

WALL, JAMES
2 VAUGHN STREET
AUGUSTA ME 04330

B11825P3 B16939P494 B17019P106 B19199P344

Previous Owner
MURPHY MICKEYLA A
452 OSSIPEE HILL RD

WATERBORO ME 04087
Sale Date: 2/17/2023

Previous Owner
SECRETARY OF HOUSING & URBAN DEVELOPMENT
C/O MICKEYLA A MURPHY

WATERBORO ME 04087
Sale Date: 5/18/2015

Previous Owner
WILLIAMS KATHLEEN H & ANTHONY C
452 OSSIPEE HILL ROAD

WATERBORO ME 04087
Sale Date: 12/15/2014

Inspection Witnessed By:

X	Date
No./Date	Description
	Date Insp.

Notes:
20.0714 - added 20x20 slab -sb

Waterboro

Property Data			Assessment Record						
Neighborhood 53 OSSIPEE HILL RD			Year	Land	Buildings	Exempt	Total		
Tree Growth Year 0			2012	68,300	103,900	10,000	162,200		
1ST MORTGAGE 0			2013	68,300	103,900	10,000	162,200		
2ND MORTGAGE 0			2014	68,300	103,900	10,000	162,200		
Zone/Land Use 31 Agricultural/Residential			2015	68,300	103,900	10,000	162,200		
Secondary Zone			2016	58,100	98,700	156,800	0		
Topography 2 Rolling			2017	58,100	98,700	0	156,800		
1.Level 4.Below St 7.Steep			2018	58,100	98,700	0	156,800		
2.Rolling 5.Low 8.Wet			2019	58,100	98,700	0	156,800		
3.Above St 6.Swampy 9.Lev/Roll			2020	58,100	99,700	0	157,800		
Utilities 9 No Water/No Sewer			2021	63,900	101,000	0	164,900		
1.Public 4.Improve 7.Improve			2022	69,700	111,100	0	180,800		
2.Water 5.Improve 8.			2023	76,700	123,300	0	200,000		
3.Sewer 6.Improve 9.None			2024	86,000	139,100	0	225,100		
Street 1 Paved			2025	105,100	183,400	0	288,500		
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 2/17/2023			14.Rear Land				%		3.Topography
Price 300,000			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	1.65	100	%	0	34.Frontage
3.Distress 6.Exempt 9.			22.Vacant Lot (Fr				%		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		1.65				44.Utility ROW
									45.Camp Lot
									46.Site Improve


Waterboro

Map Lot 007-009D

Account 779

Location 452 OSSIPPEE HILL ROAD

Card 1 Of 1 9/23/2024

Building Style 1 Conventional	SF Bsmt Living 350	Layout 1 Typical
1.Conv 5.Garr/Col 9.Other	Fin Bsmt Grade 3 100	1.Typical 4. 7.
2.Ranch 6.Split 10.Mohome	OPEN 5 OPTIONAL 0	2.Inadeq 5. 8.
3.R Ranch 7.Contemp/ 11.Condo	Heat Type 100% 1 Hot Water BB	3.Not func 6. 9.
4.Cape 8.Log 12.	1.HWBB 5.FWA 9.No Heat	Attic 9 None
Dwelling Units 1	2.HWCI 6.GravWA 10.	1.1/4 Fin 4.Full Fin 7.1/4 Unfi
Other Units 0	3.HWRAD 7.Electric 11.	2.1/2 Fin 5.FI/Stair 8.
Stories 4 One & 1/2 Story	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 0% 9 None	Insulation 1 Full
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 9 Other	3.H Pump 6. 9.None	3.Capped 6. 9.None
0.Wood 4.Asb/Asph 8.Alum/Vin	Kitchen Style 2 Typical	Unfinished % 0%
1.Wood 5.T-111 9.Other	1.Modern 4.Obsolete 7.	Grade & Factor 3 Average 100%
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 1 Asphalt Shingles	Bath(s) Style 2 Typical Bath(s)	3.C Grade 6.AA Grade 9.Same
1.Asphalt 4.Composit 7.	1.Modern 4.Obsolete 7.	SQFT (Footprint) 704
2.Slate 5.Wood 8.	2.Typical 5. 8.	Condition 4 Average
3.Metal 6.Other 9.	3.Old Type 6. 9.None	1.Poor 4.Avg 7.V G
SF Masonry Trim 0	# Rooms 6	2.Fair 5.Avg+ 8.Exc
OPEN-3- 0	# Bedrooms 3	3.Avg- 6.Good 9.Same
OPEN-4- 0	# Full Baths 1	Phys. % Good 0%
Year Built 1979	# Half Baths 0	Funct. % Good 100%
Year Remodeled 0	# Addn Fixtures 0	Functional Code 9 None
Foundation 1 Concrete	# Fireplaces 0	1.Incomp 4.Small 7.Layout
1.Concrete 4.Wood 7.		2.O-Built 5.CDU 8.Other
2.C Block 5.Slab 8.		3.Damage 6.Style 9.None
3.Br/Stone 6.Prs/Post 9.		Econ. % Good 100%
Basement 4 Full Basement		Economic Code None
1.1/4 Bmt 4.Full Bmt 7.		0.None 3.Services 7.
2.1/2 Bmt 5.None 8.		1.Location 4.Traffic 8.
3.3/4 Bmt 6. 9.None		2.Encroach 9.None 9.
Bsmt Gar # Cars 0		Entrance Code 5 Estimated
Wet Basement 1 Dry Basement		1.Interior 4.Vacant 7.
1.Dry 4. 7.		2.Refusal 5.Estimate 8.
2.Damp 5. 8.	3.Informed 6.Office 9.RS	
3.Wet 6. 9.	Information Code 5 Estimate	
	1.Owner 4.Agent 7.	
	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
26 1SFr Overhang	0	32	0 0	0	0	% 0	%
68 Wood Deck	0	352	0 0	0	0	% 0	%
22 Encl Frame Porch	0	112	0 0	0	0	% 0	%
62 Patio	0	112	0 0	0	0	% 0	%
24 Frame Shed	0	128	0 0	0	0	% 0	%
111 CONC. SLAB	2019	400	4 100	6	0	% 100	%
						%	%
						%	%
						%	%
						%	%
						%	%
						%	%
						%	%

