

DOYON, ROBIN  
DOYON, DANIEL  
508 OSSIPEE HILL ROAD  
WATERBORO ME 04087

B18689P847

Inspection Witnessed By:

No./Date	Description	Date Insp.
X		

Notes:  
22.0825 changed to homesite, added 14x55 mh/sl -sb  
23.0316 - added 8x16 shed - vv

Waterboro

Property Data			Assessment Record																																																																																																																																																																																																												
Neighborhood <b>53 OSSIPEE HILL RD</b>			Year	Land	Buildings	Exempt	Total																																																																																																																																																																																																								
Tree Growth Year <b>0</b>			2023	78,000	29,800	0	107,800																																																																																																																																																																																																								
1ST MORTGAGE			2024	87,500	36,000	0	123,500																																																																																																																																																																																																								
2ND MORTGAGE			2025	107,000	37,900	0	144,900																																																																																																																																																																																																								
Zone/Land Use <b>31 Agricultural/Residential</b>																																																																																																																																																																																																															
Secondary Zone																																																																																																																																																																																																															
Topography <b>1 Level</b>																																																																																																																																																																																																															
1.Level	4.Below St	7.Steep																																																																																																																																																																																																													
2.Rolling	5.Low	8.Wet																																																																																																																																																																																																													
3.Above St	6.Swampy	9.Lev/Roll																																																																																																																																																																																																													
Utilities																																																																																																																																																																																																															
1.Public	4.Improve	7.Improve																																																																																																																																																																																																													
2.Water	5.Improve	8.																																																																																																																																																																																																													
3.Sewer	6.Improve	9.None																																																																																																																																																																																																													
Street <b>1 Paved</b>																																																																																																																																																																																																															
1.Paved	4.Proposed	7.ROW																																																																																																																																																																																																													
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3.Gravel	6.Aband	9.TG PLAN																																																																																																																																																																																																													
LAND USE <b>0</b>			<table border="1"> <thead> <tr> <th rowspan="2">Front Foot</th> <th rowspan="2">Type</th> <th colspan="2">Effective</th> <th colspan="2">Influence</th> <th rowspan="2">Influence Codes</th> </tr> <tr> <th>Frontage</th> <th>Depth</th> <th>Factor</th> <th>Code</th> </tr> </thead> <tbody> <tr><td>11.Ossipee WF</td><td></td><td></td><td></td><td>%</td><td></td><td>1.Unimproved</td></tr> <tr><td>12.Arrowhead WF</td><td></td><td></td><td></td><td>%</td><td></td><td>2.Excess Ftg /De</td></tr> <tr><td>13.Waterfront</td><td></td><td></td><td></td><td>%</td><td></td><td>3.Topography</td></tr> <tr><td>14.Rear Land</td><td></td><td></td><td></td><td>%</td><td></td><td>4.Size/Shape</td></tr> <tr><td>15.Misc</td><td></td><td></td><td></td><td>%</td><td></td><td>5.Access or Rear</td></tr> <tr><td></td><td></td><td></td><td></td><td>%</td><td></td><td>6.Restriction</td></tr> <tr><td></td><td></td><td></td><td></td><td>%</td><td></td><td>7.Open Space</td></tr> <tr><td></td><td></td><td></td><td></td><td>%</td><td></td><td>8.View/Environ</td></tr> <tr><td></td><td></td><td></td><td></td><td>%</td><td></td><td>9.Fract Share</td></tr> <tr><td></td><td></td><td></td><td></td><td>%</td><td></td><td><b>Acres</b></td></tr> <tr><td></td><td></td><td></td><td></td><td>%</td><td></td><td>30.Rear (201+)</td></tr> <tr><td></td><td></td><td></td><td></td><td>%</td><td></td><td>31.Tillable/Horti</td></tr> <tr><td></td><td></td><td></td><td></td><td>%</td><td></td><td>32.Pasture</td></tr> <tr><td></td><td></td><td></td><td></td><td>%</td><td></td><td>33.Orchard</td></tr> <tr><td></td><td></td><td></td><td></td><td>%</td><td></td><td>34.Frontage</td></tr> <tr><td></td><td></td><td></td><td></td><td>%</td><td></td><td>35.Triangular Lot</td></tr> <tr><td></td><td></td><td></td><td></td><td>%</td><td></td><td>36.Commercial</td></tr> <tr><td></td><td></td><td></td><td></td><td>%</td><td></td><td>37.Softwood</td></tr> <tr><td></td><td></td><td></td><td></td><td>%</td><td></td><td>38.Mixed Wood</td></tr> <tr><td></td><td></td><td></td><td></td><td>%</td><td></td><td>39.Hardwood</td></tr> <tr><td></td><td></td><td></td><td></td><td>%</td><td></td><td>40.Wasteland</td></tr> <tr><td></td><td></td><td></td><td></td><td>%</td><td></td><td>41.Gravel Pit (Ac</td></tr> <tr><td></td><td></td><td></td><td></td><td>%</td><td></td><td>42.Mobile Home Si</td></tr> <tr><td></td><td></td><td></td><td></td><td>%</td><td></td><td>43.Condo Site</td></tr> <tr><td></td><td></td><td></td><td></td><td>%</td><td></td><td>44.Utility ROW</td></tr> <tr><td></td><td></td><td></td><td></td><td>%</td><td></td><td>45.Camp Lot</td></tr> <tr><td></td><td></td><td></td><td></td><td>%</td><td></td><td>46.Site Improve</td></tr> </tbody> </table>					Front Foot	Type	Effective		Influence		Influence Codes	Frontage	Depth	Factor	Code	11.Ossipee WF				%		1.Unimproved	12.Arrowhead WF				%		2.Excess Ftg /De	13.Waterfront				%		3.Topography	14.Rear Land				%		4.Size/Shape	15.Misc				%		5.Access or Rear					%		6.Restriction					%		7.Open Space					%		8.View/Environ					%		9.Fract Share					%		<b>Acres</b>					%		30.Rear (201+)					%		31.Tillable/Horti					%		32.Pasture					%		33.Orchard					%		34.Frontage					%		35.Triangular Lot					%		36.Commercial					%		37.Softwood					%		38.Mixed Wood					%		39.Hardwood					%		40.Wasteland					%		41.Gravel Pit (Ac					%		42.Mobile Home Si					%		43.Condo Site					%		44.Utility ROW					%		45.Camp Lot					%		46.Site Improve
