

DRAKOULAS, CHRISTINA  
 OLDENBURG, ANDREW  
 76 SAND CROSSING ROAD  
 WATERBORO ME 04087

B14158P762 B15239P444 B19132P288

Previous Owner  
 BANAHENE FRANCIS O & ALLEN ALICE-MARIE  
 76 SAND CROSSING ROAD  
 WATERBORO ME 04087  
 Sale Date: 10/11/2022

Previous Owner  
 BIGHORN DEVELOPMENT LLC  
 PO BOX 14  
 SPRINGVALE ME 04083  
 Sale Date: 8/21/2007

Previous Owner  
 BERUBE ROGER BUILDERS INC  
 PO BOX 14  
 SPRINGVALE ME 04083  
 Sale Date: 5/11/2005

Inspection Witnessed By:

X	Date
No./Date	Description
	Date Insp.

Notes:

Property Data			Assessment Record						
Neighborhood <b>62 SAND CROSSING RD</b>			Year	Land	Buildings	Exempt	Total		
Tree Growth Year <b>0</b>			2012	62,200	117,700	0	179,900		
1ST MORTGAGE <b>0</b>			2013	62,200	117,700	0	179,900		
2ND MORTGAGE <b>0</b>			2014	62,200	143,700	0	205,900		
Zone/Land Use <b>31 Agricultural/Residential</b>			2015	62,200	143,700	0	205,900		
Secondary Zone			2016	52,900	143,700	0	196,600		
Topography <b>2 Rolling</b>			2017	52,900	143,700	0	196,600		
1.Level 4.Below St 7.Steep			2018	52,900	143,700	0	196,600		
2.Rolling 5.Low 8.Wet			2019	52,900	143,700	0	196,600		
3.Above St 6.Swampy 9.Lev/Roll			2020	52,900	144,100	0	197,000		
Utilities <b>9 No Water/No Sewer</b>			2021	58,100	144,100	0	202,200		
1.Public 4.Improve 7.Improve			2022	63,400	158,500	0	221,900		
2.Water 5.Improve 8.			2023	69,800	175,800	0	245,600		
3.Sewer 6.Improve 9.None			2024	78,200	197,400	0	275,600		
Street <b>3 Gravel</b>			2025	95,700	272,400	0	368,100		
1.Paved 4.Proposed 7.ROW			<b>Land Data</b>						
2.Semi Imp 5.Pvt 8.None									
3.Gravel 6.Aband 9.TG PLAN			<b>Front Foot</b>	<b>Type</b>	<b>Effective</b>		<b>Influence</b>		<b>Influence Codes</b>
LAND USE <b>0</b>			11.Ossipee WF		<b>Frontage</b>	<b>Depth</b>	<b>Factor</b>	<b>Code</b>	
BUILDING USE <b>0</b>			12.Arrowhead WF				%		1.Unimproved
<b>Sale Data</b>			13.Waterfront				%		2.Excess Ftg /De
Sale Date <b>10/11/2022</b>			14.Rear Land				%		3.Topography
Price <b>361,000</b>			15.Misc				%		4.Size/Shape
Sale Type <b>2 Land &amp; Buildings</b>							%		5.Access or Rear
1.Land 4.Mobile 7.							%		6.Restriction
2.L & B 5.Other 8.			<b>Square Foot</b>	<b>Square Feet</b>					7.Open Space
3.Building 6. 9.			16.Regular Lot				%		8.View/Environ
Financing <b>9 Unknown</b>			17.Secondary Lot				%		9.Fract Share
1.Convent 4.Seller 7.			18.Excess Land				%		<b>Acres</b>
2.FHA/VA 5.Private 8.			19.Condominium				%		30.Rear (201+)
3.Assumed 6.Cash 9.Unknown			20.Pavement				%		31.Tillable/Horti
Validity <b>1 Arms Length Sale</b>							%		32.Pasture
1.Valid 4.Split 7.Renovate			<b>Fract. Acre</b>	<b>Acreege/Sites</b>					33.Orchard
2.Related 5.Partial 8.Other			21.Homesite (Frac	21	1.84	90	%	3	34.Frontage
3.Distress 6.Exempt 9.			22.Vacant Lot (Fr				%		35.Triangular Lot
Verified <b>5 Public Record</b>			23.Non Conforming				%		36.Commercial
1.Buyer 4.Agent 7.Family			<b>Acres</b>				%		37.Softwood
2.Seller 5.Pub Rec 8.Other			24.Excess ( 5-10)				%		38.Mixed Wood
3.Lender 6.MLS 9.			25.Excess (10+)				%		39.Hardwood
			26.Excess				%		40.Wasteland
			27.Rear (1-100)				%		41.Gravel Pit (Ac
			28.Rear (101-150)				%		42.Mobile Home Si
			29.Rear (151-200)				%		43.Condo Site
				<b>Total Acreage 1.84</b>					44.Utility ROW
									45.Camp Lot
									46.Site Improve

