Map Lot 004-001B-001 | Account 362 | Location 794 OSSIPEE HILL ROAD | Card 1 Of 1 | 8/31/2023

HUBER, STEPHEN ROY
HUBER, PAULA
794 OSSIPEE HILL ROAD
WATERBORO ME 04087

B17928P523

Previous Owner
LITTLEFIELD JOHN E & SHERRY A
794 OSSIPEE HILL ROAD

WATERBORO ME 04087
Sale Date: 4/10/2019

Inspection Witnessed By:

X Date

No./Date	Description	Date Insp.

Notes:

21.0616 - changed finished basement area from 598 sqft to 1100 sqft -sb

Waterboro

Property Data

Neighborhood **53 OSSIPEE HILL RD**

Tree Growth Year **0**

1ST MORTGAGE **0**

2ND MORTGAGE **0**

Zone/Land Use **11 Residential**

Secondary Zone

Topography **2 Rolling**

1.Level 4.Below St 7.Steep
2.Rolling 5.Low 8.Wet
3.Above St 6.Swampy 9.Lev/Roll

Utilities **9 No Water/No Sewer**

1.Public 4.Improve 7.Improve
2.Water 5.Improve 8.
3.Sewer 6.Improve 9.None

Street **3 Gravel**

1.Paved 4.Proposed 7.ROW
2.Semi Imp 5.Pvt 8.None
3.Gravel 6.Aband 9.TG PLAN

LAND USE **0**

BUILDING USE **0**

Sale Data

Sale Date **4/10/2019**

Price **255,000**

Sale Type **2 Land & Buildings**

1.Land 4.Mobile 7.
2.L & B 5.Other 8.
3.Building 6. 9.

Financing **9 Unknown**

1.Convent 4.Seller 7.
2.FHA/VA 5.Private 8.
3.Assumed 6.Cash 9.Unknown

Validity **1 Arms Length Sale**

1.Valid 4.Split 7.Renovate
2.Related 5.Partial 8.Other
3.Distress 6.Exempt 9.

Verified **5 Public Record**

1.Buyer 4.Agent 7.Family
2.Seller 5.Pub Rec 8.Other
3.Lender 6.MLS 9.

Assessment Record

Year	Land	Buildings	Exempt	Total
2011	67,900	133,800	10,000	191,700
2012	67,900	133,800	10,000	191,700
2013	67,900	133,800	10,000	191,700
2014	67,900	120,800	10,000	178,700
2015	67,900	133,800	10,000	191,700
2016	57,300	131,000	15,000	173,300
2017	57,300	131,000	15,000	173,300
2018	57,300	131,000	20,000	168,300
2019	57,300	131,000	20,000	168,300
2020	57,300	133,700	20,000	171,000
2021	63,000	133,700	0	196,700
2022	68,800	153,600	0	222,400
2023	75,700	170,400	0	246,100
2024	84,800	192,000	0	276,800

Land Data

Front Foot	Type	Effective Frontage	Effective Depth	Influence Factor	Influence Code
11.Ossipee WF				%	
12.Arrowhead WF				%	
13.Waterfront				%	
14.Rear Land				%	
15.Misc				%	
				%	
				%	
Square Foot		**Square Feet**			
16.Regular Lot				%	
17.Secondary Lot				%	
18.Excess Land				%	
19.Condominium				%	
20.Pavement				%	
				%	
				%	
Fract. Acre		**Acreage/Sites**			
21.Homesite (Frac	21	1.00		100 %	0
22.Vacant Lot (Fr	26	0.65		100 %	0
23.Non Conforming				%	
Acres				%	
24.Excess (5-10)				%	
25.Excess (10+)				%	
26.Excess				%	
27.Rear (1-100)					
28.Rear (101-150)					
29.Rear (151-200)					

Total Acreage 1.65

Influence Codes

1.Unimproved
2.Excess Ftg /De
3.Topography
4.Size/Shape
5.Access or Rear
6.Restriction
7.Open Space
8.View/Environ
9.Fract Share
Acres
30.Rear (201+)
31.Tillable/Horti
32.Pasture
33.Orchard
34.Frontage
35.Triangular Lot
36.Commercial
37.Softwood
38.Mixed Wood
39.Hardwood
40.Wasteland
41.Gravel Pit (Ac
42.Mobile Home Si
43.Condo Site
44.Utility ROW
45.Camp Lot
46.Site Improveme

