

ALLEN JAMES P
103 PHEASANT RUN ROAD
EAST WATERBORO ME 04030

B9280P47 B16248P92

Previous Owner
KURTZ LORRAINE E*
C/O JAMES P ALLEN
103 PHEASANT RUN ROAD
EAST WATERBORO ME 04030
Sale Date: 1/23/2012

Inspection Witnessed By:

X	Date	Description	Date Insp.

Notes:

Waterboro

Property Data			Assessment Record						
Neighborhood 30 PHEASANT RUN RD			Year	Land	Buildings	Exempt	Total		
Tree Growth Year 0			2012	65,400	96,600	20,000	142,000		
1ST MORTGAGE 0			2013	65,400	96,600	0	162,000		
2ND MORTGAGE 0			2014	65,400	96,600	0	162,000		
Zone/Land Use 31 Agricultural/Residential			2015	65,400	96,600	10,000	152,000		
Secondary Zone			2016	55,600	95,700	15,000	136,300		
Topography 2 Rolling 1 Level			2017	55,600	95,700	15,000	136,300		
1.Level 4.Below St 7.Steep			2018	55,600	95,700	20,000	131,300		
2.Rolling 5.Low 8.Wet			2019	55,600	95,700	20,000	131,300		
3.Above St 6.Swampy 9.Lev/Roll			2020	55,600	96,200	20,000	131,800		
Utilities 9 No Water/No Sewer			2021	61,200	96,200	24,500	132,900		
1.Public 4.Improve 7.Improve			2022	66,800	105,800	25,000	147,600		
2.Water 5.Improve 8.			2023	73,400	117,300	25,000	165,700		
3.Sewer 6.Improve 9.None			2024	82,300	132,700	25,000	190,000		
Street 1 Paved			2025	100,700	184,900	25,000	260,600		
1.Paved 4.Proposed 7.ROW			Land Data						
2.Semi Imp 5.Pvt 8.None			Front Foot	Type	Effective		Influence		Influence Codes
3.Gravel 6.Aband 9.TG PLAN					Frontage	Depth	Factor	Code	
LAND USE 0			11.Ossipee WF			%		1.Unimproved	
BUILDING USE 0			12.Arrowhead WF			%		2.Excess Ftg /De	
Sale Data			13.Waterfront			%		3.Topography	
			14.Rear Land			%		4.Size/Shape	
Sale Date 1/23/2012			15.Misc			%		5.Access or Rear	
Price 90,000						%		6.Restriction	
Sale Type 2 Land & Buildings						%		7.Open Space	
1.Land 4.Mobile 7.			Square Foot	Square Feet				8.View/Environ	
2.L & B 5.Other 8.							%	9.Fract Share	
3.Building 6. 9.			16.Regular Lot			%		Acres	
Financing 9 Unknown			17.Secondary Lot			%		30.Rear (201+)	
1.Convent 4.Seller 7.			18.Excess Land			%		31.Tillable/Horti	
2.FHA/VA 5.Private 8.			19.Condominium			%		32.Pasture	
3.Assumed 6.Cash 9.Unknown			20.Pavement			%		33.Orchard	
Validity 2 Related Parties						%		34.Frontage	
1.Valid 4.Split 7.Renovate			Fract. Acre	Acres/Sites				35.Triangular Lot	
2.Related 5.Partial 8.Other				21	1.07	100	%	0	36.Commercial
3.Distress 6.Exempt 9.			22.Vacant Lot (Fr			%		37.Softwood	
Verified 1 Buyer			23.Non Conforming			%		38.Mixed Wood	
1.Buyer 4.Agent 7.Family			Acres			%		39.Hardwood	
2.Seller 5.Pub Rec 8.Other			24.Excess (5-10)			%		40.Wasteland	
3.Lender 6.MLS 9.			25.Excess (10+)			%		41.Gravel Pit (Ac	
			26.Excess			%		42.Mobile Home Si	
			27.Rear (1-100)			%		43.Condo Site	
			28.Rear (101-150)			%		44.Utility ROW	
			29.Rear (151-200)			%		45.Camp Lot	
			Total Acreage 1.07					46.Site Improve	