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BUILDING USE <b>0</b>			<b>Land Data</b>																																																																																																																																																																																																												
<b>Sale Data</b>			<b>Front Foot</b>																																																																																																																																																																																																												
Sale Date <b>6/04/2021</b>			11.Ossipee WF																																																																																																																																																																																																												
Price <b>52,000</b>			12.Arrowhead WF																																																																																																																																																																																																												
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1.Land	4.Mobile	7.	14.Rear Land																																																																																																																																																																																																												
2.L & B	5.Other	8.	15.Misc																																																																																																																																																																																																												
3.Building	6.	9.	<b>Square Foot</b>																																																																																																																																																																																																												
Financing <b>9 Unknown</b>			<b>Square Feet</b>																																																																																																																																																																																																												
1.Convent	4.Seller	7.	16.Regular Lot																																																																																																																																																																																																												
2.FHA/VA	5.Private	8.	17.Secondary Lot																																																																																																																																																																																																												
3.Assumed	6.Cash	9.Unknown	18.Excess Land																																																																																																																																																																																																												
Validity <b>1 Arms Length Sale</b>			19.Condominium																																																																																																																																																																																																												
1.Valid	4.Split	7.Renovate	20.Pavement																																																																																																																																																																																																												
2.Related	5.Partial	8.Other	<b>Fract. Acre</b>																																																																																																																																																																																																												
3.Distress	6.Exempt	9.	21.Homesite (Frac																																																																																																																																																																																																												
Verified <b>5 Public Record</b>			22.Vacant Lot (Fr																																																																																																																																																																																																												
1.Buyer	4.Agent	7.Family	23.Non Conforming																																																																																																																																																																																																												
2.Seller	5.Pub Rec	8.Other	<b>Acres</b>																																																																																																																																																																																																												
3.Lender	6.MLS	9.	24.Excess ( 5-10)																																																																																																																																																																																																												
			25.Excess (10+)																																																																																																																																																																																																												
			26.Excess																																																																																																																																																																																																												
			27.Rear (1-100)																																																																																																																																																																																																												
			28.Rear (101-150)																																																																																																																																																																																																												
			29.Rear (151-200)																																																																																																																																																																																																												
			<b>Total Acreage 1.97</b>																																																																																																																																																																																																												

