

BURNELL, CHRISTOPHER
 ALBONICO-BURNELL, TERRI
 27 OSS�PEE HILL ROAD
 EAST WATERBORO ME 04030

B9658P265 B15162P807 B16761P746 B16775P560

Previous Owner
 PLANTE JAMES R
 27 OSS�PEE HILL RD

E WATERBORO ME 04030 5043
 Sale Date: 11/01/2019

Previous Owner
 DENNEY, GEORGE
 C/O JAMES R PLANTE
 27 OSS�PEE HILL RD
 E WATERBORO ME 04030
 Sale Date: 6/18/2014

Previous Owner
 NATIONSTAR MORTGAGE LLC
 350 HIGHLAND DRIVE

LEWISVILLE TX 75067
 Sale Date: 2/11/2014

Inspection Witnessed By:

X	Date

No./Date	Description	Date Insp.

Notes:

Validity	1 Arms Length Sale
1.Valid	4.Split 7.Renovate
2.Related	5.Partial 8.Other
3.Distress	6.Exempt 9.
Verified	5 Public Record
1.Buyer	4.Agent 7.Family
2.Seller	5.Pub Rec 8.Other
3.Lender	6.MLS 9.

Property Data			Assessment Record				
Neighborhood	53 OSS�PEE HILL RD		Year	Land	Buildings	Exempt	Total
Tree Growth Year	0		2012	45,500	90,400	0	135,900
1ST MORTGAGE	0		2013	45,500	90,400	0	135,900
2ND MORTGAGE	0		2014	45,500	90,400	0	135,900
Zone/Land Use	31 Agricultural/Residential		2015	45,500	90,400	0	135,900
Secondary Zone			2016	38,700	85,800	15,000	109,500
			2017	38,700	85,800	15,000	109,500
Topography	2 Rolling		2018	38,700	85,800	20,000	104,500
			2019	38,700	85,800	20,000	104,500
1.Level	4.Below St	7.Steep	2020	38,700	86,100	20,000	104,800
2.Rolling	5.Low	8.Wet	2021	42,500	86,100	0	128,600
3.Above St	6.Swampy	9.Lev/Roll	2022	46,400	94,700	0	141,100
Utilities	9 No Water/No Sewer		2023	51,100	105,000	0	156,100
1.Public	4.Improve	7.Improve	2024	57,200	118,400	0	175,600
2.Water	5.Improve	8.	2025	70,000	140,600	25,000	185,600
3.Sewer	6.Improve	9.None					
Street	1 Paved						
1.Paved	4.Proposed	7.ROW					
2.Semi Imp	5.Pvt	8.None					
3.Gravel	6.Aband	9.TG PLAN					

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
				%		Acres
				%		30.Rear (201+)
				%		31.Tillable/Horti
				%		32.Pasture
				%		33.Orchard
				%		34.Frontage
				%		35.Triangular Lot
				%		36.Commercial
				%		37.Softwood
				%		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
Total Acreage		0.49				

Waterboro


Map Lot 007-049B

Account 752

Location 27 OSSISPEE 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	Fin Bsmt Grade	0 0	1.Typical	4. 7.
2.Ranch	6.Split	OPEN 5 OPTIONAL 0		2.Inadeq	5. 8.
3.R Ranch	7.Contemp/	Heat Type	100% 1 Hot Water BB	3.Not func	6. 9.
4.Cape	8.Log	1.HWB	5.FWA	9.No Heat	
Dwelling Units 1		2.HWCI	6.GravWA	10.	
Other Units 0		3.HWRAD	7.Electric	11.	
Stories 1 One Story		4.Steam	8.F/WallM	12.	
1.1	4.1.50	Cool Type	0% 9 None	Insulation 1 Full	
2.2	5.1.75	1.Refrig	4.W&C Air	7.	
3.3	6.2.50	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	Kitchen Style 2 Typical		Unfinished % 0%	
1.Wood	5.T-111	1.Modern	4.Obsolete	7.	
2.Wd Sh	6.Br/St	2.Typical	5. 8.	Grade & Factor 3 Average 100%	
3.Compos.	7.Nov	3.Old Type	6. 9.None	1.E Grade 4.B Grade 7.AAA Grad	
Roof Surface 1 Asphalt Shingles		Bath(s) Style 2 Typical Bath(s)		2.D Grade 5.A Grade 8.	
1.Asphalt	4.Composit	1.Modern	4.Obsolete	7.	
2.Slate	5.Wood	2.Typical	5. 8.	3.C Grade 6.AA Grade 9.Same	
3.Metal	6.Other	3.Old Type	6. 9.None	SQFT (Footprint) 864	
SF Masonry Trim 0		# Rooms 5		Condition 4 Average	
OPEN-3- 0		# Bedrooms 3		1.Poor 4.Avg 7.V G	
OPEN-4- 0		# Full Baths 1		2.Fair 5.Avg+ 8.Exc	
Year Built 1975		# Half Baths 0		3.Avg- 6.Good 9.Same	
Year Remodeled 0		# Addn Fixtures 0		Phys. % Good 0%	
Foundation 1 Concrete		# Fireplaces 0		Funct. % Good 100%	
1.Concrete	4.Wood			Functional Code 9 None	
2.C Block	5.Slab			1.Incomp 4.Small 7.Layout	
3.Br/Stone	6.Prs/Post			2.O-Built 5.CDU 8.Other	
Basement 4 Full Basement				3.Damage 6.Style 9.None	
1.1/4 Bmt	4.Full Bmt			Econ. % Good 100%	
2.1/2 Bmt	5.None			Economic Code None	
3.3/4 Bmt	6. 9.None			0.None 3.Services 7.	
Bsmt Gar # Cars 0				1.Location 4.Traffic 8.	
Wet Basement 1 Dry Basement				2.Encroach 9.None 9.	
1.Dry	4. 7.			Entrance Code 5 Estimated	
2.Damp	5. 8.	1.Interior 4.Vacant 7.			
3.Wet	6. 9.	2.Refusal 5.Estimate 8.			
		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 10/21/2005

Additions, Outbuildings & Improvements

Type	Year	Units	Grade	Cond	Phys.	Funct.	Sound Value	
68 Wood Deck	0	96	0 0	0	0 %	0 %		1.One Story Fram
24 Frame Shed	0	96	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

