

GALLANT, THOMAS J  
PALMER, RHIANNON L  
116 FAIRVIEW DRIVE  
NORTH WATERBORO ME 04061

B15127P257 B17000P149 B18221P698 B18499P682

Previous Owner  
FIN LLC  
320 OSS�PEE TRAIL W

STANDISH ME 04084  
Sale Date: 12/23/2020

Previous Owner  
HAMILTON KATHIE & FRED  
C/O MERS  
PO BOX 2026  
FLINT MI 48501 2026  
Sale Date: 4/08/2020

Previous Owner  
HAMILTON BEN  
116 FAIRVIEW DRIVE

NORTH WATERBORO ME 04061  
Sale Date: 4/09/2007

Inspection Witnessed By:

X	Date
No./Date	Description
	Date Insp.

Notes:

Property Data		
Neighborhood	1 LAC WEST	
Tree Growth Year	0	
1ST MORTGAGE	0	
2ND MORTGAGE	0	
Zone/Land Use	47 Lake Arrowhead	
Secondary Zone		
Topography	2 Rolling	
1.Level	4.Below St	7.Steep
2.Rolling	5.Low	8.Wet
3.Above St	6.Swampy	9.Lev/Roll
Utilities	9 No Water/No Sewer	
1.Public	4.Improve	7.Improve
2.Water	5.Improve	8.
3.Sewer	6.Improve	9.None
Street	3 Gravel	
1.Paved	4.Proposed	7.ROW
2.Semi Imp	5.Pvt	8.None
3.Gravel	6.Aband	9.TG PLAN
LAND USE	0	
BUILDING USE	0	
Sale Data		
Sale Date	12/23/2020	
Price	245,000	
Sale Type	2 Land & Buildings	
1.Land	4.Mobile	7.
2.L & B	5.Other	8.
3.Building	6.	9.
Financing	9 Unknown	
1.Convent	4.Seller	7.
2.FHA/VA	5.Private	8.
3.Assumed	6.Cash	9.Unknown
Validity	1 Arms Length Sale	
1.Valid	4.Split	7.Renovate
2.Related	5.Partial	8.Other
3.Distress	6.Exempt	9.
Verified	5 Public Record	
1.Buyer	4.Agent	7.Family
2.Seller	5.Pub Rec	8.Other
3.Lender	6.MLS	9.

Assessment Record				
Year	Land	Buildings	Exempt	Total
2012	30,000	139,300	10,000	159,300
2013	30,000	139,300	10,000	159,300
2014	30,000	139,300	10,000	159,300
2015	30,000	139,300	10,000	159,300
2016	15,000	139,300	15,000	139,300
2017	15,000	139,300	15,000	139,300
2018	15,000	139,300	20,000	134,300
2019	15,000	139,300	20,000	134,300
2020	15,000	139,300	20,000	134,300
2021	16,500	139,300	24,500	131,300
2022	18,000	153,300	0	171,300
2023	19,800	170,000	0	189,800
2024	22,200	191,700	0	213,900
2025	30,000	267,500	0	297,500

Land Data						
Front Foot	Type	Effective		Influence		Influence Codes
		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
Square Foot	Square Feet					9.Fract Share
16.Regular Lot	16	1	100	%	0	Acres
17.Secondary Lot				%		30.Rear (201+)
18.Excess Land				%		31.Tillable/Horti
19.Condominium				%		32.Pasture
20.Pavement				%		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
<b>Total Acreage</b>		0.00				

