

CARRIO, MICHELLE A
CARRIO, MICHAEL A
799 OSSIPEE HILL ROAD
WATERBORO ME 04087

B14088P677 B15300P602 B16313P338 B16571P329

Previous Owner
CARDELLA MICHAEL J
CARDELLA, VALERIE E (JT)
799 OSSIPEE HILL RD
WATERBORO ME 04087
Sale Date: 9/22/2023

Previous Owner
ZALL, DAVID
ATTN: MICHAEL & VALERIE CARDELLA
6475 1ST AVE NORTH
ST PETERSBURG FL 33710
Sale Date: 9/06/2018

Previous Owner
WINDY HILL SERVICES LLC
C/O DAVID ZALL
553 CUMBERLAND AVE #204
PORTLAND ME 04101 2295
Sale Date: 5/02/2016

Inspection Witnessed By:

X	Date
No./Date	Description
	Date Insp.

Notes:
24.0702 - changed from vacant to homesite & removed baselot factor; added 36x48 1s/b, 67% complete - vw
24.0916 - removed incomplete; added 10x17 deck - vw

Waterboro

Property Data			Assessment Record						
Neighborhood 53 OSSIPEE HILL RD			Year	Land	Buildings	Exempt	Total		
Tree Growth Year 0			2012	59,500	0	0	59,500		
1ST MORTGAGE 0			2013	59,500	0	0	59,500		
2ND MORTGAGE 0			2014	59,500	0	0	59,500		
Zone/Land Use 33 Forest/Agricultural..			2015	59,500	0	0	59,500		
Secondary Zone			2016	38,800	0	0	38,800		
Topography 2 Rolling			2017	38,800	0	0	38,800		
1.Level 4.Below St 7.Steep			2018	38,800	0	0	38,800		
2.Rolling 5.Low 8.Wet			2019	38,800	0	0	38,800		
3.Above St 6.Swampy 9.Lev/Roll			2020	38,800	0	0	38,800		
Utilities 9 No Water/No Sewer			2021	42,700	0	0	42,700		
1.Public 4.Improve 7.Improve			2022	46,500	0	0	46,500		
2.Water 5.Improve 8.			2023	51,200	0	0	51,200		
3.Sewer 6.Improve 9.None			2024	57,400	0	0	57,400		
Street 1 Paved			2025	139,400	239,500	0	378,900		
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	
			Sale Date 9/22/2023	14.Rear Land			%		4.Size/Shape
Price 139,900			15.Misc			%		5.Access or Rear	
Sale Type 1 Land Only						%		6.Restriction	
1.Land 4.Mobile 7.			Square Foot	Square Feet				7.Open Space	
2.L & B 5.Other 8.				16.Regular Lot			%	8.View/Environ	
3.Building 6. 9.			17.Secondary Lot			%	9.Fract Share		
Financing 9 Unknown			18.Excess Land			%		Acres	
1.Convent 4.Seller 7.			19.Condominium			%		30.Rear (201+)	
2.FHA/VA 5.Private 8.			20.Pavement			%		31.Tillable/Horti	
3.Assumed 6.Cash 9.Unknown						%		32.Pasture	
Validity 1 Arms Length Sale						%		33.Orchard	
1.Valid 4.Split 7.Renovate			Fract. Acre		Acreege/Sites			34.Frontage	
2.Related 5.Partial 8.Other			21.Homesite (Frac	21	5.00	100	%	0	
3.Distress 6.Exempt 9.			22.Vacant Lot (Fr	24	1.94	100	%	0	
Verified 5 Public Record			23.Non Conforming				%		
1.Buyer 4.Agent 7.Family			Acres				%		
2.Seller 5.Pub Rec 8.Other			24.Excess (5-10)				%		
3.Lender 6.MLS 9.			25.Excess (10+)				%		
			26.Excess				%		
			27.Rear (1-100)				%		
			28.Rear (101-150)				%		
			29.Rear (151-200)				%		
			Total Acreege		6.94				

