

Map Lot 042-00A-105

Account 2500

Location 23 ROSEMONT AVE

Card 1 Of 1

9/23/2024

BOISSONNEAULT MARGUERITE C  
23 ROSEMONT AVE  
NORTH WATERBORO ME 04061

B14612P574 B16970P146 B17627P735

Previous Owner  
JOHN E MORIN  
19 WOODFIELD DR

SCARBOROUGH ME 04074  
Sale Date: 12/18/2017

Previous Owner  
PARSONS MARK M  
23 ROSEMONT AVE

NORTH WATERBORO ME 04061  
Sale Date: 2/17/2015

Previous Owner  
OUELLETTE TIMOTHY G & DIANNA M  
23 ROSEMONT AVE

N WATERBORO ME 04061  
Sale Date: 9/26/2005

Inspection Witnessed By:

X	Date
No./Date	Description
	Date Insp.

Notes:

Waterboro

Property Data			Assessment Record						
Neighborhood <b>2 LAC EAST</b>			Year	Land	Buildings	Exempt	Total		
Tree Growth Year <b>0</b>			2012	30,000	99,900	10,000	119,900		
1ST MORTGAGE <b>0</b>			2013	30,000	99,900	10,000	119,900		
2ND MORTGAGE <b>0</b>			2014	30,000	99,900	10,000	119,900		
Zone/Land Use <b>47 Lake Arrowhead</b>			2015	30,000	99,900	10,000	119,900		
Secondary Zone			2016	15,000	99,900	0	114,900		
Topography <b>2 Rolling</b>			2017	15,000	99,900	0	114,900		
1.Level 4.Below St 7.Steep			2018	15,000	99,900	0	114,900		
2.Rolling 5.Low 8.Wet			2019	15,000	99,900	0	114,900		
3.Above St 6.Swampy 9.Lev/Roll			2020	15,000	101,000	0	116,000		
Utilities <b>9 No Water/No Sewer</b>			2021	16,500	101,000	0	117,500		
1.Public 4.Improve 7.Improve			2023	19,800	123,200	25,000	118,000		
2.Water 5.Improve 8.			2024	22,200	138,400	25,000	135,600		
3.Sewer 6.Improve 9.None			2025	30,000	191,300	25,000	196,300		
Street <b>3 Gravel</b>									
1.Paved 4.Proposed 7.ROW			<b>Land Data</b>						
2.Semi Imp 5.Pvt 8.None									
3.Gravel 6.Aband 9.TG PLAN			<b>Front Foot</b>	<b>Type</b>	<b>Effective</b>		<b>Influence</b>		<b>Influence Codes</b>
LAND USE <b>0</b>			11.Ossipee WF		<b>Frontage</b>	<b>Depth</b>	<b>Factor</b>	<b>Code</b>	
BUILDING USE <b>0</b>			12.Arrowhead WF				%		1.Unimproved
<b>Sale Data</b>			13.Waterfront				%		2.Excess Ftg /De
Sale Date <b>12/18/2017</b>			14.Rear Land				%		3.Topography
Price <b>150,000</b>			15.Misc				%		4.Size/Shape
Sale Type <b>2 Land &amp; Buildings</b>							%		5.Access or Rear
1.Land 4.Mobile 7.			<b>Square Foot</b>		<b>Square Feet</b>				6.Restriction
2.L & B 5.Other 8.			16.Regular Lot	16		1	100 %	0	7.Open Space
3.Building 6. 9.			17.Secondary Lot				%		8.View/Environ
Financing <b>9 Unknown</b>			18.Excess Land				%		9.Fract Share
1.Convent 4.Seller 7.			19.Condominium				%		<b>Acres</b>
2.FHA/VA 5.Private 8.			20.Pavement				%		30.Rear (201+)
3.Assumed 6.Cash 9.Unknown							%		31.Tillable/Horti
Validity <b>1 Arms Length Sale</b>			<b>Fract. Acre</b>		<b>Acreege/Sites</b>				32.Pasture
1.Valid 4.Split 7.Renovate			21.Homesite (Frac				%		33.Orchard
2.Related 5.Partial 8.Other			22.Vacant Lot (Fr				%		34.Frontage
3.Distress 6.Exempt 9.			23.Non Conforming				%		35.Triangular Lot
Verified <b>5 Public Record</b>			<b>Acres</b>				%		36.Commercial
1.Buyer 4.Agent 7.Family			24.Excess ( 5-10)				%		37.Softwood
2.Seller 5.Pub Rec 8.Other			25.Excess (10+)				%		38.Mixed Wood
3.Lender 6.MLS 9.			26.Excess				%		39.Hardwood
			27.Rear (1-100)				%		40.Wasteland
			28.Rear (101-150)				%		41.Gravel Pit (Ac
			29.Rear (151-200)				%		42.Mobile Home Si
					<b>Total Acreage 0.00</b>				43.Condo Site
									44.Utility ROW
									45.Camp Lot
									46.Site Improve

