

ROHNER JEREMIAH D
ROHNER, PATRICIA E
38 MEADOWBROOK DR
E WATERBORO ME 04030

B14165P526 B16371P443 B17275P406

Previous Owner
PINETTE, COREY A & AMBER M
ATTN: JEREMIAH & PATRICIA ROHNER
38 MEADOWBROOK DRIVE
EAST WATERBORO ME 04030 5652
Sale Date: 7/14/2016

Previous Owner
CYR RYAN B & TATUM A
C/O COREY & AMBER PINETTE
38 MEADOWBROOK DRIVE
EAST WATERBORO ME 04030 5652
Sale Date: 7/23/2012

Previous Owner
COTE ANDRE N & SUSAN A
96 PANORAMIC DRIVE

EAST WATERBORO ME 04030
Sale Date: 7/22/2004

Inspection Witnessed By:

X	Date
No./Date	Description
	Date Insp.

Notes:
17.0906 - added finished basement -sb

Waterboro

Property Data			Assessment Record						
Neighborhood 32 MEADOWBROOK RD			Year	Land	Buildings	Exempt	Total		
Tree Growth Year 0			2012	69,100	130,300	10,000	189,400		
1ST MORTGAGE 0			2013	69,100	130,300	0	199,400		
2ND MORTGAGE 0			2014	69,100	130,300	0	199,400		
Zone/Land Use 31 Agricultural/Residential			2015	69,100	130,300	0	199,400		
Secondary Zone			2016	58,800	130,300	0	189,100		
Topography 2 Rolling			2017	58,800	130,300	0	189,100		
1.Level 4.Below St 7.Steep			2018	58,800	136,700	0	195,500		
2.Rolling 5.Low 8.Wet			2019	58,800	136,700	0	195,500		
3.Above St 6.Swampy 9.Lev/Roll			2020	58,800	137,100	0	195,900		
Utilities 9 No Water/No Sewer			2021	64,600	137,100	0	201,700		
1.Public 4.Improve 7.Improve			2022	70,500	150,800	0	221,300		
2.Water 5.Improve 8.			2023	77,600	167,200	0	244,800		
3.Sewer 6.Improve 9.None			2024	87,000	187,800	0	274,800		
Street 1 Paved			2025	106,300	254,500	0	360,800		
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 7/14/2016			15.Misc			%		5.Access or Rear	
Price 220,000						%		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.			16.Regular Lot			%		9.Fract Share	
3.Building 6. 9.			17.Secondary Lot			%		Acres	
Financing 1 Conventional			18.Excess Land			%		30.Rear (201+)	
1.Convent 4.Seller 7.			19.Condominium			%		31.Tillable/Horti	
2.FHA/VA 5.Private 8.			20.Pavement			%		32.Pasture	
3.Assumed 6.Cash 9.Unknown						%		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	1.85	100 %	0	36.Commercial	
3.Distress 6.Exempt 9.			22.Vacant Lot (Fr			%		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		1.85				
						46.Site Improve			

