

TARNOWSKI, JOHN P
16 BREARY AVENUE, UNIT 7
SANFORD ME 04073

B10043P35 B16735P592 B19389P447

Previous Owner
STIMSON BRYAN A
117 MEADOWBROOK DRIVE

EAST WATERBORO ME 04030
Sale Date: 7/30/2024

Previous Owner
COTE ANDRE & SUSAN
96 PANORAMIC DRIVE

E. WATERBORO ME 04030
Sale Date: 11/19/2013

Inspection Witnessed By:

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

Notes:
15.1124 - add deck - ak
24.0905 - Bryan Stimson deceased as of 4/13/2024; Transfer on Death Deed to John Tarnowski B19389/P447 - vw
24.0905 - removed factor for unimproved - vw

Waterboro

Property Data			Assessment Record						
Neighborhood 32 MEADOWBROOK RD			Year	Land	Buildings	Exempt	Total		
Tree Growth Year 0			2012	44,500	0	0	44,500		
1ST MORTGAGE 0			2013	44,500	0	0	44,500		
2ND MORTGAGE 0			2014	56,100	57,900	0	114,000		
Zone/Land Use 31 Agricultural/Residential			2015	56,100	131,600	0	187,700		
Secondary Zone			2016	47,700	132,500	0	180,200		
Topography 2 Rolling			2017	47,700	132,500	0	180,200		
1.Level 4.Below St 7.Steep			2018	47,700	132,500	0	180,200		
2.Rolling 5.Low 8.Wet			2019	47,700	132,500	0	180,200		
3.Above St 6.Swampy 9.Lev/Roll			2020	47,700	133,000	0	180,700		
Utilities			2021	52,500	133,000	0	185,500		
1.Public 4.Improve 7.Improve			2022	57,200	146,300	0	203,500		
2.Water 5.Improve 8.			2023	63,000	162,300	0	225,300		
3.Sewer 6.Improve 9.None			2024	70,600	182,200	0	252,800		
Street 3 Gravel			2025	86,300	249,200	0	335,500		
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					Frontage	Depth	Factor	Code	
BUILDING USE 0			11.Ossipee WF			%		1.Unimproved	
Sale Data			12.Arrowhead WF			%		2.Excess Ftg /De	
Sale Date 4/13/2024			13.Waterfront			%		3.Topography	
Price			14.Rear Land			%		4.Size/Shape	
Sale Type 2 Land & Buildings			15.Misc			%		5.Access or Rear	
1.Land 4.Mobile 7.			Square Foot		Square Feet			6.Restriction	
2.L & B 5.Other 8.			16.Regular Lot			%		7.Open Space	
3.Building 6. 9.			17.Secondary Lot			%		8.View/Environ	
Financing 9 Unknown			18.Excess Land			%		9.Fract Share	
1.Convent 4.Seller 7.			19.Condominium			%		Acres	
2.FHA/VA 5.Private 8.			20.Pavement			%		30.Rear (201+)	
3.Assumed 6.Cash 9.Unknown			Fract. Acre		Acreege/Sites			31.Tillable/Horti	
Validity 2 Related Parties			21.Homesite (Frac	21	0.92	100	%	0	
1.Valid 4.Split 7.Renovate			22.Vacant Lot (Fr			%		32.Pasture	
2.Related 5.Partial 8.Other			23.Non Conforming			%		33.Orchard	
3.Distress 6.Exempt 9.			Acres			%		34.Frontage	
Verified 7 Family Member			24.Excess (5-10)			%		35.Triangular Lot	
1.Buyer 4.Agent 7.Family			25.Excess (10+)			%		36.Commercial	
2.Seller 5.Pub Rec 8.Other			26.Excess			%		37.Softwood	
3.Lender 6.MLS 9.			27.Rear (1-100)			%		38.Mixed Wood	
			28.Rear (101-150)			%		39.Hardwood	
			29.Rear (151-200)			%		40.Wasteland	
			Total Acreage		0.92			41.Gravel Pit (Ac	
								42.Mobile Home Si	
								43.Condo Site	
								44.Utility ROW	
								45.Camp Lot	
								46.Site Improve	

