

FENDERSON, DONALD J
FENDERSON, ALYSSA M
PO BOX 204
WATERBORO ME 04087

B19077P807 B19077P810 B19095P897

Previous Owner
WRIGHT VICTOR A
WRIGHT, ROXANNA L
PO BOX 398
WATERBORO ME 04087
Sale Date: 8/19/2022

Inspection Witnessed By:

No./Date	Description	Date Insp.
X		

Notes:
16.0202 - repriced and added extended ep -ak
23.0307 - removed 2.39 acres that were added to 007-010B-001 -sb

Waterboro

Property Data			Assessment Record						
Neighborhood 53 OSSIPEE HILL RD			Year	Land	Buildings	Exempt	Total		
Tree Growth Year 3			2012	90,200	184,100	10,000	264,300		
1ST MORTGAGE 0			2013	90,200	184,100	10,000	264,300		
2ND MORTGAGE 0			2014	90,200	184,100	10,000	264,300		
Zone/Land Use 33 Forest/Agricultural..			2015	90,200	184,100	10,000	264,300		
Secondary Zone			2016	76,000	212,400	15,000	273,400		
Topography 2 Rolling			2017	76,000	212,400	15,000	273,400		
1.Level 4.Below St 7.Steep			2018	76,000	212,400	20,000	268,400		
2.Rolling 5.Low 8.Wet			2019	76,000	212,400	20,000	268,400		
3.Above St 6.Swampy 9.Lev/Roll			2020	76,000	212,700	20,000	268,700		
Utilities 9 No Water/No Sewer			2021	83,500	212,700	24,500	271,700		
1.Public 4.Improve 7.Improve			2022	91,100	234,000	25,000	300,100		
2.Water 5.Improve 8.			2023	100,300	259,400	25,000	334,700		
3.Sewer 6.Improve 9.None			2024	109,700	291,300	0	401,000		
Street 1 Paved			2025	140,600	343,600	0	484,200		
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 8/19/2022			15.Misc			%		5.Access or Rear	
Price 455,000						%		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 1 Arms Length Sale						%		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	5.00	100 %	0	36.Commercial
3.Distress 6.Exempt 9.			22.Vacant Lot (Fr	24	2.42	100 %	0	37.Softwood	
Verified 5 Public Record			23.Non Conforming			%		38.Mixed Wood	
1.Buyer 4.Agent 7.Family			Acres			%		39.Hardwood	
2.Seller 5.Pub Rec 8.Other			24.Excess (5-10)			%		40.Wasteland	
3.Lender 6.MLS 9.			25.Excess (10+)			%		41.Gravel Pit (Ac	
			26.Excess			%		42.Mobile Home Si	
			27.Rear (1-100)			%		43.Condo Site	
			28.Rear (101-150)			%		44.Utility ROW	
			29.Rear (151-200)			%		45.Camp Lot	
			Total Acreage 7.42					46.Site Improve	

