

THOMAS RUEL & DIANE SEWARD, TRUSTEES
ANDREA J VALWAY IRREVOCABLE TRUST
PO BOX 206
EAST WATERBORO ME 04030

B9857P42 B17636P345 B19394P612

Previous Owner
VALWAY ANDREA J TRUST
ANDREA J VALWAY TRUSTEE
PO BOX 206
EAST WATERBORO ME 04030
Sale Date: 1/26/2024

Property Data			Assessment Record						
Neighborhood 42 BAGLEY RD			Year	Land	Buildings	Exempt	Total		
Tree Growth Year 0			2012	120,200	160,500	10,000	270,700		
1ST MORTGAGE 0			2013	120,200	160,500	10,000	270,700		
2ND MORTGAGE 0			2014	120,200	160,500	10,000	270,700		
Zone/Land Use 33 Forest/Agricultural..			2015	120,200	160,500	10,000	270,700		
Secondary Zone			2016	97,000	151,300	15,000	233,300		
Topography 2 Rolling			2017	97,000	151,300	15,000	233,300		
1.Level 4.Below St 7.Steep			2018	97,000	151,300	20,000	228,300		
2.Rolling 5.Low 8.Wet			2019	97,000	151,300	20,000	228,300		
3.Above St 6.Swampy 9.Lev/Roll			2020	97,000	151,300	20,000	228,300		
Utilities 9 No Water/No Sewer			2021	106,600	151,300	24,500	233,400		
1.Public 4.Improve 7.Improve			2022	116,300	166,400	25,000	257,700		
2.Water 5.Improve 8.			2023	128,000	184,600	25,000	287,600		
3.Sewer 6.Improve 9.None			2024	143,500	208,300	25,000	326,800		
Street 3 Gravel			2025	169,600	259,900	0	429,500		
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 1/26/2024			14.Rear Land				%		3.Topography
Price			15.Misc				%		4.Size/Shape
Sale Type 2 Land & Buildings							%		5.Access or Rear
1.Land 4.Mobile 7.							%		6.Restriction
2.L & B 5.Other 8.			Square Foot		Square Feet				7.Open Space
3.Building 6. 9.			16.Regular Lot				%		8.View/Environ
Financing 9 Unknown			17.Secondary Lot				%		9.Fract Share
1.Convent 4.Seller 7.			18.Excess Land				%		Acres
2.FHA/VA 5.Private 8.			19.Condominium				%		30.Rear (201+)
3.Assumed 6.Cash 9.Unknown			20.Pavement				%		31.Tillable/Horti
Validity 2 Related Parties							%		32.Pasture
1.Valid 4.Split 7.Renovate			Fract. Acre		Acreege/Sites				33.Orchard
2.Related 5.Partial 8.Other			21.Homesite (Frac	21	5.00	100	%	0	34.Frontage
3.Distress 6.Exempt 9.			22.Vacant Lot (Fr	26	35.00	100	%	0	35.Triangular Lot
Verified 5 Public Record			23.Non Conforming				%		36.Commercial
1.Buyer 4.Agent 7.Family			Acres				%		37.Softwood
2.Seller 5.Pub Rec 8.Other			24.Excess (5-10)				%		38.Mixed Wood
3.Lender 6.MLS 9.			25.Excess (10+)				%		39.Hardwood
			26.Excess				%		40.Wasteland
			27.Rear (1-100)				%		41.Gravel Pit (Ac
			28.Rear (101-150)				%		42.Mobile Home Si
			29.Rear (151-200)				%		43.Condo Site
			Total Acreage		40.00				44.Utility ROW
									45.Camp Lot
									46.Site Improve

Inspection Witnessed By:

No./Date	Description	Date Insp.
X		

Notes:

