

CLOUTIER, MORGAN H
 LEROY, HANNAH S
 60 MEADOWBROOK DRIVE
 WATERBORO ME 04030

B14674P238 B18564P929 B18739P133

Previous Owner
 FEDERAL NATIONAL MORTGAGE ASSOCIATION
 5600 GRANITE PARKWAY VII

PLANO TX 75024
 Sale Date: 7/16/2021

Previous Owner
 PARKER WILBUR L JR
 PARKER, JEAN L
 60 MEADOW BROOK ROAD
 EAST WATERBORO ME 04030
 Sale Date: 2/11/2021

Previous Owner
 COTE ANDRE N & SUSAN A
 96 PANORAMIC DRIVE

EAST WATERBORO ME 04030
 Sale Date: 11/17/2005

Inspection Witnessed By:

X	Date
No./Date	Description
	Date Insp.

Notes:

Property Data		
Neighborhood	32 MEADOWBROOK 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	7/16/2021	
Price	291,000	
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
2012	69,100	237,700	10,000	296,800
2013	69,100	237,700	10,000	296,800
2014	69,100	237,700	10,000	296,800
2015	69,100	237,700	10,000	296,800
2016	58,800	237,700	15,000	281,500
2017	58,800	237,700	15,000	281,500
2018	58,800	237,700	20,000	276,500
2019	58,800	237,700	20,000	276,500
2020	58,800	238,400	20,000	277,200
2021	64,600	238,400	24,500	278,500
2022	70,500	262,200	0	332,700
2023	77,600	290,900	0	368,500
2024	87,000	326,600	0	413,600
2025	106,300	437,000	0	543,300

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
				%		37.Softwood
				%		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
Total Acreage		1.85				