Waterboro

Map Lot 007-010A

Account 735

Location 431 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	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	1 Modern			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) 1044																																																																																																																																																																								
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	7			2.Fair	5.Avg+	8.Exc																																																																																																																																																																					
OPEN-3- 0				# Bedrooms	3			3.Avg-	6.Good	9.Same																																																																																																																																																																					
OPEN-4- 0				# Full Baths	5			Phys. % Good 0%																																																																																																																																																																							
Year Built 1985				# Half Baths	0			Funct. % Good 100%																																																																																																																																																																							
Year Remodeled 2004				# Addn Fixtures	0			Functional Code 9 None																																																																																																																																																																							
Foundation 1 Concrete				# Fireplaces	0			1.Incomp	4.Small	7.Layout																																																																																																																																																																					
1.Concrete	4.Wood	7.		<div style="display: flex; align-items: center; justify-content: center;"> <div style="background-color: #2e7d32; color: white; padding: 10px; margin-right: 10px; font-size: 2em; font-weight: bold;">T</div> <div style="font-size: 2em; font-weight: bold;">TRIO</div> </div>																																																																																																																																																																											
2.C Block	5.Slab	8.																																																																																																																																																																													
3.Br/Stone	6.Prs/Post	9.																																																																																																																																																																													
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Date Inspected 1/25/2016				<table border="1" style="width: 100%; border-collapse: collapse;"> <tr> <td colspan="9" style="text-align: center;">Additions, Outbuildings & Improvements</td> <td>1.One Story Fram</td> </tr> <tr> <th>Type</th> <th>Year</th> <th>Units</th> <th>Grade</th> <th>Cond</th> <th>Phys.</th> <th>Funct.</th> <th>Sound Value</th> <th></th> <th></th> <td>2.Two Story Fram</td> </tr> <tr> <td>48 1.50 Fr Gar w/fin</td> <td>0</td> <td>634</td> <td>0 0</td> <td>0</td> <td>0</td> <td>0</td> <td>%</td> <td>%</td> <td></td> <td>3.Three Story Fr</td> </tr> <tr> <td>144 1/2 ST/OP</td> <td>0</td> <td>42</td> <td>0 0</td> <td>0</td> <td>0</td> <td>0</td> <td>%</td> <td>%</td> <td></td> <td>4.1 & 1/2 Story</td> </tr> <tr> <td>37 Unfin Basement</td> <td>0</td> <td>42</td> <td>0 0</td> <td>0</td> <td>0</td> <td>0</td> <td>%</td> <td>%</td> <td></td> <td>5.1 & 3/4 Story</td> </tr> <tr> <td>68 Wood Deck</td> <td>0</td> <td>96</td> <td>0 0</td> <td>0</td> <td>0</td> <td>0</td> <td>%</td> <td>%</td> <td></td> <td>6.2 & 1/2 Story</td> </tr> <tr> <td>21 Open Frame</td> <td>0</td> <td>384</td> <td>0 0</td> <td>0</td> <td>0</td> <td>0</td> <td>%</td> <td>%</td> <td></td> <td>21.Open Frame Por</td> </tr> <tr> <td>21 Open Frame</td> <td>0</td> <td>196</td> <td>0 0</td> <td>0</td> <td>0</td> <td>0</td> <td>%</td> <td>%</td> <td></td> <td>22.Encl Frame Por</td> </tr> <tr> <td>24 Frame Shed</td> <td>0</td> <td></td> <td></td> <td></td> <td></td> <td></td> <td>%</td> <td>%</td> <td>500</td> <td>23.Frame Garage</td> </tr> <tr> <td>157 1.50 ST BARN</td> <td>0</td> <td>1292</td> <td>0 0</td> <td>0</td> <td>0</td> <td>0</td> <td>%</td> <td>%</td> <td></td> <td>24.Frame Shed</td> </tr> <tr> <td></td> <td></td> <td></td> <td></td> <td></td> <td></td> <td></td> <td>%</td> <td>%</td> <td></td> <td>25.Frame Bay Wind</td> </tr> <tr> <td></td> <td></td> <td></td> <td></td> <td></td> <td></td> <td></td> <td>%</td> <td>%</td> <td></td> <td>26.1SFr Overhang</td> </tr> <tr> <td></td> <td></td> <td></td> <td></td> <td></td> <td></td> <td></td> <td>%</td> <td>%</td> <td></td> <td>27.Unfin Basement</td> </tr> <tr> <td></td> <td></td> <td></td> <td></td> <td></td> <td></td> <td></td> <td>%</td> <td>%</td> <td></td> <td>28.Unfinished Att</td> </tr> <tr> <td></td> <td></td> <td></td> <td></td> <td></td> <td></td> <td></td> <td>%</td> <td>%</td> <td></td> <td>29.Finished Attic</td> </tr> </table>								Additions, Outbuildings & Improvements									1.One Story Fram	Type	Year	Units	Grade	Cond	Phys.	Funct.	Sound Value			2.Two Story Fram	48 1.50 Fr Gar w/fin	0	634	0 0	0	0	0	%	%		3.Three Story Fr	144 1/2 ST/OP	0	42	0 0	0	0	0	%	%		4.1 & 1/2 Story	37 Unfin Basement	0	42	0 0	0	0	0	%	%		5.1 & 3/4 Story	68 Wood Deck	0	96	0 0	0	0	0	%	%		6.2 & 1/2 Story	21 Open Frame	0	384	0 0	0	0	0	%	%		21.Open Frame Por	21 Open Frame	0	196	0 0	0	0	0	%	%		22.Encl Frame Por	24 Frame Shed	0						%	%	500	23.Frame Garage	157 1.50 ST BARN	0	1292	0 0	0	0	0	%	%		24.Frame Shed								%	%		25.Frame Bay Wind								%	%		26.1SFr Overhang								%	%		27.Unfin Basement								%	%		28.Unfinished Att								%	%		29.Finished Attic
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