

CORRIVEAU, JAMES A JR
LAROCHE, ANGELA C
863 WEST ROAD
WATERBORO ME 04087

B16652P510 B16845P589 B18360P742 B19242P100

Previous Owner
CORRIVEAU JAMES A JR
863 WEST ROAD

WATERBORO ME 04087
Sale Date: 5/17/2023

Previous Owner

EAST WATERBORO ME 04030
Sale Date: 7/19/2013

Inspection Witnessed By:

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

Notes:
22.0823 - added 8x46 deck around above ground pool -sb
23.1019 - removed 80 influence factor for unimproved - vv

Waterboro

Property Data			Assessment Record						
Neighborhood 70 WEST RD N			Year	Land	Buildings	Exempt	Total		
Tree Growth Year 0			2015	49,500	0	0	49,500		
1ST MORTGAGE 0			2016	47,100	105,300	0	152,400		
2ND MORTGAGE 0			2017	47,100	105,300	0	152,400		
Zone/Land Use 31 Agricultural/Residential			2018	47,100	105,300	0	152,400		
Secondary Zone			2019	47,100	105,300	20,000	132,400		
Topography 2 Rolling			2020	47,100	105,300	20,000	132,400		
1.Level 4.Below St 7.Steep			2021	51,800	105,300	24,500	132,600		
2.Rolling 5.Low 8.Wet			2022	56,500	115,800	25,000	147,300		
3.Above St 6.Swampy 9.Lev/Roll			2023	62,200	133,800	25,000	171,000		
Utilities			2024	69,700	150,300	25,000	195,000		
1.Public 4.Improve 7.Improve			2025	106,500	196,500	25,000	278,000		
2.Water 5.Improve 8.									
3.Sewer 6.Improve 9.None									
Street 1 Paved									
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	
			14.Rear Land			%		4.Size/Shape	
Sale Date 5/17/2023			15.Misc			%		5.Access or Rear	
Price						%		6.Restriction	
Sale Type 2 Land & Buildings						%		7.Open Space	
1.Land 4.Mobile 7.			Square Foot	Square Feet				8.View/Environ	
2.L & B 5.Other 8.						%		9.Fract Share	
3.Building 6. 9.			16.Regular Lot			%		Acres	
Financing 9 Unknown			17.Secondary Lot			%		30.Rear (201+)	
1.Convent 4.Seller 7.			18.Excess Land			%		31.Tillable/Horti	
2.FHA/VA 5.Private 8.			19.Condominium			%		32.Pasture	
3.Assumed 6.Cash 9.Unknown			20.Pavement			%		33.Orchard	
Validity 2 Related Parties						%		34.Frontage	
1.Valid 4.Split 7.Renovate			Fract. Acre	Acreege/Sites				35.Triangular Lot	
2.Related 5.Partial 8.Other			21.Homesite (Frac	21	2.00	100	%	0	
3.Distress 6.Exempt 9.			22.Vacant Lot (Fr	24	0.01	100	%	0	
Verified 5 Public Record			23.Non Conforming			%			
1.Buyer 4.Agent 7.Family			Acres			%			
2.Seller 5.Pub Rec 8.Other			24.Excess (5-10)			%			
3.Lender 6.MLS 9.			25.Excess (10+)			%			
			26.Excess			%			
			27.Rear (1-100)			%			
			28.Rear (101-150)			%			
			29.Rear (151-200)			%			
			Total Acreage		2.01				
								43.Condo Site	
								44.Utility ROW	
								45.Camp Lot	
								46.Site Improve	

