

WRIGHT VICTOR A JT  
WRIGHT, ROXANNA L  
PO BOX 398  
WATERBORO ME 04087

B19077P810

Inspection Witnessed By:

X		Date
No./Date	Description	Date Insp.

Notes:

23.0301 - added 2.39 acres from 007-010A -sb  
23.1226 - changed land from vacant to homesite, added  
32x71 1st/b with extra 8x15 living area, 28x30 att gar, 10x32  
op, 24x24 workshop, 12x16 deck, 112 sq ft op -sb

Waterboro

Property Data			Assessment Record						
Neighborhood <b>53 OSSIPEE HILL RD</b>			Year	Land	Buildings	Exempt	Total		
Tree Growth Year <b>0</b>			2016	57,600	0	0	57,600		
1ST MORTGAGE <b>0</b>			2017	57,600	0	0	57,600		
2ND MORTGAGE <b>0</b>			2018	57,600	0	0	57,600		
Zone/Land Use <b>33 Forest/Agricultural..</b>			2019	57,600	0	0	57,600		
Secondary Zone			2020	57,600	0	0	57,600		
Topography <b>2 Rolling</b>			2021	63,400	0	0	63,400		
1.Level 4.Below St 7.Steep			2022	69,200	0	0	69,200		
2.Rolling 5.Low 8.Wet			2023	76,100	0	0	76,100		
3.Above St 6.Swampy 9.Lev/Roll			2024	87,000	0	0	87,000		
Utilities <b>9 No Water/No Sewer</b>			2025	140,600	585,300	0	725,900		
1.Public 4.Improve 7.Improve									
2.Water 5.Improve 8.									
3.Sewer 6.Improve 9.None									
Street									
1.Paved 4.Proposed 7.ROW			<b>Land Data</b>						
2.Semi Imp 5.Pvt 8.None									
3.Gravel 6.Aband 9.TG PLAN			<b>Front Foot</b>	<b>Type</b>	<b>Effective</b>		<b>Influence</b>		<b>Influence Codes</b>
LAND USE <b>0</b>			11.Ossipee WF		<b>Frontage</b>	<b>Depth</b>	<b>Factor</b>	<b>Code</b>	
BUILDING USE <b>0</b>			12.Arrowhead WF				%		1.Unimproved
<b>Sale Data</b>			13.Waterfront				%		2.Excess Ftg /De
Sale Date			14.Rear Land				%		3.Topography
Price			15.Misc				%		4.Size/Shape
Sale Type							%		5.Access or Rear
1.Land 4.Mobile 7.			<b>Square Foot</b>	<b>Square Feet</b>			%		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			18.Excess Land				%		9.Fract Share
1.Convent 4.Seller 7.			19.Condominium				%		<b>Acres</b>
2.FHA/VA 5.Private 8.			20.Pavement				%		30.Rear (201+)
3.Assumed 6.Cash 9.Unknown							%		31.Tillable/Horti
Validity			<b>Fract. Acre</b>	<b>Acreege/Sites</b>			%		32.Pasture
1.Valid 4.Split 7.Renovate			21.Homesite (Frac	21	5.00	100	%	0	33.Orchard
2.Related 5.Partial 8.Other			22.Vacant Lot (Fr	24	2.41	100	%	0	34.Frontage
3.Distress 6.Exempt 9.			23.Non Conforming				%		35.Triangular Lot
Verified			<b>Acres</b>				%		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
			<b>Total Acreage</b>		<b>7.41</b>				43.Condo Site
									44.Utility ROW
									45.Camp Lot
									46.Site Improve

