

OUELLETTE, TYLER DANA  
412 DEERING RIDGE ROAD  
EAST WATERBORO ME 04030  
  
B17692P452 B18234P625

Previous Owner  
NARRAGANSETT BUILDERS LLC  
PO BOX 19  
  
BUXTON ME 04093  
Sale Date: 4/30/2020

Previous Owner  
HERTEL, VAN E., JR.  
5 SHADY CREEK LN  
  
SCARBOROUGH ME 04074  
Sale Date: 4/10/2018

Inspection Witnessed By:

No./Date	Description	Date Insp.
X		

Notes:  
20.0715 - added 30x26 colonial, 30% incomplete, check 2021 -sb  
21.0525 - removed incompleated added 12x12 deck, 5x5 deck -sb

Waterboro

Property Data		
Neighborhood	34 DEERING RIDGE RD	
Tree Growth Year	0	
1ST MORTGAGE	0	
2ND MORTGAGE	0	
Zone/Land Use	31 Agricultural/Residential	
Secondary Zone		
Topography	2 Rolling	
1.Level	4.Below St	7.Steep
2.Rolling	5.Low	8.Wet
3.Above St	6.Swampy	9.Lev/Roll
Utilities	9 No Water/No Sewer	
1.Public	4.Improve	7.Improve
2.Water	5.Improve	8.
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 USE	0	
BUILDING USE	0	
Sale Data		
Sale Date	4/30/2020	
Price	263,900	
Sale Type	2 Land & Buildings	
1.Land	4.Mobile	7.
2.L & B	5.Other	8.
3.Building	6.	9.
Financing	9 Unknown	
1.Convent	4.Seller	7.
2.FHA/VA	5.Private	8.
3.Assumed	6.Cash	9.Unknown
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.

Assessment Record				
Year	Land	Buildings	Exempt	Total
2019	41,800	0	0	41,800
2020	41,800	0	0	41,800
2021	65,700	129,100	0	194,800
2022	71,700	231,700	0	303,400
2023	78,800	257,000	0	335,800
2024	88,400	288,600	0	377,000
2025	109,000	380,800	0	489,800

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
21		2.00		100 %	0	37.Softwood
27		0.71		100 %	0	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
<b>Total Acreage</b>		2.71				

