

LEWIS JEFFREY A JR
LEWIS, CHERYL L
392 OSSIPEE HILL ROAD
EAST WATERBORO ME 04030

B9612P302 B17629P373

Previous Owner
EVANS DAVID J & MARY A
ATTN: JEFFREY & CHERYL LEWIS
392 OSSIPEE HILL ROAD
EAST WATERBORO ME 04030
Sale Date: 12/19/2017

Previous Owner
WILLIAMS DAVID W & MARY E
392 OSSIPEE HILL ROAD
EAST WATERBORO ME 04030
Sale Date: 7/28/2006

Inspection Witnessed By:

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

Notes:

Waterboro

Property Data			Assessment Record						
Neighborhood 53 OSSIPEE HILL RD			Year	Land	Buildings	Exempt	Total		
Tree Growth Year 0			2012	69,300	171,400	10,000	230,700		
1ST MORTGAGE 0			2013	69,300	171,400	10,000	230,700		
2ND MORTGAGE 0			2014	69,300	171,400	10,000	230,700		
Zone/Land Use 31 Agricultural/Residential			2015	69,300	171,400	10,000	230,700		
Secondary Zone			2016	58,900	163,500	15,000	207,400		
Topography 2 Rolling			2017	58,900	163,500	15,000	207,400		
1.Level 4.Below St 7.Steep			2018	58,900	163,500	20,000	202,400		
2.Rolling 5.Low 8.Wet			2019	58,900	163,500	0	222,400		
3.Above St 6.Swampy 9.Lev/Roll			2020	58,900	164,800	0	223,700		
Utilities 9 No Water/No Sewer			2021	64,800	164,800	0	229,600		
1.Public 4.Improve 7.Improve			2022	70,700	181,300	0	252,000		
2.Water 5.Improve 8.			2023	77,700	201,100	0	278,800		
3.Sewer 6.Improve 9.None			2024	87,100	225,800	0	312,900		
Street 1 Paved			2025	106,600	283,000	0	389,600		
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 12/19/2017			14.Rear Land				%		3.Topography
Price 225,000			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		1.89	100 %	0	33.Orchard
2.Related 5.Partial 8.Other			22.Vacant Lot (Fr				%		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		1.89				43.Condo Site
									44.Utility ROW
									45.Camp Lot
									46.Site Improve

Waterboro

Map Lot 007-009-006

Account 646

Location 392 OSSIPPEE HILL ROAD

Card 1

Of 1

9/23/2024

Building Style	1 Conventional	SF Bsmt Living	0	Layout	1 Typical
1.Conv	5.Garr/Col	9.Other	Fin Bsmt Grade	0 0	1.Typical
2.Ranch	6.Split	10.Mohome	OPEN 5 OPTIONAL 0		2.Inadeq
3.R Ranch	7.Contemp/	11.Condo	Heat Type	100%	1 Hot Water BB
4.Cape	8.Log	12.	1.HWBB	5.FWA	9.No Heat
Dwelling Units	1		2.HWCI	6.GravWA	10.
Other Units	0		3.HWRAD	7.Electric	11.
Stories	4 One & 1/2 Story		4.Steam	8.F/WallM	12.
1.1	4.1.50	7.1.25	Cool Type	0%	9 None
2.2	5.1.75	8.	1.Refrig	4.W&C Air	7.
3.3	6.2.50	9.	2.Evapor	5.	8.
Exterior Walls	1 Wood Siding		3.H Pump	6.	9.None
0.Wood	4.Asb/Asph	8.Alum/Vin	Kitchen Style	2 Typical	
1.Wood	5.T-111	9.Other	1.Modern	4.Obsolete	7.
2.Wd Sh	6.Br/St	11.	2.Typical	5.	8.
3.Compos.	7.Nov	12.	3.Old Type	6.	9.None
Roof Surface	1 Asphalt Shingles		Bath(s) Style	2 Typical Bath(s)	
1.Asphalt	4.Composit	7.	1.Modern	4.Obsolete	7.
2.Slate	5.Wood	8.	2.Typical	5.	8.
3.Metal	6.Other	9.	3.Old Type	6.	9.None
SF Masonry Trim	0		# Rooms	6	
OPEN-3-	0		# Bedrooms	3	
OPEN-4-	0		# Full Baths	2	
Year Built	1990		# Half Baths	0	
Year Remodeled	0		# Addn Fixtures	0	
Foundation	1 Concrete		# Fireplaces	0	
1.Concrete	4.Wood	7.	<div style="display: flex; align-items: center; justify-content: center;"> <div style="background-color: #2e7d32; color: white; padding: 10px 20px; font-size: 2em; margin-right: 10px;">T</div> <div style="font-size: 2em; font-weight: bold; margin-right: 10px;">TRIO</div> </div>		
2.C Block	5.Slab	8.			
3.Br/Stone	6.Prs/Post	9.			
Basement	4 Full Basement				
1.1/4 Bmt	4.Full Bmt	7.			
2.1/2 Bmt	5.None	8.			
3.3/4 Bmt	6.	9.None			
Bsmt Gar # Cars	2				
Wet Basement	1 Dry Basement				
1.Dry	4.	7.			
2.Damp	5.	8.			
3.Wet	6.	9.			
Grade & Factor	3 Average 100%		1.Incomp	4.Small	7.Layout
1.E Grade	4.B Grade	7.AAA Grad	2.O-Built	5.CDU	8.Other
2.D Grade	5.A Grade	8.	3.Damage	6.Style	9.None
3.C Grade	6.AA Grade	9.Same	Econ. % Good	100%	
SQFT (Footprint)	783		Economic Code	None	
Condition	4 Average		0.None	3.Services	7.
1.Poor	4.Avg	7.V G	1.Location	4.Traffic	8.
2.Fair	5.Avg+	8.Exc	2.Encroach	9.None	9.
3.Avg-	6.Good	9.Same	Entrance Code	5 Estimated	
Phys. % Good	0%		1.Interior	4.Vacant	7.
Funct. % Good	100%		2.Refusal	5.Estimate	8.
Functional Code	9 None		3.Informed	6.Office	9.RS
1.Incomp	4.Small	7.Layout	Information Code	5 Estimate	
2.O-Built	5.CDU	8.Other	1.Owner	4.Agent	7.
3.Damage	6.Style	9.None	2.Relative	5.Estimate	8.
			3.Tenant	6.Other	9.SNY

Date Inspected 10/26/2005

Additions, Outbuildings & Improvements

Type	Year	Units	Grade	Cond	Phys.	Funct.	Sound Value	
2 Two Story Frame	0	377	0 0	0	0	0	%	1.One Story Fram
37 Unfin Basement	0	377	0 0	0	0	0	%	2.Two Story Fram
68 Wood Deck	0	390	0 0	0	0	0	%	3.Three Story Fr
1 One Story Frame	0	288	0 0	0	0	0	%	4.1 & 1/2 Story
37 Unfin Basement	0	288	0 0	0	0	0	%	5.1 & 3/4 Story
1 One Story Frame	0	80	0 0	0	0	0	%	6.2 & 1/2 Story
37 Unfin Basement	0	80	0 0	0	0	0	%	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

