

PINETTE, HELEN ROSE  
1 LEONA DRIVE  
EAST WATERBORO ME 04030

B18166P801 B18773P496

Previous Owner  
COUTURE, NAOMI BARBARA  
1 LEONA DRIVE

EAST WATERBORO ME 04030  
Sale Date: 8/17/2021

Previous Owner  
FOMEZ DEVELOPMENT, LLC  
P.O. BOX 100

WATERBORO ME 04087  
Sale Date: 2/06/2020

Inspection Witnessed By:

X	Date
No./Date	Description
	Date Insp.

Notes:  
19.0108 - split from 011-045 (Woody Knoll Subdivision) -sb  
19.0221 - added street number - tb  
19.0402 - per return address on check for FOMEZ  
Development - changed the mailing address to PO Box 100  
04087 - tb  
23.0124 - added 12x16 shed - vw

Waterboro

Property Data			Assessment Record																																																																																																																																																																																																												
Neighborhood <b>44 TOWNHOUSE RD</b>			Year	Land	Buildings	Exempt	Total																																																																																																																																																																																																								
Tree Growth Year <b>0</b>			2020	40,900	0	0	40,900																																																																																																																																																																																																								
1ST MORTGAGE <b>0</b>			2021	64,600	181,100	0	245,700																																																																																																																																																																																																								
2ND MORTGAGE <b>0</b>			2022	70,500	199,200	0	269,700																																																																																																																																																																																																								
Zone/Land Use <b>31 Agricultural/Residential</b>			2023	77,500	221,000	25,000	273,500																																																																																																																																																																																																								
Secondary Zone			2024	86,900	260,200	25,000	322,100																																																																																																																																																																																																								
Topography <b>1 Level</b>			2025	106,300	344,500	25,000	425,800																																																																																																																																																																																																								
1.Level 4.Below St 7.Steep																																																																																																																																																																																																															
2.Rolling 5.Low 8.Wet																																																																																																																																																																																																															
3.Above St 6.Swampy 9.Lev/Roll																																																																																																																																																																																																															
Utilities <b>9 No Water/No Sewer</b>																																																																																																																																																																																																															
1.Public 4.Improve 7.Improve																																																																																																																																																																																																															
2.Water 5.Improve 8.																																																																																																																																																																																																															
3.Sewer 6.Improve 9.None																																																																																																																																																																																																															
Street <b>1 Paved</b>																																																																																																																																																																																																															
1.Paved 4.Proposed 7.ROW																																																																																																																																																																																																															
2.Semi Imp 5.Pvt 8.None																																																																																																																																																																																																															
3.Gravel 6.Aband 9.TG PLAN																																																																																																																																																																																																															
LAND USE <b>0</b>			<table border="1"> <thead> <tr> <th rowspan="2">Front Foot</th> <th rowspan="2">Type</th> <th colspan="2">Effective</th> <th colspan="2">Influence</th> <th rowspan="2">Influence Codes</th> </tr> <tr> <th>Frontage</th> <th>Depth</th> <th>Factor</th> <th>Code</th> </tr> </thead> <tbody> <tr><td>11.Ossipee WF</td><td></td><td></td><td></td><td>%</td><td></td><td>1.Unimproved</td></tr> <tr><td>12.Arrowhead WF</td><td></td><td></td><td></td><td>%</td><td></td><td>2.Excess Ftg /De</td></tr> <tr><td>13.Waterfront</td><td></td><td></td><td></td><td>%</td><td></td><td>3.Topography</td></tr> <tr><td>14.Rear Land</td><td></td><td></td><td></td><td>%</td><td></td><td>4.Size/Shape</td></tr> <tr><td>15.Misc</td><td></td><td></td><td></td><td>%</td><td></td><td>5.Access or Rear</td></tr> <tr><td></td><td></td><td></td><td></td><td>%</td><td></td><td>6.Restriction</td></tr> <tr><td></td><td></td><td></td><td></td><td>%</td><td></td><td>7.Open Space</td></tr> <tr><td></td><td></td><td></td><td></td><td>%</td><td></td><td>8.View/Environ</td></tr> <tr><td></td><td></td><td></td><td></td><td>%</td><td></td><td>9.Fract Share</td></tr> <tr><td></td><td></td><td></td><td></td><td>%</td><td></td><td><b>Acres</b></td></tr> <tr><td></td><td></td><td></td><td></td><td>%</td><td></td><td>30.Rear (201+)</td></tr> <tr><td></td><td></td><td></td><td></td><td>%</td><td></td><td>31.Tillable/Horti</td></tr> <tr><td></td><td></td><td></td><td></td><td>%</td><td></td><td>32.Pasture</td></tr> <tr><td></td><td></td><td></td><td></td><td>%</td><td></td><td>33.Orchard</td></tr> <tr><td></td><td></td><td></td><td></td><td>%</td><td></td><td>34.Frontage</td></tr> <tr><td></td><td></td><td></td><td></td><td>%</td><td></td><td>35.Triangular Lot</td></tr> <tr><td></td><td></td><td></td><td></td><td>%</td><td></td><td>36.Commercial</td></tr> <tr><td></td><td></td><td></td><td></td><td>%</td><td></td><td>37.Softwood</td></tr> <tr><td></td><td></td><td></td><td></td><td>%</td><td></td><td>38.Mixed Wood</td></tr> <tr><td></td><td></td><td></td><td></td><td>%</td><td></td><td>39.Hardwood</td></tr> <tr><td></td><td></td><td></td><td></td><td>%</td><td></td><td>40.Wasteland</td></tr> <tr><td></td><td></td><td></td><td></td><td>%</td><td></td><td>41.Gravel Pit (Ac</td></tr> <tr><td></td><td></td><td></td><td></td><td>%</td><td></td><td>42.Mobile Home Si</td></tr> <tr><td></td><td></td><td></td><td></td><td>%</td><td></td><td>43.Condo Site</td></tr> <tr><td></td><td></td><td></td><td></td><td>%</td><td></td><td>44.Utility ROW</td></tr> <tr><td></td><td></td><td></td><td></td><td>%</td><td></td><td>45.Camp Lot</td></tr> <tr><td></td><td></td><td></td><td></td><td>%</td><td></td><td>46.Site Improve</td></tr> </tbody> </table>					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					%		<b>Acres</b>					%		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
