

KALESNICK, KALVIN
HUGAR, SARAH JO
40 PARADISE LANE
NORTH WATERBORO ME 04061

B15078P356 B19269P860

Previous Owner
KALESNICK PAUL J
SHRIVER-KALESNICK, CATHERINE F
PO BOX 439
N WATERBORO ME 04061
Sale Date: 7/07/2023

Property Data			Assessment Record						
Neighborhood 2 LAC EAST			Year	Land	Buildings	Exempt	Total		
Tree Growth Year 0			2012	35,000	128,600	10,000	153,600		
1ST MORTGAGE 0			2013	35,000	128,600	10,000	153,600		
2ND MORTGAGE 0			2014	35,000	128,000	10,000	153,000		
Zone/Land Use 47 Lake Arrowhead			2015	35,000	128,000	10,000	153,000		
Secondary Zone			2016	17,500	126,900	15,000	129,400		
Topography 1 Level			2017	17,500	126,900	15,000	129,400		
1.Level 4.Below St 7.Steep			2018	17,500	126,900	20,000	124,400		
2.Rolling 5.Low 8.Wet			2019	17,500	126,900	20,000	124,400		
3.Above St 6.Swampy 9.Lev/Roll			2020	17,500	128,700	20,000	126,200		
Utilities 9 No Water/No Sewer			2021	19,300	128,700	24,500	123,500		
1.Public 4.Improve 7.Improve			2022	21,000	141,500	25,000	137,500		
2.Water 5.Improve 8.			2023	23,100	157,000	25,000	155,100		
3.Sewer 6.Improve 9.None			2024	25,900	177,000	25,000	177,900		
Street 3 Gravel			2025	50,000	230,300	0	280,300		
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
Sale Date 7/07/2023			14.Rear Land				%		3.Topography
Price 145,000			15.Misc				%		4.Size/Shape
Sale Type 2 Land & Buildings							%		5.Access or Rear
1.Land 4.Mobile 7.			Square Foot		Square Feet				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	17		1	100 %	0	8.View/Environ
Financing 9 Unknown			18.Excess Land				%		9.Fract Share
1.Convent 4.Seller 7.			19.Condominium				%		Acres
2.FHA/VA 5.Private 8.			20.Pavement				%		30.Rear (201+)
3.Assumed 6.Cash 9.Unknown							%		31.Tillable/Horti
Validity 8 Other Non Valid			Fract. Acre		Acreege/Sites				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 5 Public Record			Acres				%		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
			Total Acreage		0.00				43.Condo Site
									44.Utility ROW
									45.Camp Lot
									46.Site Improve

Inspection Witnessed By:

No./Date	Description	Date Insp.
X		

Notes:

