

COX, SEAN C  
 COX, MICHELLE L  
 91 OSS�PEE HILL ROAD  
 EAST WATERBORO ME 04030

B18109P78 B18234P299

Previous Owner  
 MATTHEW TAYLOR PROPERTIES LLC  
 828 LIMERICK ROAD

ARUNDEL ME 04046  
 Sale Date: 4/29/2020

Property Data			Assessment Record				
Neighborhood <b>53 OSS�PEE HILL RD</b>			Year	Land	Buildings	Exempt	Total
Tree Growth Year <b>0</b>			2021	67,500	107,100	0	174,600
1ST MORTGAGE			2022	73,700	176,400	0	250,100
2ND MORTGAGE			2023	81,000	195,600	0	276,600
Zone/Land Use <b>31 Agricultural/Residential</b>			2024	90,900	219,700	0	310,600
Secondary Zone			2025	109,200	300,100	0	409,300
Topography <b>2 Rolling</b>							
1.Level	4.Below St	7.Steep					
2.Rolling	5.Low	8.Wet					
3.Above St	6.Swampy	9.Lev/Roll					
Utilities <b>9 No Water/No Sewer</b>							
1.Public	4.Improve	7.Improve					
2.Water	5.Improve	8.					
3.Sewer	6.Improve	9.None					
Street <b>1 Paved</b>							
1.Paved	4.Proposed	7.ROW					
2.Semi Imp	5.Pvt	8.None					
3.Gravel	6.Aband	9.TG PLAN					

Inspection Witnessed By:

X	Date
No./Date	Description
	Date Insp.

Notes:

20.0408 - split from 007-039 -sb  
 20.0422 - added E-911 address -sb  
 20.0721 - added 27x44 house, 31% incomplete, check 2021 -sb  
 21.0427 - removed incomplete -sb  
 21.0519 - added 4x5 OP, 10x10 deck -sb

Sale Data		
Sale Date	<b>4/29/2020</b>	
Price	<b>305,000</b>	
Sale Type	<b>2 Land &amp; Buildings</b>	
1.Land	4.Mobile	7.
2.L & B	5.Other	8.
3.Building	6.	9.
Financing	<b>9 Unknown</b>	
1.Convent	4.Seller	7.
2.FHA/VA	5.Private	8.
3.Assumed	6.Cash	9.Unknown
Validity	<b>1 Arms Length Sale</b>	
1.Valid	4.Split	7.Renovate
2.Related	5.Partial	8.Other
3.Distress	6.Exempt	9.
Verified	<b>5 Public Record</b>	
1.Buyer	4.Agent	7.Family
2.Seller	5.Pub Rec	8.Other
3.Lender	6.MLS	9.

Land Data						
Front Foot	Type	Effective		Influence		Influence Codes
		Frontage	Depth	Factor	Code	
11.Ossipee WF				%		1.Unimproved
12.Arrowhead WF				%		2.Excess Ftg /De
13.Waterfront				%		3.Topography
14.Rear Land				%		4.Size/Shape
15.Misc				%		5.Access or Rear
				%		6.Restriction
				%		7.Open Space
				%		8.View/Environ
				%		9.Fract Share
				%		<b>Acres</b>
				%		30.Rear (201+)
				%		31.Tillable/Horti
				%		32.Pasture
				%		33.Orchard
				%		34.Frontage
				%		35.Triangular Lot
				%		36.Commercial
21		2.00		100 %	0	37.Softwood
26		2.07		100 %	0	38.Mixed Wood
				%		39.Hardwood
				%		40.Wasteland
				%		41.Gravel Pit (Ac
				%		42.Mobile Home Si
				%		43.Condo Site
				%		44.Utility ROW
				%		45.Camp Lot
				%		46.Site Improve
<b>Total Acreage</b>		<b>4.07</b>				

