

LOZIER, JEREMY PETER  
LOZIER, SARAH  
231 WEBBER ROAD  
NORTH WATERBORO ME 04061

B8323P188 B17073P981 B18611P637

Previous Owner  
SHAPIRO JONATHAN J  
SHAPIRO, PATRICIA A  
231 WEBBER ROAD  
N WATERBORO ME 04061  
Sale Date: 3/31/2021

Inspection Witnessed By:

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

Notes:

Waterboro

Property Data			Assessment Record						
Neighborhood <b>20 WEBBER RD</b>			Year	Land	Buildings	Exempt	Total		
Tree Growth Year <b>0</b>			2012	62,500	252,700	10,000	305,200		
1ST MORTGAGE <b>0</b>			2013	62,500	252,700	10,000	305,200		
2ND MORTGAGE <b>0</b>			2014	62,500	252,700	10,000	305,200		
Zone/Land Use <b>31 Agricultural/Residential</b>			2015	62,500	252,700	10,000	305,200		
Secondary Zone			2016	53,100	250,100	15,000	288,200		
Topography <b>3 Above Street</b>			2017	53,100	250,100	15,000	288,200		
1.Level 4.Below St 7.Steep			2018	53,100	250,100	20,000	283,200		
2.Rolling 5.Low 8.Wet			2019	53,100	250,100	20,000	283,200		
3.Above St 6.Swampy 9.Lev/Roll			2020	53,100	251,100	20,000	284,200		
Utilities <b>9 No Water/No Sewer</b>			2021	58,400	251,100	24,500	285,000		
1.Public 4.Improve 7.Improve			2022	63,800	276,200	0	340,000		
2.Water 5.Improve 8.			2023	70,100	306,400	0	376,500		
3.Sewer 6.Improve 9.None			2024	78,600	344,000	0	422,600		
Street <b>1 Paved</b>			2025	96,200	460,300	0	556,500		
1.Paved 4.Proposed 7.ROW			<b>Land Data</b>						
2.Semi Imp 5.Pvt 8.None									
3.Gravel 6.Aband 9.TG PLAN			<b>Front Foot</b>	<b>Type</b>	<b>Effective</b>		<b>Influence</b>		<b>Influence Codes</b>
LAND USE <b>0</b>			11.Ossipee WF		<b>Frontage</b>	<b>Depth</b>	<b>Factor</b>	<b>Code</b>	
BUILDING USE <b>0</b>			12.Arrowhead WF				%		1.Unimproved
<b>Sale Data</b>			13.Waterfront				%		2.Excess Ftg /De
Sale Date <b>3/31/2021</b>			14.Rear Land				%		3.Topography
Price <b>415,000</b>			15.Misc				%		4.Size/Shape
Sale Type <b>2 Land &amp; Buildings</b>							%		5.Access or Rear
1.Land 4.Mobile 7.							%		6.Restriction
2.L & B 5.Other 8.			<b>Square Foot</b>	<b>Square Feet</b>					7.Open Space
3.Building 6. 9.			16.Regular Lot				%		8.View/Environ
Financing <b>9 Unknown</b>			17.Secondary Lot				%		9.Fract Share
1.Convent 4.Seller 7.			18.Excess Land				%		<b>Acres</b>
2.FHA/VA 5.Private 8.			19.Condominium				%		30.Rear (201+)
3.Assumed 6.Cash 9.Unknown			20.Pavement				%		31.Tillable/Horti
Validity <b>1 Arms Length Sale</b>							%		32.Pasture
1.Valid 4.Split 7.Renovate			<b>Fract. Acre</b>	<b>Acreege/Sites</b>					33.Orchard
2.Related 5.Partial 8.Other			21.Homesite (Frac	21	1.94	90	%	3	34.Frontage
3.Distress 6.Exempt 9.			22.Vacant Lot (Fr				%		35.Triangular Lot
Verified <b>5 Public Record</b>			23.Non Conforming				%		36.Commercial
1.Buyer 4.Agent 7.Family			<b>Acres</b>				%		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
			<b>Total Acreage 1.94</b>						44.Utility ROW
									45.Camp Lot
									46.Site Improve

