

BONIN, CHRISTOPHER R
744 OSS�PEE HILL RD
WATERBORO ME 04087

B14625P362 B17262P1 B17263P698 B18474P374

Previous Owner
MCHUGH BRENDA S
744 OSS�PEE HILL ROAD

WATERBORO ME 04087
Sale Date: 12/03/2020

Previous Owner
SOUTER JESSIE
ATTN: BRENDA S MCHUGH
744 OSS�PEE HILL ROAD
WATERBORO ME 04087
Sale Date: 6/29/2016

Previous Owner
LEIGHTON LESLEY H & VICTORIA
PO BOX 145

WATERBORO ME 04087
Sale Date: 10/05/2005

Inspection Witnessed By:

X	Date
No./Date	Description
	Date Insp.

Notes:
20.0714 - removed incomplete on garage -sb

Waterboro

Property Data			Assessment Record						
Neighborhood 53 OSS�PEE HILL RD			Year	Land	Buildings	Exempt	Total		
Tree Growth Year 0			2012	63,400	107,400	10,000	160,800		
1ST MORTGAGE 0			2013	63,400	107,400	10,000	160,800		
2ND MORTGAGE 0			2014	63,400	107,400	10,000	160,800		
Zone/Land Use 11 Residential			2015	63,400	107,400	10,000	160,800		
Secondary Zone			2016	53,900	107,400	15,000	146,300		
Topography 2 Rolling			2017	53,900	107,400	15,000	146,300		
1.Level 4.Below St 7.Steep			2018	53,900	107,400	0	161,300		
2.Rolling 5.Low 8.Wet			2019	53,900	118,200	0	172,100		
3.Above St 6.Swampy 9.Lev/Roll			2020	53,900	118,400	0	172,300		
Utilities 9 No Water/No Sewer			2021	59,300	122,400	0	181,700		
1.Public 4.Improve 7.Improve			2022	64,700	134,700	6,000	193,400		
2.Water 5.Improve 8.			2023	71,200	149,400	31,000	189,600		
3.Sewer 6.Improve 9.None			2024	79,800	167,800	31,000	216,600		
Street 1 Paved			2025	87,800	226,500	31,000	283,300		
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 12/03/2020			14.Rear Land			%		4.Size/Shape	
Price 262,000			15.Misc			%		5.Access or Rear	
Sale Type 2 Land & Buildings						%		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	0.98	95	%	3	
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 Acreege		0.98			44.Utility ROW	
								45.Camp Lot	
								46.Site Improve	