## Waterboro

Map Lot 007-010B-001

Account 5074

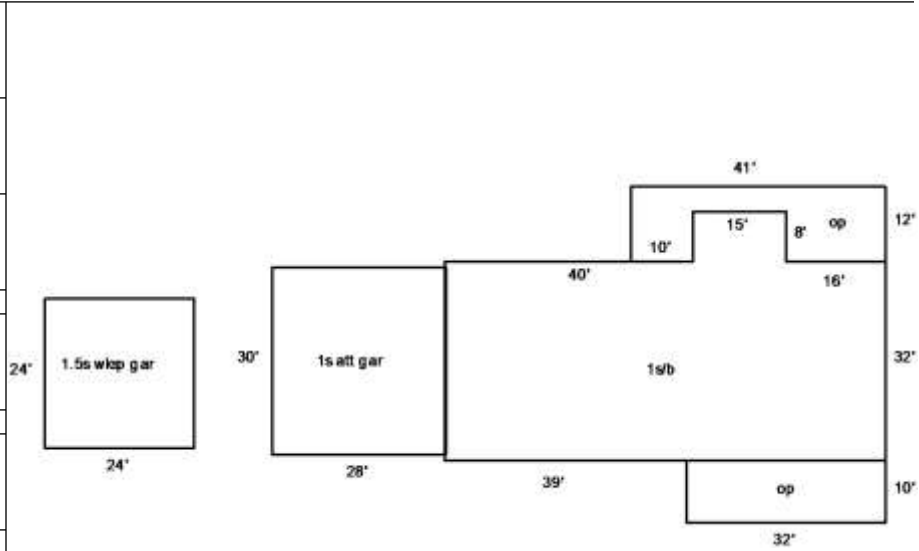
Location 415 OSSIPPEE HILL ROAD

Card 1

Of 1

9/23/2024

Building Style	<b>1 Conventional</b>	SF Bsmt Living	<b>0</b>	Layout	<b>1 Typical</b>	
1.Conv	5.Garr/Col	9.Other	Fin Bsmt Grade	<b>0 0</b>	1.Typical	
2.Ranch	6.Split	10.Mohome	OPEN 5 OPTIONAL <b>0</b>		2.Inadeq	
3.R Ranch	7.Contemp/	11.Condo	Heat Type	<b>100%</b>	<b>1 Hot Water BB</b>	
4.Cape	8.Log	12.	1.HWBB	5.FWA	9.No Heat	
Dwelling Units <b>1</b>		2.HWCI		6.GravWA	10.	
Other Units <b>0</b>		3.HWRAD		7.Electric	11.	
Stories <b>1 One Story</b>		4.Steam		8.F/WallM	12.	
1.1	4.1.50	7.1.25	Cool Type	<b>0%</b>	<b>9 None</b>	
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 <b>1 Wood Siding</b>		3.H Pump		6.	9.None	
0.Wood	4.Asb/Asph	8.Alum/Vin	Kitchen Style		<b>2 Typical</b>	
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 <b>1 Asphalt Shingles</b>		Bath(s) Style		<b>2 Typical Bath(s)</b>		
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 <b>0</b>		# Rooms		<b>6</b>		
OPEN-3- <b>0</b>		# Bedrooms		<b>3</b>		
OPEN-4- <b>0</b>		# Full Baths		<b>2</b>		
Year Built <b>2023</b>		# Half Baths		<b>1</b>		
Year Remodeled <b>0</b>		# Addn Fixtures		<b>2</b>		
Foundation <b>1 Concrete</b>		# Fireplaces		<b>0</b>		
1.Concrete	4.Wood	7.	<div style="display: flex; align-items: center; justify-content: center;"> <div style="background-color: #2c5e6c; 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 <b>4 Full Basement</b>						
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 <b>0</b>						
Wet Basement <b>1 Dry Basement</b>						
1.Dry	4.	7.				
2.Damp	5.	8.				
3.Wet	6.	9.				



Date Inspected

### Additions, Outbuildings & Improvements

Type	Year	Units	Grade	Cond	Phys.	Funct.	Sound Value
21 Open Frame	0	320	0 0	0	0	0	%
21 Open Frame	0	112	0 0	0	0	0	%
23 Frame Garage	0	840	0 0	0	0	0	%
77 1.50 ST GARAGE	0	576	0 0	0	0	0	%
68 Wood Deck	0	192	0 0	0	0	0	%
							%
							%
							%
							%
							%
							%
							%
							%

- 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