## Waterboro

Map Lot 007-039D

Account 5264

Location 91 OSSIPEE HILL ROAD

Card 1

Of 1

9/23/2024

Building Style	<b>2 Ranch</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	4.	7.	
2.Ranch	6.Split	10.Mohome		OPEN 5 OPTIONAL	<b>0</b>			2.Inadeq	5.	8.	
3.R Ranch	7.Contemp/	11.Condo		Heat Type	<b>100% 1 Hot Water BB</b>			3.Not func	6.	9.	
4.Cape	8.Log	12.		1.HWBB	5.FWA	9.No Heat		Attic	<b>9 None</b>		
Dwelling Units	<b>1</b>			2.HWCI	6.GravWA 10.			1.1/4 Fin	4.Full Fin	7.1/4 Unfi	
Other Units	<b>0</b>			3.HWRAD	7.Electric 11.			2.1/2 Fin	5.F/Stair 8.		
Stories	<b>1 One Story</b>			4.Steam	8.F/WallM 12.			3.3/4 Fin	6.1/2 Unfi 9.None		
1.1	4.1.50	7.1.25		Cool Type	<b>0% 9 None</b>			Insulation	<b>1 Full</b>		
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	<b>8 Alumunum/Vinyl</b>			3.H Pump	6. 9.None			3.Capped	6. 9.None		
0.Wood	4.Asb/Asph	8.Alum/Vin		Kitchen Style	<b>1 Modern</b>			Unfinished %	<b>0%</b>		
1.Wood	5.T-111	9.Other		1.Modern	4.Obsolete 7.			Grade & Factor	<b>4 Good 100%</b>		
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	<b>1 Asphalt Shingles</b>			Bath(s) Style	<b>1 Modern Bath(s)</b>			3.C Grade	6.AA Grade 9.Same		
1.Asphalt	4.Composit	7.		1.Modern	4.Obsolete 7.			SQFT (Footprint)	<b>1188</b>		
2.Slate	5.Wood	8.		2.Typical	5. 8.			Condition	<b>0</b>		
3.Metal	6.Other	9.		3.Old Type	6. 9.None			1.Poor	4.Avg	7.V G	
SF Masonry Trim	<b>0</b>			# Rooms	<b>5</b>			2.Fair	5.Avg+ 8.Exc		
OPEN-3-	<b>0</b>			# Bedrooms	<b>3</b>			3.Avg-	6.Good 9.Same		
OPEN-4-	<b>0</b>			# Full Baths	<b>2</b>			Phys. % Good	<b>0%</b>		
Year Built	<b>2020</b>			# Half Baths	<b>0</b>			Funct. % Good	<b>100%</b>		
Year Remodeled	<b>0</b>			# Addn Fixtures	<b>0</b>			Functional Code	<b>1 Incomplete</b>		
Foundation	<b>1 Concrete</b>			# Fireplaces	<b>0</b>			1.Incomp	4.Small	7.Layout	
1.Concrete	4.Wood	7.						2.O-Built	5.CDU	8.Other	
2.C Block	5.Slab	8.						3.Damage	6.Style 9.None		
3.Br/Stone	6.Prs/Post	9.						Econ. % Good	<b>100%</b>		
Basement	<b>4 Full Basement</b>							Economic Code	<b>None</b>		
1.1/4 Bmt	4.Full Bmt	7.						0.None	3.Services 7.		
2.1/2 Bmt	5.None	8.						1.Location	4.Traffic 8.		
3.3/4 Bmt	6.	9.None						2.Encroach	9.None 9.		
Bsmt Gar # Cars	<b>2</b>							Entrance Code	<b>0</b>		
Wet Basement	<b>1 Dry Basement</b>							1.Interior	4.Vacant 7.		
1.Dry	4.	7.						2.Refusal	5.Estimate 8.		
2.Damp	5.	8.						3.Informed	6.Office 9.RS		
3.Wet	6.	9.						Information Code	<b>0</b>		
								1.Owner	4.Agent 7.		
								2.Relative	5.Estimate 8.		
								3.Tenant	6.Other 9.SNY		

Date Inspected

### Additions, Outbuildings & Improvements

Type	Year	Units	Grade	Cond	Phys.	Funct.	Sound Value	
21 Open Frame	0	20	0 0	0	0	0	% 0 %	1.One Story Fram
68 Wood Deck	0	100	0 0	0	0	0	% 0 %	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