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																																																																																																																																																																																																									
				%		<b>Acres</b>																																																																																																																																																																																																									
				%		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																																																																																																																																																																																																									
BUILDING USE <b>0</b>			<b>Land Data</b>																																																																																																																																																																																																												
<b>Sale Data</b>			<b>Front Foot</b>																																																																																																																																																																																																												
Sale Date <b>8/17/2021</b>			11.Ossipee WF																																																																																																																																																																																																												
Price <b>330,000</b>			12.Arrowhead WF																																																																																																																																																																																																												
Sale Type <b>2 Land &amp; Buildings</b>			13.Waterfront																																																																																																																																																																																																												
1.Land 4.Mobile 7.			14.Rear Land																																																																																																																																																																																																												
2.L & B 5.Other 8.			15.Misc																																																																																																																																																																																																												
3.Building 6. 9.			<b>Square Foot</b>																																																																																																																																																																																																												
Financing <b>9 Unknown</b>			16.Regular Lot																																																																																																																																																																																																												
1.Convent 4.Seller 7.			17.Secondary Lot																																																																																																																																																																																																												
2.FHA/VA 5.Private 8.			18.Excess Land																																																																																																																																																																																																												
3.Assumed 6.Cash 9.Unknown			19.Condominium																																																																																																																																																																																																												
Validity <b>1 Arms Length Sale</b>			20.Pavement																																																																																																																																																																																																												
1.Valid 4.Split 7.Renovate			<b>Fract. Acre</b>																																																																																																																																																																																																												
2.Related 5.Partial 8.Other			21.Homesite (Frac																																																																																																																																																																																																												
3.Distress 6.Exempt 9.			22.Vacant Lot (Fr																																																																																																																																																																																																												
Verified <b>5 Public Record</b>			23.Non Conforming																																																																																																																																																																																																												
1.Buyer 4.Agent 7.Family			<b>Acres</b>																																																																																																																																																																																																												
2.Seller 5.Pub Rec 8.Other			24.Excess ( 5-10)																																																																																																																																																																																																												
3.Lender 6.MLS 9.			25.Excess (10+)																																																																																																																																																																																																												
			26.Excess																																																																																																																																																																																																												
			27.Rear (1-100)																																																																																																																																																																																																												
			28.Rear (101-150)																																																																																																																																																																																																												
			29.Rear (151-200)																																																																																																																																																																																																												
			<b>Total Acreage 1.84</b>																																																																																																																																																																																																												

