

BEAN ANGELA B
34 OSS�PEE HILL RD
EAST WATERBORO ME 04030

B5877P1 B17652P616 B18979P62

Previous Owner
BEAN NANCY
ATTN: ANGELA B BEAN
34 OSS�PEE HILL RD
EAST WATERBORO ME 04030
Sale Date: 1/30/2018

Inspection Witnessed By:

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

Notes:
22.0517 - revocable transfer on death deed from Angela Bean to Larry and Brad Bean 18979/66 -sb

Waterboro

Property Data			Assessment Record						
Neighborhood 53 OSS�PEE HILL RD			Year	Land	Buildings	Exempt	Total		
Tree Growth Year 0			2012	73,500	82,400	0	155,900		
1ST MORTGAGE 0			2013	73,500	82,400	0	155,900		
2ND MORTGAGE 0			2014	73,500	82,400	0	155,900		
Zone/Land Use 31 Agricultural/Residential			2015	73,500	82,400	0	155,900		
Secondary Zone			2016	61,900	81,200	0	143,100		
Topography 2 Rolling			2017	61,900	81,200	0	143,100		
1.Level 4.Below St 7.Steep			2018	61,900	81,200	0	143,100		
2.Rolling 5.Low 8.Wet			2019	61,900	81,200	0	143,100		
3.Above St 6.Swampy 9.Lev/Roll			2020	61,900	81,900	0	143,800		
Utilities 9 No Water/No Sewer			2021	68,100	81,900	0	150,000		
1.Public 4.Improve 7.Improve			2022	74,300	90,100	0	164,400		
2.Water 5.Improve 8.			2023	81,700	99,900	0	181,600		
3.Sewer 6.Improve 9.None			2024	91,600	112,200	0	203,800		
Street 1 Paved			2025	109,700	165,700	0	275,400		
1.Paved 4.Proposed 7.ROW			Land Data						
2.Semi Imp 5.Pvt 8.None			Front Foot	Type	Effective		Influence		Influence Codes
3.Gravel 6.Aband 9.TG PLAN					Frontage	Depth	Factor	Code	
LAND USE 0			11.Ossipee WF					1.Unimproved	
BUILDING USE 0			12.Arrowhead WF					2.Excess Ftg /De	
Sale Data			13.Waterfront					3.Topography	
			14.Rear Land					4.Size/Shape	
Sale Date 1/30/2018			15.Misc					5.Access or Rear	
Price 140,000								6.Restriction	
Sale Type 2 Land & Buildings								7.Open Space	
1.Land 4.Mobile 7.			Square Foot	Square Feet				8.View/Environ	
2.L & B 5.Other 8.								9.Fract Share	
3.Building 6. 9.			16.Regular Lot					Acres	
Financing 9 Unknown			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 2 Related Parties			Fract. Acre	Acreege/Sites				34.Frontage	
1.Valid 4.Split 7.Renovate				21	2.00	100	%	0	35.Triangular Lot
2.Related 5.Partial 8.Other			22.Vacant Lot (Fr	26	2.55	100	%	0	36.Commercial
3.Distress 6.Exempt 9.			23.Non Conforming						37.Softwood
Verified 5 Public Record			Acres						38.Mixed Wood
1.Buyer 4.Agent 7.Family			24.Excess (5-10)						39.Hardwood
2.Seller 5.Pub Rec 8.Other			25.Excess (10+)						40.Wasteland
3.Lender 6.MLS 9.			26.Excess						41.Gravel Pit (Ac
			27.Rear (1-100)						42.Mobile Home Si
			28.Rear (101-150)						43.Condo Site
			29.Rear (151-200)						44.Utility ROW
			Total Acreege 4.55						45.Camp Lot
									46.Site Improve

Waterboro

Map Lot 007-053B

Account 757

Location 34 OSSIPEE HILL ROAD

Card 1 Of 1 9/23/2024

Building Style	1 Conventional	SF Bsmt Living	0	Layout	1 Typical
1.Conv	5.Garr/Col	9.Other	Fin Bsmt Grade	0 0	1.Typical
2.Ranch	6.Split	10.Mohome	OPEN 5 OPTIONAL 0		2.Inadeq
3.R Ranch	7.Contemp/	11.Condo	Heat Type	100%	1 Hot Water BB
4.Cape	8.Log	12.	1.HWBB	5.FWA	9.No Heat
Dwelling Units 1			2.HWCI	6.GravWA	10.
Other Units 0			3.HWRAD	7.Electric	11.
Stories	2 Two Story		4.Steam	8.F/WallM	12.
1.1	4.1.50	7.1.25	Cool Type	0%	9 None
2.2	5.1.75	8.	1.Refrig	4.W&C Air	7.
3.3	6.2.50	9.	2.Evapor	5.	8.
Exterior Walls		1 Wood Siding	3.H Pump	6.	9.None
0.Wood	4.Asb/Asph	8.Alum/Vin	Kitchen Style		2 Typical
1.Wood	5.T-111	9.Other	1.Modern	4.Obsolete	7.
2.Wd Sh	6.Br/St	11.	2.Typical	5.	8.
3.Compos.	7.Nov	12.	3.Old Type	6.	9.None
Roof Surface		1 Asphalt Shingles	Bath(s) Style		2 Typical Bath(s)
1.Asphalt	4.Composit	7.	1.Modern	4.Obsolete	7.
2.Slate	5.Wood	8.	2.Typical	5.	8.
3.Metal	6.Other	9.	3.Old Type	6.	9.None
SF Masonry Trim		0	# Rooms	6	
OPEN-3-		0	# Bedrooms	3	
OPEN-4-		0	# Full Baths	1	
Year Built		1958	# Half Baths	0	
Year Remodeled		0	# Addn Fixtures	0	
Foundation		2 Concrete Block	# Fireplaces	0	
1.Concrete	4.Wood	7.	<div style="display: flex; align-items: center; justify-content: center;"> <div style="background-color: #2e7d32; color: white; padding: 10px 20px; font-size: 2em; margin-right: 10px;">T</div> <div style="font-size: 2em; font-weight: bold; margin-right: 10px;">TRIO</div> </div>		
2.C Block	5.Slab	8.			
3.Br/Stone	6.Prs/Post	9.			
Basement		1 1/4 Basement			
1.1/4 Bmt	4.Full Bmt	7.			
2.1/2 Bmt	5.None	8.			
3.3/4 Bmt	6.	9.None			
Bsmt Gar # Cars		0			
Wet Basement		1 Dry Basement			
1.Dry	4.	7.			
2.Damp	5.	8.			
3.Wet	6.	9.			
Date Inspected		10/21/2005			

Additions, Outbuildings & Improvements							
Type	Year	Units	Grade	Cond	Phys.	Funct.	Sound Value
68 Wood Deck	0	255	0 0	0	0	% 0	%
23 Frame Garage	0	260	0 0	0	0	% 0	%
21 Open Frame	0	72	0 0	0	0	% 0	%
21 Open Frame	0	40	0 0	0	0	% 0	%
						%	%
						%	%
						%	%
						%	%
						%	%
						%	%
						%	%
						%	%

