

HURD, SHALLIE S
HURD, JOSEPH R II
328 OSS�PEE HILL RD
EAST WATERBORO ME 04030

B18445P498

Previous Owner
MCHUGH PETER F III
PO BOX 1

STANDISH ME 04084 0442
Sale Date: 11/09/2020

Inspection Witnessed By:

| X | Date | Date Insp. |
|----------|-------------|------------|
| No./Date | Description | Date Insp. |
| | | |
| | | |
| | | |

Notes:
 Area 1st flr. 16x24 open to ceiling 384 sf
 Area part Fin bsmt no flrs, no clgs, wd. stv
 17.1011 - removed 3.69 acres to create 007-014A, 1.85 acres,
 and 007-014B, 1.84 acres, granted to Patricia McHugh in
 Abstract of Divorce Decree dated 08/08/17, B17533/P612 -sb
 21.1102 - combined 007-006 (17 acres) with this parcel
 (112.31 acres) -sb
 21.1102 - adjusted acres to 110 as listed on tree growth
 application -sb
 Waterboro year 2021, new application -sb
 22-0121 added 20-73 fabric livestock building -sb

| Property Data | | | Assessment Record | | | | | | |
|--|--|--|----------------------|----------------------|------------------|--------------|------------------|-------------------|------------------------|
| Neighborhood 53 OSS�PEE HILL RD | | | Year | Land | Buildings | Exempt | Total | | |
| Tree Growth Year 2021 | | | 2012 | 240,700 | 90,600 | 10,000 | 321,300 | | |
| 1ST MORTGAGE 0 | | | 2013 | 144,100 | 179,100 | 10,000 | 313,200 | | |
| 2ND MORTGAGE 0 | | | 2014 | 0 | 128,900 | 10,000 | 118,900 | | |
| Zone/Land Use 31 Agricultural/Residential | | | 2015 | 144,100 | 179,100 | 10,000 | 313,200 | | |
| Secondary Zone | | | 2016 | 112,000 | 179,100 | 15,000 | 276,100 | | |
| Topography 2 Rolling | | | 2017 | 112,000 | 179,100 | 15,000 | 276,100 | | |
| 1.Level 4.Below St 7.Steep | | | 2018 | 112,000 | 179,100 | 20,000 | 271,100 | | |
| 2.Rolling 5.Low 8.Wet | | | 2019 | 109,400 | 179,100 | 20,000 | 268,500 | | |
| 3.Above St 6.Swampy 9.Lev/Roll | | | 2020 | 109,400 | 180,900 | 20,000 | 270,300 | | |
| Utilities 9 No Water/No Sewer | | | 2021 | 120,400 | 180,900 | 24,500 | 276,800 | | |
| 1.Public 4.Improve 7.Improve | | | 2022 | 131,300 | 199,000 | 0 | 330,300 | | |
| 2.Water 5.Improve 8. | | | 2023 | 122,300 | 220,700 | 31,000 | 312,000 | | |
| 3.Sewer 6.Improve 9.None | | | 2024 | 130,300 | 288,400 | 31,000 | 387,700 | | |
| Street 1 Paved | | | 2025 | 160,500 | 380,700 | 31,000 | 510,200 | | |
| 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 11/09/2020 | | | 15.Misc | | | % | | 5.Access or Rear | |
| Price 330,000 | | | | | | % | | 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. | | | | 16.Regular Lot | | | % | 9.Fract Share | |
| 3.Building 6. 9. | | | 17.Secondary Lot | | | % | | | |
| Financing 9 Unknown | | | 18.Excess Land | | | % | | 30.Rear (201+) | |
| 1.Convent 4.Seller 7. | | | 19.Condominium | | | % | | 31.Tillable/Horti | |
| 2.FHA/VA 5.Private 8. | | | 20.Pavement | | | % | | 32.Pasture | |
| 3.Assumed 6.Cash 9.Unknown | | | | | | % | | 33.Orchard | |
| Validity 8 Other Non Valid | | | | | | % | | 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 | 2.00 | 100 % | 0 | 36.Commercial | |
| 3.Distress 6.Exempt 9. | | | 22.Vacant Lot (Fr | 27 | 6.00 | 100 % | 0 | 37.Softwood | |
| Verified 5 Public Record | | | 23.Non Conforming | 38 | 15.00 | 100 % | 0 | 38.Mixed Wood | |
| 1.Buyer 4.Agent 7.Family | | | Acres | 39 | 87.00 | 100 % | 0 | 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 | | 110.00 | | | 46.Site Improve | |

Waterboro

Map Lot 007-014


Account 653

Location 328 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 | 2 Two 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 | 8 Aluminum/Vinyl | 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 105% |
| 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) | 720 |
| 2.Slate | 5.Wood 8. | 2.Typical | 5. 8. | Condition | 6 Good |
| 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 | 2 | Phys. % Good | 0% |
| Year Built | 2003 | # Half Baths | 0 | Funct. % Good | 100% |
| Year Remodeled | 0 | # Addn Fixtures | 0 | Functional Code | 9 None |
| Foundation | 1 Concrete | # Fireplaces | 1 | 1.Incomp | 4.Small 7.Layout |
| 1.Concrete | 4.Wood 7. |  | | | |
| 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 | 0 | | | | |
| Wet Basement | 1 Dry Basement | | | | |
| 1.Dry | 4. 7. | | | | |
| 2.Damp | 5. 8. | | | | |
| 3.Wet | 6. 9. | | | | |
| Date Inspected 10/26/2005 | | | | 1.Owner | 4.Agent 7. |
| | | | | 2.Relative | 5.Estimate 8. |
| | | | | 3.Tenant | 6.Other 9.SNY |

Additions, Outbuildings & Improvements

| Type | Year | Units | Grade | Cond | Phys. | Funct. | Sound Value |
|---------------------|------|-------|-------|------|-------|--------|-------------|
| 21 Open Frame | 2003 | 36 | 0 0 | 0 | 0 % | 0 % | |
| 21 Open Frame | 2003 | 56 | 0 0 | 0 | 0 % | 0 % | |
| 68 Wood Deck | 2003 | 416 | 0 0 | 0 | 0 % | 0 % | |
| 10 1 Story/Basement | 2003 | 384 | 0 0 | 0 | 0 % | 0 % | |
| 133 STABLE | 2022 | | | | % | % | 30,000 |
| 108 SHIPPING | 2022 | 320 | 3 100 | 4 | 0 % | 100 % | |
| 280 LEAN TO | 2022 | 480 | 2 100 | 3 | 0 % | 100 % | |
| 194 POULTRY BARN | 2022 | 84 | 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