

HUSTON, NICHOLAS B
ROGERS, ZACHARY N
1073 Middle Rd
Waterboro ME 04061

B13982P68 B17502P379 B19026P577

Previous Owner
HOLDSWORTH PAUL H
C/O SHAWN HOLDSWORTH
565 EAST HILL RD
OAKHAM MA 01068
Sale Date: 5/13/2022

Inspection Witnessed By:

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

Notes:

18.0214 - removed 5.10 acres transferred to Peter Dusseault, 010-003-001, B17502/P379 -sb

19.0528 - Paul Holdsworth deceased 4/2/19 -sb

23.0215 - removed 6.20 acres conveyed to Teixeira, 010-003-002,B19135/P320, 12.70 acres remaining -sb

23.1024 - changed land from vacant to homesite, removed topography influence factor; added 26x58 ranch home and 28x30 1.5S garage with unfinished 2nd floor - vw

Waterboro

Property Data			Assessment Record						
Neighborhood 71 ROSS CORNER RD E			Year	Land	Buildings	Exempt	Total		
Tree Growth Year 0			2012	58,800	0	0	58,800		
1ST MORTGAGE 0			2013	58,800	0	0	58,800		
2ND MORTGAGE 0			2014	58,800	0	0	58,800		
Zone/Land Use 33 Forest/Agricultural..			2015	58,800	0	0	58,800		
Secondary Zone			2016	44,000	0	0	44,000		
Topography 2 Rolling			2017	44,000	0	0	44,000		
1.Level 4.Below St 7.Steep			2018	44,000	0	0	44,000		
2.Rolling 5.Low 8.Wet			2019	41,500	0	0	41,500		
3.Above St 6.Swampy 9.Lev/Roll			2020	41,500	0	0	41,500		
Utilities 9 No Water/No Sewer			2021	45,600	0	0	45,600		
1.Public 4.Improve 7.Improve			2022	49,800	0	0	49,800		
2.Water 5.Improve 8.			2023	54,800	0	0	54,800		
3.Sewer 6.Improve 9.None			2024	56,800	0	0	56,800		
Street 1 Paved			2025	153,800	390,000	0	543,800		
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 5/13/2022			15.Misc			%		5.Access or Rear	
Price 160,000						%		6.Restriction	
Sale Type 1 Land Only						%		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 1 Arms Length Sale						%		34.Frontage	
1.Valid 4.Split 7.Renovate			Fract. Acre	Acreege/Sites				35.Triangular Lot	
2.Related 5.Partial 8.Other				21.Homesite (Frac	21	5.00	100 %	0	36.Commercial
3.Distress 6.Exempt 9.			22.Vacant Lot (Fr	24	7.70	100 %	0	37.Softwood	
Verified 5 Public Record			23.Non Conforming			%		38.Mixed Wood	
1.Buyer 4.Agent 7.Family			Acres			%		39.Hardwood	
2.Seller 5.Pub Rec 8.Other			24.Excess (5-10)			%		40.Wasteland	
3.Lender 6.MLS 9.			25.Excess (10+)			%		41.Gravel Pit (Ac	
			26.Excess			%		42.Mobile Home Si	
			27.Rear (1-100)			%		43.Condo Site	
			28.Rear (101-150)			%		44.Utility ROW	
			29.Rear (151-200)			%		45.Camp Lot	
			Total Acreage 12.70					46.Site Improve	

