

FOX TIMOTHY  
PO BOX 322  
WATERBORO ME 04087

B11440P328 B17007P230

Previous Owner  
BEAN GREGORY V & JUDITH A  
C/O TIMOTHY FOX  
LIVING TRUST (TRUSTEES)  
GORHAM ME 04038  
Sale Date: 4/27/2015

Inspection Witnessed By:

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

Notes:  
19.0806 - added 44x114 building, 50% complete -sb  
20.0721 - changed to 60% complete -sb  
21.0615 - removed incomplete -sb

Waterboro

Property Data			Assessment Record						
Neighborhood <b>48 OLD ALFRED RD</b>			Year	Land	Buildings	Exempt	Total		
Tree Growth Year <b>0</b>			2012	94,200	0	0	94,200		
1ST MORTGAGE <b>0</b>			2013	94,200	0	0	94,200		
2ND MORTGAGE <b>0</b>			2014	94,200	0	0	94,200		
Zone/Land Use <b>45 General Purpose</b>			2015	47,100	0	0	47,100		
Secondary Zone			2016	36,900	0	0	36,900		
Topography <b>2 Rolling</b>			2017	36,900	0	0	36,900		
1.Level 4.Below St 7.Steep			2018	36,900	0	0	36,900		
2.Rolling 5.Low 8.Wet			2019	36,900	0	0	36,900		
3.Above St 6.Swampy 9.Lev/Roll			2020	36,900	173,800	0	210,700		
Utilities <b>9 No Water/No Sewer</b>			2021	40,600	208,500	0	249,100		
1.Public 4.Improve 7.Improve			2022	44,300	382,300	0	426,600		
2.Water 5.Improve 8.			2023	48,700	424,000	0	472,700		
3.Sewer 6.Improve 9.None			2024	54,600	476,200	0	530,800		
Street <b>1 Paved</b>			2025	66,400	488,900	0	555,300		
1.Paved 4.Proposed 7.ROW			<b>Land Data</b>						
2.Semi Imp 5.Pvt 8.None									
3.Gravel 6.Aband 9.TG PLAN			<b>Front Foot</b>	<b>Type</b>	<b>Effective</b>		<b>Influence</b>		<b>Influence Codes</b>
LAND USE <b>0</b>			11.Ossipee WF		Frontage	Depth	Factor	Code	
BUILDING USE <b>0</b>			12.Arrowhead WF				%		1.Unimproved
<b>Sale Data</b>			13.Waterfront				%		2.Excess Ftg /De
Sale Date <b>4/27/2015</b>			14.Rear Land				%		3.Topography
Price <b>45,000</b>			15.Misc				%		4.Size/Shape
Sale Type <b>1 Land Only</b>							%		5.Access or Rear
1.Land 4.Mobile 7.							%		6.Restriction
2.L & B 5.Other 8.			<b>Square Foot</b>		<b>Square Feet</b>				7.Open Space
3.Building 6. 9.			16.Regular Lot				%		8.View/Environ
Financing <b>1 Conventional</b>			17.Secondary Lot				%		9.Fract Share
1.Convent 4.Seller 7.			18.Excess Land				%		<b>Acres</b>
2.FHA/VA 5.Private 8.			19.Condominium				%		30.Rear (201+)
3.Assumed 6.Cash 9.Unknown			20.Pavement				%		31.Tillable/Horti
Validity <b>1 Arms Length Sale</b>							%		32.Pasture
1.Valid 4.Split 7.Renovate			<b>Fract. Acre</b>		<b>Acreege/Sites</b>				33.Orchard
2.Related 5.Partial 8.Other			21.Homesite (Frac	22		1.00	68 %	3	34.Frontage
3.Distress 6.Exempt 9.			22.Vacant Lot (Fr	24		10.00	50 %	6	35.Triangular Lot
Verified <b>1 Buyer</b>			23.Non Conforming	25		4.20	100 %	0	36.Commercial
1.Buyer 4.Agent 7.Family			<b>Acres</b>				%		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
			<b>Total Acreage</b>		15.20				44.Utility ROW
									45.Camp Lot
									46.Site Improve

