

WEDGEWOOD, WAYNE S
55 MAYFAIR WAY
N WATERBORO ME 04061

B5984P62 B18054P491

Previous Owner
WEDGEWOOD WAYNE S & CYNTHIA D
55 MAYFAIR WAY

NORTH WATERBORO ME 04061
Sale Date: 9/13/2019

Inspection Witnessed By:

No./Date	Description	Date Insp.
X		

Notes:

Waterboro

Property Data			Assessment Record						
Neighborhood 2 LAC EAST			Year	Land	Buildings	Exempt	Total		
Tree Growth Year 0			2012	40,500	142,300	10,000	172,800		
1ST MORTGAGE 0			2013	40,500	142,300	10,000	172,800		
2ND MORTGAGE 0			2014	40,500	142,300	10,000	172,800		
Zone/Land Use 47 Lake Arrowhead			2015	40,500	142,300	10,000	172,800		
Secondary Zone			2016	20,300	142,300	15,000	147,600		
Topography 2 Rolling			2017	20,300	142,300	15,000	147,600		
1.Level 4.Below St 7.Steep			2018	20,300	142,300	20,000	142,600		
2.Rolling 5.Low 8.Wet			2019	20,300	142,300	20,000	142,600		
3.Above St 6.Swampy 9.Lev/Roll			2020	20,300	142,300	20,000	142,600		
Utilities 9 No Water/No Sewer			2021	22,300	142,300	24,500	140,100		
1.Public 4.Improve 7.Improve			2022	24,300	156,600	25,000	155,900		
2.Water 5.Improve 8.			2023	26,700	173,700	25,000	175,400		
3.Sewer 6.Improve 9.None			2024	30,000	195,700	25,000	200,700		
Street 3 Gravel			2025	44,000	273,300	25,000	292,300		
1.Paved 4.Proposed 7.ROW			Land Data						
2.Semi Imp 5.Pvt 8.None			Front Foot	Type	Effective		Influence		Influence Codes
3.Gravel 6.Aband 9.TG PLAN					Frontage	Depth	Factor	Code	
LAND USE 0			11.Ossipee WF			%		1.Unimproved	
BUILDING USE 0			12.Arrowhead WF			%		2.Excess Ftg /De	
Sale Data			13.Waterfront			%		3.Topography	
Sale Date 9/13/2019			14.Rear Land			%		4.Size/Shape	
Price			15.Misc			%		5.Access or Rear	
Sale Type 2 Land & Buildings						%		6.Restriction	
1.Land 4.Mobile 7.			Square Foot	Square Feet				7.Open Space	
2.L & B 5.Other 8.				16.Regular Lot	16	1	100 %	0	8.View/Environ
3.Building 6. 9.			17.Secondary Lot	17	1	70 %	3	9.Fract Share	
Financing 9 Unknown			18.Excess Land			%		Acres	
1.Convent 4.Seller 7.			19.Condominium			%		30.Rear (201+)	
2.FHA/VA 5.Private 8.			20.Pavement			%		31.Tillable/Horti	
3.Assumed 6.Cash 9.Unknown						%		32.Pasture	
Validity 1 Arms Length Sale						%		33.Orchard	
1.Valid 4.Split 7.Renovate			Fract. Acre	Acres/Sites				34.Frontage	
2.Related 5.Partial 8.Other			21.Homesite (Frac			%		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		0.00			45.Camp Lot	
								46.Site Improve	

