

WEST ROAD REALTY LLC
3 OAK STREET
ALFRED ME 04002

B15017P431 B15317P339 B15564P458 B15811P576

Previous Owner
CAW 1 LLC
PO BOX 323

NORTH WATERBORO ME 04061-0323
Sale Date: 6/29/2021

Previous Owner
SALEM CAPITAL GROUP LLC
C/O CORY & BETHANY WOODSOME
462 SOKOKIS TRL
E WATERBORO ME 04030
Sale Date: 5/06/2014

Previous Owner
HARRIMAN JANE M
C/O SALEM CAPITAL GROUP LLC
48 YORK ST STE 2
KENNEBUNK ME 04043
Sale Date: 2/09/2010

Inspection Witnessed By:

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

Notes:

Waterboro

Property Data			Assessment Record																																																																																																																																																																																		
Neighborhood 59 WEST RD S			Year	Land	Buildings	Exempt	Total																																																																																																																																																																														
Tree Growth Year 0			2012	59,400	59,000	0	118,400																																																																																																																																																																														
1ST MORTGAGE 0			2013	59,400	59,000	0	118,400																																																																																																																																																																														
2ND MORTGAGE 0			2014	59,400	59,000	0	118,400																																																																																																																																																																														
Zone/Land Use 21 Village			2015	59,400	73,800	0	133,200																																																																																																																																																																														
Secondary Zone			2016	53,500	159,400	0	212,900																																																																																																																																																																														
Topography 1 Level			2017	53,500	159,400	0	212,900																																																																																																																																																																														
1.Level 4.Below St 7.Steep			2018	53,500	159,400	0	212,900																																																																																																																																																																														
2.Rolling 5.Low 8.Wet			2019	53,500	359,300	0	412,800																																																																																																																																																																														
3.Above St 6.Swampy 9.Lev/Roll			2020	53,500	359,300	0	412,800																																																																																																																																																																														
Utilities 2 Public Water			2021	58,800	359,300	0	418,100																																																																																																																																																																														
1.Public 4.Improve 7.Improve			2022	64,200	395,300	0	459,500																																																																																																																																																																														
2.Water 5.Improve 8.			2023	70,600	438,400	0	509,000																																																																																																																																																																														
3.Sewer 6.Improve 9.None			2024	79,100	492,300	0	571,400																																																																																																																																																																														
Street 1 Paved			2025	69,300	517,700	0	587,000																																																																																																																																																																														
1.Paved 4.Proposed 7.ROW			<table border="1"> <thead> <tr> <th colspan="2">Front Foot</th> <th colspan="2">Effective</th> <th colspan="2">Influence</th> <th rowspan="2">Influence Codes</th> </tr> <tr> <th>Type</th> <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>1.Unimproved</td></tr> <tr><td>12.Arrowhead WF</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>3.Topography</td></tr> <tr><td>14.Rear Land</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>5.Access or Rear</td></tr> <tr><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>7.Open Space</td></tr> <tr><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>9.Fract Share</td></tr> <tr><td></td><td></td><td></td><td>%</td><td></td><td>Acres</td></tr> <tr><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>31.Tillable/Horti</td></tr> <tr><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>33.Orchard</td></tr> <tr><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>35.Triangular Lot</td></tr> <tr><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>37.Softwood</td></tr> <tr><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>39.Hardwood</td></tr> <tr><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>41.Gravel Pit (Ac</td></tr> <tr><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>43.Condo Site</td></tr> <tr><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>45.Camp Lot</td></tr> <tr><td></td><td></td><td></td><td>%</td><td></td><td>46.Site Improve</td></tr> </tbody> </table>					Front Foot		Effective		Influence		Influence Codes	Type	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
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Sale Data			16.Regular Lot		17.Secondary Lot		18.Excess Land																																																																																																																																																																														
Sale Date 6/29/2021			19.Condominium		20.Pavement		21.Homesite (Frac																																																																																																																																																																														
Price 585,000			22.Vacant Lot (Fr		23.Non Conforming		24.Excess (5-10)																																																																																																																																																																														
Sale Type 2 Land & Buildings			25.Excess (10+)		26.Excess		27.Rear (1-100)																																																																																																																																																																														
1.Land 4.Mobile 7.			28.Rear (101-150)		29.Rear (151-200)		Total Acreage 0.22																																																																																																																																																																														
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