

FAY, DUANE K  
197 RIVER RD  
WEST BALDWIN ME 04091

B2333P49 B15429P602 B16737P151 B18367P160 B19233P539

Previous Owner  
FAY, DUANE K  
FAY, PAMELA S  
79 OSSIPEE HILL ROAD  
E. WATERBORO ME 04030  
Sale Date: 3/17/2023

Previous Owner  
HALEY JOHN C III  
330 BRADLEY STREET

SACO ME 04072  
Sale Date: 4/03/2020

Previous Owner  
HALEY JOHN C JR ESTATE OF\*  
330 BRADLEY STREET

SACO ME 04072  
Sale Date: 6/06/2008

Inspection Witnessed By:

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

Notes:

Waterboro

Property Data			Assessment Record						
Neighborhood <b>53 OSSIPEE HILL RD</b>			Year	Land	Buildings	Exempt	Total		
Tree Growth Year <b>0</b>			2012	61,700	0	0	61,700		
1ST MORTGAGE <b>0</b>			2013	61,700	0	0	61,700		
2ND MORTGAGE <b>0</b>			2014	61,700	3,500	0	65,200		
Zone/Land Use <b>31 Agricultural/Residential</b>			2015	61,700	0	0	61,700		
Secondary Zone			2016	52,100	0	0	52,100		
Topography <b>2 Rolling</b>			2017	52,100	0	0	52,100		
1.Level 4.Below St 7.Steep			2018	52,100	0	0	52,100		
2.Rolling 5.Low 8.Wet			2019	52,100	0	0	52,100		
3.Above St 6.Swampy 9.Lev/Roll			2020	52,100	0	0	52,100		
Utilities <b>9 No Water/No Sewer</b>			2021	57,300	0	0	57,300		
1.Public 4.Improve 7.Improve			2022	62,500	0	0	62,500		
2.Water 5.Improve 8.			2023	68,800	0	0	68,800		
3.Sewer 6.Improve 9.None			2024	77,100	0	0	77,100		
Street <b>4 Proposed</b>			2025	94,900	0	0	94,900		
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>3/17/2023</b>			15.Misc			%		5.Access or Rear	
Price						%		6.Restriction	
Sale Type <b>1 Land Only</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.							%	9.Fract Share	
3.Building 6. 9.			16.Regular Lot			%		<b>Acres</b>	
Financing <b>9 Unknown</b>			17.Secondary Lot			%		30.Rear (201+)	
1.Convent 4.Seller 7.			18.Excess Land			%		31.Tillable/Horti	
2.FHA/VA 5.Private 8.			19.Condominium			%		32.Pasture	
3.Assumed 6.Cash 9.Unknown			20.Pavement			%		33.Orchard	
Validity <b>2 Related Parties</b>						%		34.Frontage	
1.Valid 4.Split 7.Renovate			<b>Fract. Acre</b>	<b>Acreege/Sites</b>				35.Triangular Lot	
2.Related 5.Partial 8.Other			21.Homesite (Frac	21	2.00	85 %	4	36.Commercial	
3.Distress 6.Exempt 9.			22.Vacant Lot (Fr	25	2.50	100 %	0	37.Softwood	
Verified <b>5 Public Record</b>			23.Non Conforming			%		38.Mixed Wood	
1.Buyer 4.Agent 7.Family			<b>Acres</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 4.50</b>					46.Site Improve	