46.Site Improve

Waterboro

Map Lot 003-058-005A


Account 4733

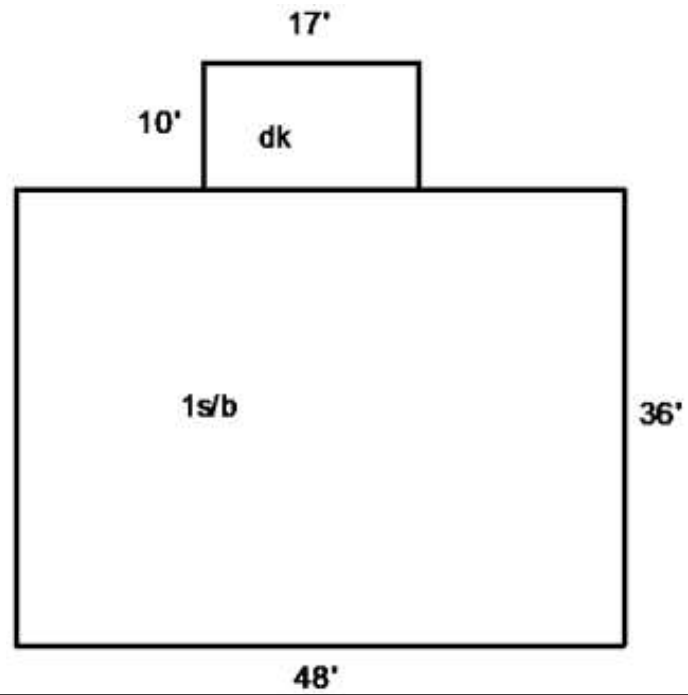
Location 799 OSSIPPEE HILL ROAD

Card 1

Of 1

9/25/2024

Building Style 2 Ranch	SF Bsmt Living 0	Layout 1 Typical
1.Conv 5.Garr/Col 9.Other	Fin Bsmt Grade 0 0	1.Typical 4. 7.
2.Ranch 6.Split 10.Mohome	OPEN 5 OPTIONAL 0	2.Inadeq 5. 8.
3.R Ranch 7.Contemp/ 11.Condo	Heat Type 100% 1 Hot Water BB	3.Not func 6. 9.
4.Cape 8.Log 12.	1.HWBB 5.FWA 9.No Heat	Attic 9 None
Dwelling Units 1	2.HWCI 6.GravWA 10.	1.1/4 Fin 4.Full Fin 7.1/4 Unfi
Other Units 0	3.HWRAD 7.Electric 11.	2.1/2 Fin 5.FI/Stair 8.
Stories 1 One Story	4.Steam 8.FI/WallM 12.	3.3/4 Fin 6.1/2 Unfi 9.None
1.1 4.1.50 7.1.25	Cool Type 0% 9 None	Insulation 1 Full
2.2 5.1.75 8.	1.Refrig 4.W&C Air 7.	1.Full 4.Minimal 7.
3.3 6.2.50 9.	2.Evapor 5. 8.	2.Heavy 5.Unk 8.
Exterior Walls 8 Alumunum/Vinyl	3.H Pump 6. 9.None	3.Capped 6. 9.None
0.Wood 4.Asb/Asph 8.Alum/Vin	Kitchen Style 2 Typical	Unfinished % 0%
1.Wood 5.T-111 9.Other	1.Modern 4.Obsolete 7.	Grade & Factor 4 Good 100%
2.Wd Sh 6.Br/St 11.	2.Typical 5. 8.	1.E Grade 4.B Grade 7.AAA Grad
3.Compos. 7.Nov 12.	3.Old Type 6. 9.None	2.D Grade 5.A Grade 8.
Roof Surface 1 Asphalt Shingles	Bath(s) Style 2 Typical Bath(s)	3.C Grade 6.AA Grade 9.Same
1.Asphalt 4.Composit 7.	1.Modern 4.Obsolete 7.	SQFT (Footprint) 1728
2.Slate 5.Wood 8.	2.Typical 5. 8.	Condition 6 Good
3.Metal 6.Other 9.	3.Old Type 6. 9.None	1.Poor 4.Avg 7.V G
SF Masonry Trim 0	# Rooms 5	2.Fair 5.Avg+ 8.Exc
OPEN-3- 0	# Bedrooms 3	3.Avg- 6.Good 9.Same
OPEN-4- 0	# Full Baths 2	Phys. % Good 0%
Year Built 2024	# Half Baths 0	Funct. % Good 100%
Year Remodeled 0	# Addn Fixtures 1	Functional Code 9 None
Foundation 1 Concrete	# Fireplaces 0	1.Incomp 4.Small 7.Layout
1.Concrete 4.Wood 7.		2.O-Built 5.CDU 8.Other
2.C Block 5.Slab 8.		3.Damage 6.Style 9.None
3.Br/Stone 6.Prs/Post 9.		Econ. % Good 100%
Basement 4 Full Basement		Economic Code None
1.1/4 Bmt 4.Full Bmt 7.		0.None 3.Services 7.
2.1/2 Bmt 5.None 8.		1.Location 4.Traffic 8.
3.3/4 Bmt 6. 9.None		2.Encroach 9.None 9.
Bsmt Gar # Cars 0		Entrance Code 0
Wet Basement 1 Dry Basement		1.Interior 4.Vacant 7.
1.Dry 4. 7.		2.Refusal 5.Estimate 8.
2.Damp 5. 8.	3.Informed 6.Office 9.RS	
3.Wet 6. 9.	Information Code 0	
	1.Owner 4.Agent 7.	
	2.Relative 5.Estimate 8.	
	3.Tenant 6.Other 9.SNY	



Date Inspected

Additions, Outbuildings & Improvements

Type	Year	Units	Grade	Cond	Phys.	Funct.	Sound Value	
68 Wood Deck	0	170	0 0	0	0	0	0	1.One Story Fram
								2.Two Story Fram
								3.Three Story Fr
								4.1 & 1/2 Story
								5.1 & 3/4 Story
								6.2 & 1/2 Story
								21.Open Frame Por
								22.Encl Frame Por
								23.Frame Garage
								24.Frame Shed
								25.Frame Bay Wind
								26.1SFr Overhang
								27.Unfin Basement
								28.Unfinished Att
								29.Finished Attic