

MAP

LOT

ACCOUNT NO. 687

182 ADDRESS

TOWN OF WATERBORO, MAINE

CARD NO.

AP/16/01 OF

007-042

BAYNES WILLIAM R & ELIZABETH E
71 OSSIPEE HILL RD
B 13412 P 320 09/03/2003 \$149,000

PROPERTY DATA	
NEIGHBORHOOD CODE	53
STREET CODE	---

BOOK	PAGE	DATE	CONSIDERATION
		08/10/03	\$149,000
		06/10/05	\$165,991

007-042

OHMEIS CAROLLE & JOHN
71 OSSIPEE HILL ROAD
06/16/2005 \$165,991

LAND USE		
11. Residential	31	
21. Village		
22. Village/Res.		
31. Agricultural/Res.		
33. Forest/Agri.		
40. Conservation		
45. General Purpose		
48. Shoreland		
49. Resource Protection		
SECONDARY ZONE		
---	---	
TOPOGRAPHY		
1. Level	5. Low	12
2. Rolling	6. Swampy	
3. Above St.	7. Steep	
4. Below St.	8. ---	

ASSESSMENT RECORD				
YEAR	LAND	BUILDINGS	EXEMPT	TOTAL

UTILITIES		
1. All Public	5. Dug Well	46
2. Public Water	6. Septic	
3. Public Sewer	7. Cess Pool	
4. Drilled Well	9. No Utilities	

LAND DATA

STREET		
1. Paved	4. Proposed	1
2. Semi-Improved	9. No Street	
3. Gravel	---	

FRONT FOOT	TYPE	EFFECTIVE		INFLUENCE		INFLUENCE CODES
		Frontage	Depth	Factor	Code	
11. Regular Lot	---	---	---	---	---	1=Vacancy
12. Delta Triangle	---	---	---	---	---	2=Excess Frontage
13. Nabla Triangle	---	---	---	---	---	3=Topography
14. Rear Land	---	---	---	---	---	4=Size/Shape
15. ---	---	---	---	---	---	5=Access
						6=Restrictions
						7=Corner
						8=Environment
						9=Fractional Share

SALE DATA

DATE(MMYY)	
---	---
PRICE	
---	---
SALE TYPE	
1. Land	4. Mobile
2. Land & Bldg.	5. Other
3. Building Only	---

SQUARE FOOT	TYPE	SQUARE FEET		%	---
		---	---		
16. Regular Lot	---	---	---	---	---
17. Secondary	---	---	---	---	---
18. Excess Land	---	---	---	---	---
19. Condo.	---	---	---	---	---
20. ---	---	---	---	---	---

FINANCING	
1. Conv.	5. Private
2. FHA/VA	6. Cash
3. Assumed	7. FMHA
4. Seller	9. Unknown

FRACT. ACRE	TYPE	ACREAGE/SITES		%	---
		---	---		
21. Homesite	---	---	---	---	---
22. Baselot	---	---	---	---	---
23. ---	---	---	---	---	---

VERIFIED	
1. Buyer	6. MLS
2. Seller	7. Family
3. Lender	8. Other
4. Agent	9. Confid.
5. Record	---

ACRES	TYPE	%	---
24. Homesite	---	---	---
25. Baselot	---	---	---
26. Secondary	---	---	---
27. Frontage	---	---	---
28. Rear 1	---	---	---
29. Rear 2	---	---	---
30. Rear 3	---	---	---
31. Tillable	---	---	---
32. Pasture	---	---	---
33. Orchard	---	---	---
Total	---	45	---

VALIDITY	
1. Valid	5. Partial
2. Related	6. Exempt
3. Distress	7. Changed
4. Split	8. Other

No./Date	Description	Date Insp.

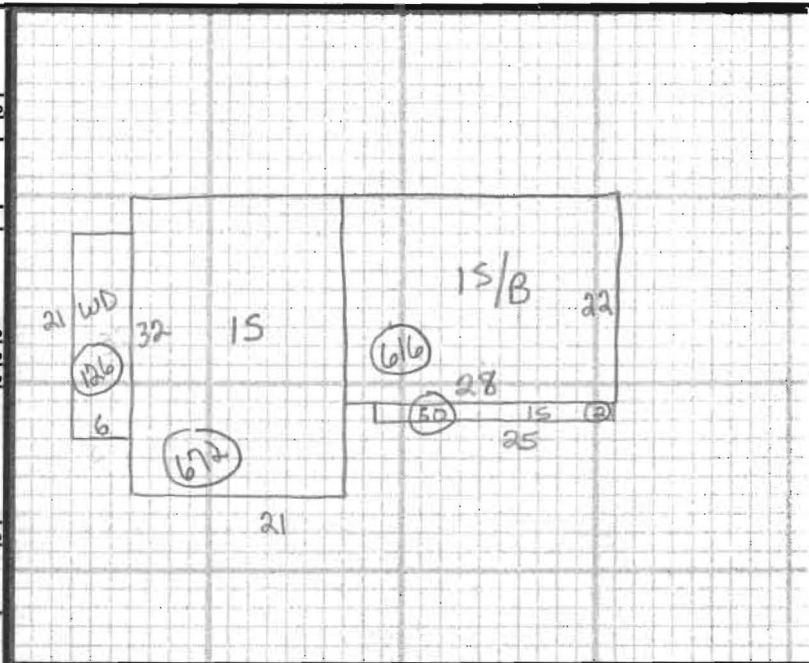
NOTES:

