	7.ROW
2.Semi Imp	5.Pvt	8.None
3.Gravel	6.Aband	9.TG PLAN
LAND USE	0	
BUILDING USE	0	
Sale Data		
Sale Date	6/24/2021	
Price	332,500	
Sale Type	2 Land & Buildings	
1.Land	4.Mobile	7.
2.L & B	5.Other	8.
3.Building	6.	9.
Financing	9 Unknown	
1.Convent	4.Seller	7.
2.FHA/VA	5.Private	8.
3.Assumed	6.Cash	9.Unknown
Validity	1 Arms Length Sale	
1.Valid	4.Split	7.Renovate
2.Related	5.Partial	8.Other
3.Distress	6.Exempt	9.
Verified	5 Public Record	
1.Buyer	4.Agent	7.Family
2.Seller	5.Pub Rec	8.Other
3.Lender	6.MLS	9.

Assessment Record				
Year	Land	Buildings	Exempt	Total
2012	85,600	129,600	0	215,200
2013	85,600	129,600	0	215,200
2014	85,600	129,600	0	215,200
2015	85,600	129,600	0	215,200
2016	72,700	129,600	0	202,300
2017	72,700	129,600	0	202,300
2018	72,700	129,600	0	202,300
2019	72,700	130,300	0	203,000
2020	72,700	132,600	0	205,300
2021	80,000	132,600	0	212,600
2022	87,200	145,800	0	233,000
2023	96,000	161,700	0	257,700
2024	107,600	181,600	0	289,200
2025	122,000	237,800	0	359,800

Land Data						
Front Foot	Type	Effective		Influence		Influence Codes
		Frontage	Depth	Factor	Code	
11.Ossipee WF				%		1.Unimproved
12.Arrowhead WF				%		2.Excess Ftg /De
13.Waterfront				%		3.Topography
14.Rear Land				%		4.Size/Shape
15.Misc				%		5.Access or Rear
				%		6.Restriction
				%		7.Open Space
				%		8.View/Environ
				%		9.Fract Share
				%		Acres
				%		30.Rear (201+)
				%		31.Tillable/Horti
				%		32.Pasture
				%		33.Orchard
				%		34.Frontage
				%		35.Triangular Lot
				%		36.Commercial
21		5.00		90 %	3	37.Softwood
24		0.36		100 %	0	38.Mixed Wood
				%		39.Hardwood
				%		40.Wasteland
				%		41.Gravel Pit (Ac
				%		42.Mobile Home Si
				%		43.Condo Site
				%		44.Utility ROW
				%		45.Camp Lot
				%		46.Site Improve
<b>Total Acreage</b>		5.36				

