

DUFORD CATHERINE
12 MAY ST
WATERBORO ME 04087 0325

B13712P300 B16319P835 B17283P737

Previous Owner
FERGUSON, JAMES A
ATTN: CATHERINE DUFORD
PO BOX 325
BAR MILLS ME 04004 0325
Sale Date: 7/26/2016

Previous Owner
JENSEN JAMIE W & MORGAN MARY K
C/O JAMES A FERGUSON
12 MAY STREET
WATERBORO ME 04087
Sale Date: 5/10/2012

Inspection Witnessed By:

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

Notes:

Waterboro

Property Data			Assessment Record						
Neighborhood 56 GOODWINS MILL RD			Year	Land	Buildings	Exempt	Total		
Tree Growth Year 0			2012	37,900	105,000	10,000	132,900		
1ST MORTGAGE 0			2013	37,900	105,000	0	142,900		
2ND MORTGAGE 0			2014	37,900	105,000	0	142,900		
Zone/Land Use 21 Village			2015	37,900	105,000	0	142,900		
Secondary Zone			2016	32,200	105,000	0	137,200		
Topography 1 Level			2017	32,200	105,000	0	137,200		
1.Level 4.Below St 7.Steep			2018	32,200	105,000	0	137,200		
2.Rolling 5.Low 8.Wet			2019	32,200	105,000	20,000	117,200		
3.Above St 6.Swampy 9.Lev/Roll			2020	32,200	105,700	20,000	117,900		
Utilities 9 No Water/No Sewer			2021	35,400	105,700	24,500	116,600		
1.Public 4.Improve 7.Improve			2022	38,700	116,300	25,000	130,000		
2.Water 5.Improve 8.			2023	42,500	129,000	25,000	146,500		
3.Sewer 6.Improve 9.None			2024	47,700	145,500	25,000	168,200		
Street 1 Paved			2025	58,300	195,100	25,000	228,400		
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			11.Ossipee WF		Frontage	Depth	Factor	Code	
BUILDING USE 0			12.Arrowhead WF				%		1.Unimproved
Sale Data			13.Waterfront				%		2.Excess Ftg /De
			14.Rear Land				%		3.Topography
Sale Date 7/26/2016			15.Misc				%		4.Size/Shape
Price 139,900							%		5.Access or Rear
Sale Type 2 Land & Buildings							%		6.Restriction
1.Land 4.Mobile 7.							%		7.Open Space
2.L & B 5.Other 8.			Square Foot	Square Feet					8.View/Environ
3.Building 6. 9.			16.Regular Lot				%		9.Fract Share
Financing 1 Conventional			17.Secondary Lot				%		Acres
1.Convent 4.Seller 7.			18.Excess Land				%		30.Rear (201+)
2.FHA/VA 5.Private 8.			19.Condominium				%		31.Tillable/Horti
3.Assumed 6.Cash 9.Unknown			20.Pavement				%		32.Pasture
Validity 1 Arms Length Sale							%		33.Orchard
1.Valid 4.Split 7.Renovate			Fract. Acre	Acreege/Sites					34.Frontage
2.Related 5.Partial 8.Other			21.Homesite (Frac	21	0.34	100	%	0	35.Triangular Lot
3.Distress 6.Exempt 9.			22.Vacant Lot (Fr				%		36.Commercial
Verified 5 Public Record			23.Non Conforming				%		37.Softwood
1.Buyer 4.Agent 7.Family			Acres				%		38.Mixed Wood
2.Seller 5.Pub Rec 8.Other			24.Excess (5-10)				%		39.Hardwood
3.Lender 6.MLS 9.			25.Excess (10+)				%		40.Wasteland
			26.Excess				%		41.Gravel Pit (Ac
			27.Rear (1-100)				%		42.Mobile Home Si
			28.Rear (101-150)				%		43.Condo Site
			29.Rear (151-200)				%		44.Utility ROW
			Total Acreage		0.34				45.Camp Lot
									46.Site Improve

