

FORBES JUSTIN THOMAS
2 FAY LANE
EAST WATERBORO ME 04030

B15166P483 B15511P615 B17756P271

Previous Owner
BABCOCK-FAY TERRY J
PO BOX 715

STANDISH ME 04084
Sale Date: 7/17/2018

Inspection Witnessed By:

No./Date	Description	Date Insp.
X		

Notes:
 18.1219 - boundary swap with 007-043A (.39 acres) -sb
 01222019 - changed address to 2 Fay Lane from 67 Ossipee Hill Rd due to driveway location change - tb
 19.0806 - added 30x48 house with basement garage -sb
 2020 - check incomplete
 20.0714 - removed incomplete, added 2 car basement garage, 1/2 finished basement -sb

Waterboro

Property Data			Assessment Record						
Neighborhood 53 OSS�PEE HILL RD			Year	Land	Buildings	Exempt	Total		
Tree Growth Year 0			2012	49,900	0	0	49,900		
1ST MORTGAGE 0			2013	49,900	0	0	49,900		
2ND MORTGAGE 0			2014	49,900	0	0	49,900		
Zone/Land Use 31 Agricultural/Residential			2015	49,900	0	0	49,900		
Secondary Zone			2016	33,100	0	0	33,100		
Topography 1 Level 2 Rolling			2017	33,100	0	0	33,100		
1.Level 4.Below St 7.Steep			2018	33,100	0	0	33,100		
2.Rolling 5.Low 8.Wet			2019	33,100	0	0	33,100		
3.Above St 6.Swampy 9.Lev/Roll			2020	33,100	84,500	0	117,600		
Utilities 9 No Water/No Sewer			2021	52,200	151,100	0	203,300		
1.Public 4.Improve 7.Improve			2022	57,000	166,200	0	223,200		
2.Water 5.Improve 8.			2023	62,700	184,400	0	247,100		
3.Sewer 6.Improve 9.None			2024	70,300	207,000	0	277,300		
Street 1 Paved			2025	86,000	274,200	0	360,200		
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			11.Ossipee WF		Frontage	Depth	Factor	Code	
BUILDING USE 0			12.Arrowhead WF				%		1.Unimproved
Sale Data			13.Waterfront				%		2.Excess Ftg /De
Sale Date 7/17/2018			14.Rear Land				%		3.Topography
Price 40,027			15.Misc				%		4.Size/Shape
Sale Type 1 Land Only							%		5.Access or Rear
1.Land 4.Mobile 7.							%		6.Restriction
2.L & B 5.Other 8.			Square Foot	Square Feet					7.Open Space
3.Building 6. 9.			16.Regular Lot				%		8.View/Environ
Financing 9 Unknown			17.Secondary Lot				%		9.Fract Share
1.Convent 4.Seller 7.			18.Excess Land				%		Acres
2.FHA/VA 5.Private 8.			19.Condominium				%		30.Rear (201+)
3.Assumed 6.Cash 9.Unknown			20.Pavement				%		31.Tillable/Horti
Validity 1 Arms Length Sale							%		32.Pasture
1.Valid 4.Split 7.Renovate			Fract. Acre	Acreege/Sites					33.Orchard
2.Related 5.Partial 8.Other			21.Homesite (Frac	21	2.00	80	%	1	34.Frontage
3.Distress 6.Exempt 9.			22.Vacant Lot (Fr	24	0.09	100	%	0	35.Triangular Lot
Verified 5 Public Record			23.Non Conforming				%		36.Commercial
1.Buyer 4.Agent 7.Family			Acres				%		37.Softwood
2.Seller 5.Pub Rec 8.Other			24.Excess (5-10)				%		38.Mixed Wood
3.Lender 6.MLS 9.			25.Excess (10+)				%		39.Hardwood
			26.Excess				%		40.Wasteland
			27.Rear (1-100)				%		41.Gravel Pit (Ac
			28.Rear (101-150)				%		42.Mobile Home Si
			29.Rear (151-200)				%		43.Condo Site
			Total Acreege 2.09						44.Utility ROW
									45.Camp Lot
									46.Site Improve

