

CUNNINGHAM, JILL N
CUNNINGHAM, RYAN J
51 OSSIPEE HILL ROAD
EAST WATERBORO ME 04030

B13078P114 B18837P946

Previous Owner
NEWTON ELLEN J
PO BOX 133

WATERBORO ME 04087
Sale Date: 10/15/2021

Inspection Witnessed By:

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

Notes:

Waterboro

Property Data			Assessment Record						
Neighborhood 53 OSSIPEE HILL RD			Year	Land	Buildings	Exempt	Total		
Tree Growth Year 0			2012	68,700	129,900	10,000	188,600		
1ST MORTGAGE 0			2013	68,700	129,900	10,000	188,600		
2ND MORTGAGE 0			2014	68,700	129,900	10,000	188,600		
Zone/Land Use 31 Agricultural/Residential			2015	68,700	129,900	10,000	188,600		
Secondary Zone			2016	58,400	129,900	15,000	173,300		
Topography 2 Rolling			2017	58,400	129,900	15,000	173,300		
1.Level 4.Below St 7.Steep			2018	58,400	129,900	20,000	168,300		
2.Rolling 5.Low 8.Wet			2019	58,400	129,900	20,000	168,300		
3.Above St 6.Swampy 9.Lev/Roll			2020	58,400	129,900	20,000	168,300		
Utilities 9 No Water/No Sewer			2021	64,300	129,900	24,500	169,700		
1.Public 4.Improve 7.Improve			2022	70,100	142,900	25,000	188,000		
2.Water 5.Improve 8.			2023	77,100	158,500	0	235,600		
3.Sewer 6.Improve 9.None			2024	86,500	177,900	0	264,400		
Street 1 Paved			2025	105,800	211,400	0	317,200		
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 10/15/2021			14.Rear Land				%		3.Topography
Price 250,000			15.Misc				%		4.Size/Shape
Sale Type 2 Land & Buildings							%		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 9 Unknown			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							%		31.Tillable/Horti
Validity 1 Arms Length Sale			Fract. Acre	Acreege/Sites					32.Pasture
1.Valid 4.Split 7.Renovate			21.Homesite (Frac	21	1.75	100	%	0	33.Orchard
2.Related 5.Partial 8.Other			22.Vacant Lot (Fr				%		34.Frontage
3.Distress 6.Exempt 9.			23.Non Conforming				%		35.Triangular Lot
Verified 5 Public Record			Acres				%		36.Commercial
1.Buyer 4.Agent 7.Family			24.Excess (5-10)				%		37.Softwood
2.Seller 5.Pub Rec 8.Other			25.Excess (10+)				%		38.Mixed Wood
3.Lender 6.MLS 9.			26.Excess				%		39.Hardwood
			27.Rear (1-100)				%		40.Wasteland
			28.Rear (101-150)				%		41.Gravel Pit (Ac
			29.Rear (151-200)				%		42.Mobile Home Si
			Total Acreage		1.75				43.Condo Site
									44.Utility ROW
									45.Camp Lot
									46.Site Improve


Waterboro

Map Lot 007-045

Account 690

Location 51 OSSIPEE 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	8 Aluminum/Vinyl			3.H Pump	6. 9.None		3.Capped	6. 9.None				
0.Wood	4.Asb/Asph	8.Alum/Vin		Kitchen Style	2 Typical			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	2 Typical Bath(s)			3.C Grade	6.AA Grade 9.Same			
1.Asphalt	4.Composit	7.		1.Modern	4.Obsolete 7.		SQFT (Footprint)	1800				
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	6			2.Fair	5.Avg+ 8.Exc			
OPEN-3-	0			# Bedrooms	3			3.Avg-	6.Good 9.Same			
OPEN-4-	0			# Full Baths	1			Phys. % Good	0%			
Year Built	1958			# Half Baths	0			Funct. % Good	100%			
Year Remodeled	1979			# Addn Fixtures	0			Functional Code	9 None			
Foundation	1 Concrete			# Fireplaces	0			1.Incomp	4.Small	7.Layout		
1.Concrete	4.Wood	7.			2.O-Built	5.CDU 8.Other		3.Damage	6.Style 9.None			
2.C Block	5.Slab	8.			Econ. % Good	100%			Economic Code	None		
3.Br/Stone	6.Prs/Post	9.			0.None	3.Services 7.		1.Location	4.Traffic 8.			
Basement	5 Crawl Space				1.1/4 Bmt	4.Full Bmt 7.		2.Encroach	9.None 9.			
1.1/4 Bmt	4.Full Bmt	7.			2.1/2 Bmt	5.None 8.		Entrance Code	5 Estimated			
3.3/4 Bmt	6.	9.None			3.3/4 Bmt	6. 9.None		1.Interior	4.Vacant 7.			
Bsmt Gar # Cars	0				Wet Basement	1 Dry Basement			2.Refusal	5.Estimate 8.		
1.Dry	4.	7.			1.Dry	4. 7.		3.Informed	6.Office 9.RS			
2.Damp	5.	8.			2.Damp	5. 8.		Information Code	5 Estimate			
3.Wet	6.	9.			3.Wet	6. 9.		1.Owner	4.Agent 7.			
					Date Inspected	10/21/2005			2.Relative	5.Estimate 8.		
									3.Tenant	6.Other 9.SNY		

Additions, Outbuildings & Improvements								
Type	Year	Units	Grade	Cond	Phys.	Funct.	Sound Value	
1 One Story Frame	0	112	0 0	0	0	0	0	1.One Story Fram
					%	%		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

