

TURNER, KYLIE R  
TURNER, TIMOTHY A  
209 OSSIPEE HILL ROAD  
EAST WATERBORO ME 04030

B9997P311 B17449P659 B18188P35

Previous Owner  
SMITH SCOTT M  
PO BOX 6

NEWFIELD ME 04056  
Sale Date: 3/05/2020

Previous Owner  
MASSE JEFFREY A & JULIE L  
ATTN: SCOTT M SMITH  
P.O. BOX 6  
NEWFIELD ME 04056  
Sale Date: 4/07/2017

Inspection Witnessed By:

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

Notes:  
6/20/17 - removed buildings, burned June 2016 SB  
19.0410 - changed acreage from 2.30 to 1.83 per survey map dated 5/14/18 -sb  
20.0707 added 51x32 1st house with basement garage, 16x16 deck, 4x24 OP -sb  
22.0706 - added 10x14 shed -sb

Waterboro

Property Data			Assessment Record						
Neighborhood <b>53 OSSIPEE HILL RD</b>			Year	Land	Buildings	Exempt	Total		
Tree Growth Year <b>0</b>			2012	70,200	164,100	0	234,300		
1ST MORTGAGE <b>0</b>			2013	70,200	164,100	0	234,300		
2ND MORTGAGE <b>0</b>			2014	70,200	164,100	0	234,300		
Zone/Land Use <b>33 Forest/Agricultural..</b>			2015	70,200	164,100	0	234,300		
Secondary Zone			2016	59,700	156,500	0	216,200		
Topography <b>2 Rolling</b>			2017	59,700	156,500	0	216,200		
1.Level 4.Below St 7.Steep			2018	59,700	0	0	59,700		
2.Rolling 5.Low 8.Wet			2019	59,700	0	0	59,700		
3.Above St 6.Swampy 9.Lev/Roll			2020	56,400	0	0	56,400		
Utilities <b>9 No Water/No Sewer</b>			2021	62,000	202,300	0	264,300		
1.Public 4.Improve 7.Improve			2022	67,600	222,600	25,000	265,200		
2.Water 5.Improve 8.			2023	74,400	248,600	25,000	298,000		
3.Sewer 6.Improve 9.None			2024	83,400	280,100	25,000	338,500		
Street <b>1 Paved</b>			2025	104,700	374,000	25,000	453,700		
1.Paved 4.Proposed 7.ROW			<b>Land Data</b>						
2.Semi Imp 5.Pvt 8.None			<b>Front Foot</b>	<b>Type</b>	<b>Effective</b>		<b>Influence</b>		<b>Influence Codes</b>
3.Gravel 6.Aband 9.TG PLAN					<b>Frontage</b>	<b>Depth</b>	<b>Factor</b>	<b>Code</b>	
LAND USE <b>0</b>			11.Ossipee WF			%		1.Unimproved	
BUILDING USE <b>0</b>			12.Arrowhead WF			%		2.Excess Ftg /De	
<b>Sale Data</b>			13.Waterfront			%		3.Topography	
			14.Rear Land			%		4.Size/Shape	
Sale Date <b>3/05/2020</b>			15.Misc			%		5.Access or Rear	
Price <b>299,900</b>						%		6.Restriction	
Sale Type <b>2 Land &amp; Buildings</b>						%		7.Open Space	
1.Land 4.Mobile 7.			<b>Square Foot</b>	<b>Square Feet</b>				8.View/Environ	
2.L & B 5.Other 8.				16.Regular Lot			%	9.Fract Share	
3.Building 6. 9.			17.Secondary Lot			%			
Financing <b>9 Unknown</b>			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 <b>1 Arms Length Sale</b>						%		34.Frontage	
1.Valid 4.Split 7.Renovate			<b>Fract. Acre</b>	<b>Acreage/Sites</b>				35.Triangular Lot	
2.Related 5.Partial 8.Other			21.Homesite (Frac	21	1.83	100	%	0	36.Commercial
3.Distress 6.Exempt 9.			22.Vacant Lot (Fr				%		37.Softwood
Verified <b>5 Public Record</b>			23.Non Conforming				%		38.Mixed Wood
1.Buyer 4.Agent 7.Family			<b>Acre</b>				%		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
			<b>Total Acreage</b>			1.83			46.Site Improve

