

TURMELLE, ELIZABETH
TURMELLE, JASON R
42 PARTRIDGE RD
WATERBORO ME 04030

B6242P235 B18849P368 B19019P769 B19365P834

Previous Owner
WALKER, RONDA E
42 PARTRIDGE ROAD

EAST WATERBORO ME 04030
Sale Date: 12/21/2023

Previous Owner
BERGERON ANDRE J JR
42 PARTRIDGE ROAD

EAST WATERBORO ME 04030
Sale Date: 5/06/2022

Inspection Witnessed By:

| No./Date | Description | Date Insp. |
|----------|-------------|------------|
| X | | |
| | | |
| | | |
| | | |

Notes:

Waterboro

| Property Data | | | Assessment Record | | | | | | |
|--|--|--|----------------------|----------------------|------------------|--------------|------------------|-------------|------------------------|
| Neighborhood 30 PHEASANT RUN RD | | | Year | Land | Buildings | Exempt | Total | | |
| Tree Growth Year 0 | | | 2012 | 64,300 | 119,300 | 10,000 | 173,600 | | |
| 1ST MORTGAGE 0 | | | 2013 | 64,300 | 119,300 | 10,000 | 173,600 | | |
| 2ND MORTGAGE 0 | | | 2014 | 64,300 | 119,300 | 10,000 | 173,600 | | |
| Zone/Land Use 31 Agricultural/Residential | | | 2015 | 64,300 | 119,300 | 10,000 | 173,600 | | |
| Secondary Zone | | | 2016 | 54,700 | 114,600 | 15,000 | 154,300 | | |
| Topography 2 Rolling | | | 2017 | 54,700 | 114,600 | 15,000 | 154,300 | | |
| 1.Level 4.Below St 7.Steep | | | 2018 | 54,700 | 114,600 | 20,000 | 149,300 | | |
| 2.Rolling 5.Low 8.Wet | | | 2019 | 54,700 | 114,600 | 20,000 | 149,300 | | |
| 3.Above St 6.Swampy 9.Lev/Roll | | | 2020 | 54,700 | 114,600 | 20,000 | 149,300 | | |
| Utilities 9 No Water/No Sewer | | | 2021 | 60,200 | 114,600 | 24,500 | 150,300 | | |
| 1.Public 4.Improve 7.Improve | | | 2022 | 65,600 | 126,100 | 25,000 | 166,700 | | |
| 2.Water 5.Improve 8. | | | 2023 | 72,200 | 139,800 | 25,000 | 187,000 | | |
| 3.Sewer 6.Improve 9.None | | | 2024 | 80,900 | 157,000 | 25,000 | 212,900 | | |
| Street 1 Paved | | | 2025 | 99,000 | 210,100 | 0 | 309,100 | | |
| 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 12/21/2023 | | | 14.Rear Land | | | | % | | 3.Topography |
| Price 325,000 | | | 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 | | | | % | | 7.Open Space |
| 3.Building 6. 9. | | | 17.Secondary Lot | | | | % | | 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 1 Arms Length Sale | | | Fract. Acre | Acreege/Sites | | | % | | 32.Pasture |
| 1.Valid 4.Split 7.Renovate | | | 21.Homesite (Frac | 21 | 0.98 | 100 | % | 0 | 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 | | 0.98 | | | | 43.Condo Site |
| | | | | | | | | | 44.Utility ROW |
| | | | | | | | | | 45.Camp Lot |
| | | | | | | | | | 46.Site Improve |

