

MILLER, LARA
GORGAS, DEREK
383 OLD ALFRED ROAD
EAST WATERBORO ME 04030

B11715P258 B19345P797

Previous Owner
MORIN VICKY F
383 OLD ALFRED ROAD

E WATERBORO ME 04030
Sale Date: 11/13/2023

Inspection Witnessed By:

X	Date
No./Date	Description
	Date Insp.

Notes:
23.1214 - added 2nd bathroom, heat pump cooling; per real estate data from recent sale - vw

Waterboro

Property Data			Assessment Record						
Neighborhood 48 OLD ALFRED RD			Year	Land	Buildings	Exempt	Total		
Tree Growth Year 0			2012	102,000	73,600	0	175,600		
1ST MORTGAGE 0			2013	102,000	73,600	0	175,600		
2ND MORTGAGE 0			2014	102,000	73,600	0	175,600		
Zone/Land Use 45 General Purpose			2015	102,000	73,600	0	175,600		
Secondary Zone			2016	86,200	71,200	0	157,400		
Topography 1 Level			2017	86,200	71,200	0	157,400		
1.Level 4.Below St 7.Steep			2018	86,200	71,200	0	157,400		
2.Rolling 5.Low 8.Wet			2019	86,200	71,200	0	157,400		
3.Above St 6.Swampy 9.Lev/Roll			2020	86,200	71,700	0	157,900		
Utilities 9 No Water/No Sewer			2021	94,800	71,700	0	166,500		
1.Public 4.Improve 7.Improve			2022	103,400	78,800	0	182,200		
2.Water 5.Improve 8.			2023	113,800	87,400	0	201,200		
3.Sewer 6.Improve 9.None			2024	127,600	100,000	0	227,600		
Street 1 Paved			2025	102,000	137,800	0	239,800		
1.Paved 4.Proposed 7.ROW			Land Data						
2.Semi Imp 5.Pvt 8.None									
3.Gravel 6.Aband 9.TG PLAN			Front Foot	Type	Effective		Influence		Influence Codes
LAND USE 0			11.Ossipee WF		Frontage	Depth	Factor	Code	
BUILDING USE 0			12.Arrowhead WF				%		1.Unimproved
Sale Data			13.Waterfront				%		2.Excess Ftg /De
Sale Date 11/13/2023			14.Rear Land				%		3.Topography
Price 350,900			15.Misc				%		4.Size/Shape
Sale Type 2 Land & Buildings							%		5.Access or Rear
1.Land 4.Mobile 7.			Square Foot	Square Feet			%		6.Restriction
2.L & B 5.Other 8.			16.Regular Lot				%		7.Open Space
3.Building 6. 9.			17.Secondary Lot				%		8.View/Environ
Financing 9 Unknown			18.Excess Land				%		9.Fract Share
1.Convent 4.Seller 7.			19.Condominium				%		Acres
2.FHA/VA 5.Private 8.			20.Pavement				%		30.Rear (201+)
3.Assumed 6.Cash 9.Unknown							%		31.Tillable/Horti
Validity 1 Arms Length Sale			Fract. Acre	Acreege/Sites			%		32.Pasture
1.Valid 4.Split 7.Renovate			21.Homesite (Frac	21	1.00	100	%	0	33.Orchard
2.Related 5.Partial 8.Other			22.Vacant Lot (Fr	26	2.00	100	%	0	34.Frontage
3.Distress 6.Exempt 9.			23.Non Conforming				%		35.Triangular Lot
Verified 5 Public Record			Acres				%		36.Commercial
1.Buyer 4.Agent 7.Family			24.Excess (5-10)				%		37.Softwood
2.Seller 5.Pub Rec 8.Other			25.Excess (10+)				%		38.Mixed Wood
3.Lender 6.MLS 9.			26.Excess				%		39.Hardwood
			27.Rear (1-100)				%		40.Wasteland
			28.Rear (101-150)				%		41.Gravel Pit (Ac
			29.Rear (151-200)				%		42.Mobile Home Si
			Total Acreage		3.00				43.Condo Site
									44.Utility ROW
									45.Camp Lot
									46.Site Improve

