

PRIDE, MICHAELA
PRIDE, DONALD
431 MIDDLE ROAD
WATERBORO ME 04087

B14211P399 B16021P542 B19267P166

Previous Owner
KLEIN JOHN W
431 MIDDLE ROAD

WATERBORO ME 04087
Sale Date: 6/30/2023

Previous Owner
MAHONEY DOROTHY F
C/O JOHN KLEIN
214 SAWYER ST
SO PORTLAND ME 04106
Sale Date: 12/30/2010

Previous Owner
WHITTEN MICHAEL E
PO BOX 601

WATERBORO ME 04087
Sale Date: 9/02/2004

Inspection Witnessed By:

X	Date
No./Date	Description
	Date Insp.

Notes:

Property Data			Assessment Record						
Neighborhood 65 MIDDLE RD			Year	Land	Buildings	Exempt	Total		
Tree Growth Year 0			2012	85,700	108,000	0	193,700		
1ST MORTGAGE 0			2013	85,700	108,000	0	193,700		
2ND MORTGAGE 0			2014	85,700	108,000	0	193,700		
Zone/Land Use 33 Forest/Agricultural..			2015	85,700	108,000	0	193,700		
Secondary Zone			2016	72,800	101,700	0	174,500		
Topography 3 Above Street			2017	72,800	101,700	0	174,500		
1.Level 4.Below St 7.Steep			2018	72,800	101,700	0	174,500		
2.Rolling 5.Low 8.Wet			2019	72,800	101,700	0	174,500		
3.Above St 6.Swampy 9.Lev/Roll			2020	72,800	102,900	0	175,700		
Utilities 9 No Water/No Sewer			2021	80,100	102,900	0	183,000		
1.Public 4.Improve 7.Improve			2022	87,400	113,100	0	200,500		
2.Water 5.Improve 8.			2023	96,100	125,500	0	221,600		
3.Sewer 6.Improve 9.None			2024	107,700	140,900	0	248,600		
Street 1 Paved			2025	135,800	182,400	0	318,200		
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 6/30/2023			14.Rear Land				%		3.Topography
Price 320,000			15.Misc				%		4.Size/Shape
Sale Type 2 Land & Buildings							%		5.Access or Rear
1.Land 4.Mobile 7.							%		6.Restriction
2.L & B 5.Other 8.			Square Foot	Square Feet					7.Open Space
3.Building 6. 9.			16.Regular Lot				%		8.View/Environ
Financing 9 Unknown			17.Secondary Lot				%		9.Fract Share
1.Convent 4.Seller 7.			18.Excess Land				%		Acres
2.FHA/VA 5.Private 8.			19.Condominium				%		30.Rear (201+)
3.Assumed 6.Cash 9.Unknown			20.Pavement				%		31.Tillable/Horti
Validity 1 Arms Length Sale							%		32.Pasture
1.Valid 4.Split 7.Renovate			Fract. Acre	Acreege/Sites					33.Orchard
2.Related 5.Partial 8.Other			21.Homesite (Frac	21	5.00	100	%	0	34.Frontage
3.Distress 6.Exempt 9.			22.Vacant Lot (Fr	24	0.50	100	%	0	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 Acreage 5.50						44.Utility ROW
									45.Camp Lot
									46.Site Improve

