

BEAR, RICHARD B JR
 BEAR, KRISTINA R
 55 FIR DRIVE
 EAST WATERBORO ME 04030

B3552P91 B15224P95 B17411P574 B19191P218

Previous Owner
 BEAR DEBORAH L
 55 FIR DRIVE

EAST WATERBORO ME 04030
 Sale Date: 1/27/2023

Previous Owner
 BENTON DAVID R SR & PATRICIA A
 PO BOX 366

NORTH WATERBORO ME 04061
 Sale Date: 8/01/2007

Inspection Witnessed By:

X _____ Date _____

No./Date	Description	Date Insp.

Notes:

Property Data			Assessment Record						
Neighborhood 30 PHEASANT RUN RD			Year	Land	Buildings	Exempt	Total		
Tree Growth Year 0			2012	65,100	107,400	0	172,500		
1ST MORTGAGE 0			2013	65,100	107,400	0	172,500		
2ND MORTGAGE 0			2014	65,100	107,400	0	172,500		
Zone/Land Use 31 Agricultural/Residential			2015	65,100	107,400	0	172,500		
Secondary Zone			2016	55,300	107,400	0	162,700		
Topography 2 Rolling			2017	55,300	107,400	0	162,700		
1.Level 4.Below St 7.Steep			2018	55,300	107,400	0	162,700		
2.Rolling 5.Low 8.Wet			2019	55,300	107,400	0	162,700		
3.Above St 6.Swampy 9.Lev/Roll			2020	55,300	107,400	0	162,700		
Utilities 9 No Water/No Sewer			2021	60,800	107,400	0	168,200		
1.Public 4.Improve 7.Improve			2022	66,400	118,200	0	184,600		
2.Water 5.Improve 8.			2023	73,000	131,100	0	204,100		
3.Sewer 6.Improve 9.None			2024	81,900	147,200	0	229,100		
Street 1 Paved			2025	100,100	205,000	0	305,100		
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 1/27/2023			14.Rear Land				%		3.Topography
Price 127,450			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 2 Related Parties			Fract. Acre	Acreege/Sites			%		32.Pasture
1.Valid 4.Split 7.Renovate			21.Homesite (Frac	21	1.01	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		1.01				43.Condo Site
									44.Utility ROW
									45.Camp Lot
									46.Site Improve