**Waterboro**

Map Lot 007-003-001


Account 5295

Location 508 OSS�PEE HILL ROAD

Card 1

Of 1

9/23/2024

Building Style	SF Bsmt Living			Layout						
1.Conv	5.Garr/Col	9.Other	Fin Bsmt Grade			1.Typical 4. 7.				
2.Ranch	6.Split	10.Mohome	OPEN 5 OPTIONAL			2.Inadeq 5. 8.				
3.R Ranch	7.Contemp/	11.Condo	Heat Type			3.Not func 6. 9.				
4.Cape	8.Log	12.	1.HWBB	5.FWA	9.No Heat	Attic				
Dwelling Units	2.HWCI			6.GravWA	10.	1.1/4 Fin 4.Full Fin 7.1/4 Unfi				
Other Units	3.HWRAD			7.Electric	11.	2.1/2 Fin 5.FI/Stair 8.				
Stories	4.Steam			8.FI/WallM	12.	3.3/4 Fin 6.1/2 Unfi 9.None				
1.1	4.1.50	7.1.25	Cool Type			Insulation				
2.2	5.1.75	8.	1.Refrig	4.W&C Air	7.	1.Full 4.Minimal 7.				
3.3	6.2.50	9.	2.Evapor	5.	8.	2.Heavy 5.Unk 8.				
Exterior Walls	3.H Pump			6.	9.None	3.Capped 6. 9.None				
0.Wood	4.Asb/Asph	8.Alum/Vin	Kitchen Style			Unfinished %				
1.Wood	5.T-111	9.Other	1.Modern	4.Obsolete	7.	Grade & Factor				
2.Wd Sh	6.Br/St	11.	2.Typical	5.	8.	1.E Grade 4.B Grade 7.AAA Grad				
3.Compos.	7.Nov	12.	3.Old Type	6.	9.None	2.D Grade 5.A Grade 8.				
Roof Surface	Bath(s) Style			SQFT (Footprint)						
1.Asphalt	4.Composit	7.	1.Modern	4.Obsolete	7.	Condition				
2.Slate	5.Wood	8.	2.Typical	5.	8.	1.Poor 4.Avg 7.V G				
3.Metal	6.Other	9.	3.Old Type	6.	9.None	2.Fair 5.Avg+ 8.Exc				
SF Masonry Trim	# Rooms			3.Avg- 6.Good 9.Same						
OPEN-3-	# Bedrooms			Phys. % Good						
OPEN-4-	# Full Baths			Funct. % Good						
Year Built	# Half Baths			Functional Code						
Year Remodeled	# Addn Fixtures			1.Incomp 4.Small 7.Layout						
Foundation	# Fireplaces			2.O-Built 5.CDU 8.Other						
1.Concrete	4.Wood	7.					3.Damage 6.Style 9.None			
2.C Block	5.Slab	8.					Econ. % Good			
3.Br/Stone	6.Prs/Post	9.					Economic Code			
Basement	0.None 3.Services 7.						1.Location 4.Traffic 8.			
1.1/4 Bmt	4.Full Bmt	7.					2.Encroach 9.None 9.			Entrance Code 0
2.1/2 Bmt	5.None	8.					1.Interior 4.Vacant 7.			2.Refusal 5.Estimate 8.
3.3/4 Bmt	6.	9.None					3.Informed 6.Office 9.RS			Information Code 0
Bsmt Gar # Cars	1.Owner 4.Agent 7.						2.Relative 5.Estimate 8.			
Wet Basement	2.Tenant 6.Other 9.SNY									
1.Dry	4.	7.								
2.Damp	5.	8.								
3.Wet	6.	9.								

14

55



Date Inspected

**Additions, Outbuildings & Improvements**

Type	Year	Units	Grade	Cond	Phys.	Funct.	Sound Value
998 14Mobile Home	2022	14x55	3 100	4	0	% 100 %	
111 CONC. SLAB	2022	770	3 100	4	0	% 100 %	
24 Frame Shed	2023	128	3 100	4	0	% 100 %	
					%	%	1.One Story Fram
					%	%	2.Two Story Fram
					%	%	3.Three Story Fr
					%	%	4.1 & 1/2 Story
					%	%	5.1 & 3/4 Story
					%	%	6.2 & 1/2 Story
					%	%	21.Open Frame Por
					%	%	22.Encl Frame Por
					%	%	23.Frame Garage
					%	%	24.Frame Shed
					%	%	25.Frame Bay Wind
					%	%	26.1SFR Overhang
					%	%	27.Unfin Basement
					%	%	28.Unfinished Att
					%	%	29.Finished Attic