- ACRES (cont.)
- 34. Softwood (F&O)
 - 35. Mixed Wood (F&O)
 - 36. Hardwood (F&O)
 - 37. Softwood (T.G.)
 - 38. Mixed Wood (T.G.)
 - 39. Hardwood (T.G.)
 - 40. Waste
 - 41. Gravel Pit
- SITE
- 42. Moho Site
 - 43. Condo Site
 - 44. Lot Improvements

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MAP 7 LOT 42 ACCOUNT NO. 687 ADDRESS CARD NO. OF

BUILDING STYLE 1. Conv. 6. Split Lev. 2. Ranch 7. Contemp. 3. R. Ranch 8. Log 4. Cape 9. Other 5. Garrison	3	S/F BSMT LIVING FIN BSMT GRADE		INSULATION 1. Full 4. Minimal 2. Heavy 9. None 3. Capped	1
DWELLING UNITS OTHER UNITS	1	HEAT TYPE 1. HW BB 6. Grav. WA 2. HW CI 7. Electric 3. HW Radiant 8. Units 4. Steam 9. No Heat 5. FWA	5 100 %	UNFINISHED % GRADE & FACTOR 1. E 4. B 2. D 5. A 3. C 6. AA	3
STORIES 1. One 4. 1 1/2 2. Two 5. 1 3/4 3. Three 6. 2 1/2	1	COOL TYPE 1. Central 9. None	9 %	SQ. FOOTAGE CONDITION 1. Poor 5. Avg + 2. Fair 6. Good 3. Avg - 7. V Good 4. Avg. 8. Exc.	4
EXTERIOR WALLS 1. Clapboard 6. BR./Stone 2. WD.SH. 7. Novelty 3. Comp. 8. AL/Vinyl 4. ASB/ASP 9. Other 5. T1-11	2	KITCHEN STYLE 1. Good 3. Old Style 2. Typical 4. Obsolete	2	PHYS. % GOOD FUNCT. % GOOD	100 % 100 %
ROOF SURFACE 1. Asphalt 4. Comp. 2. Slate 5. Wood 3. Metal 6. Other	1	BATH(S) STYLE 1. Good 3. Old Style 2. Typical 4. Obsolete	2	FUNCT. CODE 1. Incomp. 5. CDU 2. Overbuilt 6. Style 3. Delap. 7. Layout 4. Small Size 8. Other 9. None	
S/F MASONRY TRIM YEAR BUILT YEAR REMODELED	1948 1997	# ROOMS # BEDROOMS # FULL BATHS # HALF BATHS # ADDN FIXTURES # FIREPLACES # HEARTHES	6 3 1 1 1 1	ECON. % GOOD ECON. CODE 1. Location 3. Services 2. Encroach 9. None	100 %
FOUNDATION 1. Conc. 4. Wood 2. C Blk 5. Slab 3. Br./Stone 6. Piers	2	LAYOUT 1. Typical 2. In adeq.	1	ENTRANCE CODE 1. Inspct. 3. Vacant 2. Refused 5. Estim. 3. Info Only	3
BASEMENT 1. 1/4 3. 3/4 5. Crawl 2. 1/2 4. Full 6. None	4	ATTIC 1. 1/4 Fin. 4. Full Fin. 2. 1/2 Fin. 5. FI/Stairs 3. 3/4 Fin. 9. None	9	INFO. CODE 1. Owner 4. Agent 2. Relative 5. Estimate 3. Tenant 6. Other 2. Refused 5. Estim.	1
BSMT GAR # CARS WET BASEMENT 1. Dry 3. Wet 2. Damp 9. None	2	INSPECTED BY DATE INSPECTED	KSH 10/21/05		



ADDITIONS, OUTBUILDINGS & IMPROVEMENTS						PERCENT GOOD		CODES
TYPE	YEAR	UNITS	GRADE	COND	Phys.	Funct.		
15/B		616						1. 1S Fr.
15		672						2. 2S Fr.
WD	68	126						3. 3S Fr.
15	26	50						4. 1 1/2S Fr.
								5. 1 3/4S Fr.
								6. 2 1/2S Fr.
								Add 10 for Bsmt
								21. OFF
								22. EFP
								23. Garage
								24. Shed
								25. Bay Window
								26. Overhang
								27. Unf. Bsmt
								28. Unf. Attic
								29. Fin. Attic
								Add 20 for 2 Story
								61. Carport
								62. Patio
								63. Swimming Pool
								64. Tennis Court
								65. Stable w/loft
								66. Greenhouse
								67. Natatorium
								68. Wood Deck
								69. Jacuzzi

PHOTO

NOTES: