

BROUMAS STEPHEN J
BROUMAS, DIANNE L
113 OSSIPEE HILL RD
E WATERBORO ME 04030

B2279P9 B18124P548 B18319P39

Inspection Witnessed By:

No./Date	Description	Date Insp.
X		

Notes:
20.0407 - removed 2.69 acres to create 007-039E, 18.31 acres remain -sb
20.0408 - removed 4.07 acres to create 007-039E, 14.24 acres remain -sb
20.1208 - removed 5.33 acres to create 007-039F, 8.91 acres remain -sb

Waterboro

Property Data			Assessment Record						
Neighborhood 53 OSSIPEE HILL RD			Year	Land	Buildings	Exempt	Total		
Tree Growth Year 0			2012	98,200	143,700	10,000	231,900		
1ST MORTGAGE 0			2013	98,200	143,700	10,000	231,900		
2ND MORTGAGE 0			2014	98,200	143,700	10,000	231,900		
Zone/Land Use 31 Agricultural/Residential			2015	98,200	143,700	10,000	231,900		
Secondary Zone			2016	79,200	139,500	15,000	203,700		
Topography 2 Rolling			2017	79,200	139,500	15,000	203,700		
1.Level 4.Below St 7.Steep			2018	79,200	139,500	20,000	198,700		
2.Rolling 5.Low 8.Wet			2019	79,200	139,500	20,000	198,700		
3.Above St 6.Swampy 9.Lev/Roll			2020	79,200	139,600	20,000	198,800		
Utilities 9 No Water/No Sewer			2021	79,300	139,600	24,500	194,400		
1.Public 4.Improve 7.Improve			2022	79,800	153,600	25,000	208,400		
2.Water 5.Improve 8.			2023	87,700	170,400	25,000	233,100		
3.Sewer 6.Improve 9.None			2024	98,400	191,300	25,000	264,700		
Street 1 Paved			2025	114,100	243,200	25,000	332,300		
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					Frontage	Depth	Factor	Code	
BUILDING USE 0			11.Ossipee WF			%		1.Unimproved	
Sale Data			12.Arrowhead WF			%		2.Excess Ftg /De	
Sale Date 11/04/1977			13.Waterfront			%		3.Topography	
Price			14.Rear Land			%		4.Size/Shape	
Sale Type			15.Misc			%		5.Access or Rear	
1.Land 4.Mobile 7.			Square Foot		Square Feet			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			%		Acres	
2.FHA/VA 5.Private 8.			20.Pavement			%		30.Rear (201+)	
3.Assumed 6.Cash 9.Unknown			Fract. Acre		Acreege/Sites			31.Tillable/Horti	
Validity			21.Homesite (Frac	21	2.00	100	%	0	
1.Valid 4.Split 7.Renovate			22.Vacant Lot (Fr	26	6.91	100	%	0	
2.Related 5.Partial 8.Other			23.Non Conforming			%		32.Pasture	
3.Distress 6.Exempt 9.			Acres			%		33.Orchard	
Verified			24.Excess (5-10)			%		34.Frontage	
1.Buyer 4.Agent 7.Family			25.Excess (10+)			%		35.Triangular Lot	
2.Seller 5.Pub Rec 8.Other			26.Excess			%		36.Commercial	
3.Lender 6.MLS 9.			27.Rear (1-100)			%		37.Softwood	
			28.Rear (101-150)			%		38.Mixed Wood	
			29.Rear (151-200)			%		39.Hardwood	
			Total Acreage		8.91			40.Wasteland	
								41.Gravel Pit (Ac	
								42.Mobile Home Si	
								43.Condo Site	
								44.Utility ROW	
								45.Camp Lot	
								46.Site Improve	

Waterboro

Map Lot 007-039


Account 684

Location 113 OSSIPPEE HILL ROAD

Card 1

Of 1

9/23/2024

Building Style	4 Cape Cod	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 4 Full Finished			
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	1 One 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	1 Wood Siding	3.H Pump	6. 9.None	3.Capped	6. 9.None		
0.Wood	4.Asb/Asph 8.Alum/Vin	Kitchen Style		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		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 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	8	2.Fair	5.Avg+ 8.Exc		
OPEN-3-	0	# Bedrooms	4	3.Avg-	6.Good 9.Same		
OPEN-4-	0	# Full Baths	1	Phys. % Good 0%			
Year Built	1960	# Half Baths	1	Funct. % Good 100%			
Year Remodeled	0	# Addn Fixtures	0	Functional Code 9 None			
Foundation	3 Brick &/or Stone	# Fireplaces	0	1.Incomp	4.Small 7.Layout		
1.Concrete	4.Wood 7.						
2.C Block	5.Slab 8.					2.O-Built	5.CDU 8.Other
3.Br/Stone	6.Prs/Post 9.					3.Damage	6.Style 9.None
Basement	4 Full Basement					Econ. % Good 100%	
1.1/4 Bmt	4.Full Bmt 7.					Economic Code None	
2.1/2 Bmt	5.None 8.					0.None	3.Services 7.
3.3/4 Bmt	6. 9.None					1.Location	4.Traffic 8.
Bsmt Gar # Cars	0					2.Encroach	9.None 9.
Wet Basement	1 Dry Basement					Entrance Code 5 Estimated	
1.Dry	4. 7.					1.Interior	4.Vacant 7.
2.Damp	5. 8.	2.Refusal	5.Estimate 8.				
3.Wet	6. 9.	3.Informed	6.Office 9.RS				
				Information Code 5 Estimate			
				1.Owner	4.Agent 7.		
				2.Relative	5.Estimate 8.		
				3.Tenant	6.Other 9.SNY		

Date Inspected 10/24/2005

Additions, Outbuildings & Improvements

Type	Year	Units	Grade	Cond	Phys.	Funct.	Sound Value	
4 1 & 1/2 Story Fr	0	256	0 0	0	0	0	%	1.One Story Fram
1 One Story Frame	0	192	0 0	0	0	0	%	2.Two Story Fram
68 Wood Deck	0	40	0 0	0	0	0	%	3.Three Story Fr
23 Frame Garage	0	224	0 0	0	0	0	%	4.1 & 1/2 Story
156 1.25 ST BARN	0	1556	0 0	0	0	0	%	5.1 & 3/4 Story
23 Frame Garage	0	220	0 0	0	0	0	%	6.2 & 1/2 Story
23 Frame Garage	0	308	0 0	0	0	0	%	21.Open Frame Por
156 1.25 ST BARN	0	544	0 0	0	0	0	%	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