Waterboro

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Building Style **2 Ranch**		
1.Conv	5.Garr/Col	9.Other
2.Ranch	6.Split	10.Mohome
3.R Ranch	7.Contemp/	11.Condo
4.Cape	8.Log	12.
Dwelling Units **1**		
Other Units **0**		
Stories **1 One Story**		
1.1	4.1.50	7.1.25
2.2	5.1.75	8.
3.3	6.2.50	9.
Exterior Walls **1 Wood Siding**		
0.Wood	4.Asb/Asph	8.Alum/Vin
1.Wood	5.T-111	9.Other
2.Wd Sh	6.Br/St	11.
3.Compos.	7.Nov	12.
Roof Surface **1 Asphalt Shingles**		
1.Asphalt	4.Composit	7.
2.Slate	5.Wood	8.
3.Metal	6.Other	9.
SF Masonry Trim **0**		
OPEN-3- **0**		
OPEN-4- **0**		
Year Built **1984**		
Year Remodeled **0**		
Foundation **1 Concrete**		
1.Concrete	4.Wood	7.
2.C Block	5.Slab	8.
3.Br/Stone	6.Prs/Post	9.
Basement **4 Full Basement**		
1.1/4 Bmt	4.Full Bmt	7.
2.1/2 Bmt	5.None	8.
3.3/4 Bmt	6.	9.None
Bsmt Gar # Cars **0**		
Wet Basement **1 Dry Basement**		
1.Dry	4.	7.
2.Damp	5.	8.
3.Wet	6.	9.

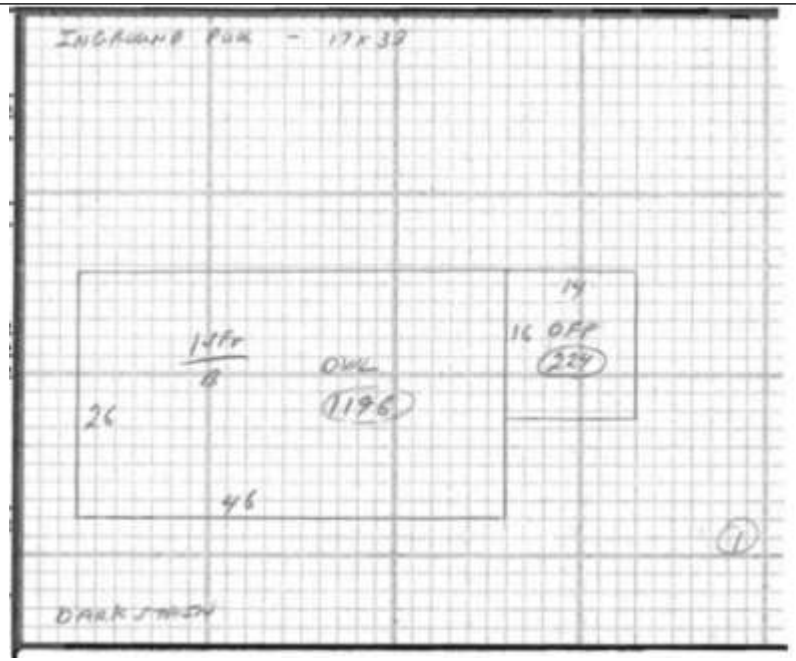
SF Bsmt Living **1100**		
Fin Bsmt Grade **3 100**		
OPEN 5 OPTIONAL **0**		
Heat Type **100%** **1 Hot Water BB**		
1.HWBB	5.FWA	9.No Heat
2.HWCI	6.GravWA	10.
3.HWRAD	7.Electric	11.
4.Steam	8.Fl/WallM	12.
Cool Type **0%** **9 None**		
1.Refrig	4.W&C Air	7.
2.Evapor	5.	8.
3.H Pump	6.	9.None
Kitchen Style **2 Typical**		
1.Modern	4.Obsolete	7.
2.Typical	5.	8.
3.Old Type	6.	9.None
Bath(s) Style **2 Typical Bath(s)**		
1.Modern	4.Obsolete	7.
2.Typical	5.	8.
3.Old Type	6.	9.None
# Rooms **0**		
# Bedrooms **3**		
# Full Baths **1**		
# Half Baths **0**		
# Addn Fixtures **0**		
# Fireplaces **0**		

Layout **1 Typical**		
1.Typical	4.	7.
2.Inadeq	5.	8.
3.Not func	6.	9.
Attic **9 None**		
1.1/4 Fin	4.Full Fin	7.
2.1/2 Fin	5.Fl/Stair	8.
3.3/4 Fin	6.	9.None
Insulation **1 Full**		
1.Full	4.Minimal	7.
2.Heavy	5.Unk	8.
3.Capped	6.	9.None
Unfinished % **0%**		
Grade & Factor **3 Average 100%**		
1.E Grade	4.B Grade	7.AAA Grad
2.D Grade	5.A Grade	8.
3.C Grade	6.AA Grade	9.Same
SQFT (Footprint) **1196**		
Condition **4 Average**		
1.Poor	4.Avg	7.V G
2.Fair	5.Avg+	8.Exc
3.Avg-	6.Good	9.Same
Phys. % Good **0%**		
Funct. % Good **100%**		
Functional Code **9 None**		
1.Incomp	4.Small	7.Layout
2.O-Built	5.CDU	8.Other
3.Damage	6.Style	9.None
Econ. % Good **100%**		
Economic Code **None**		
0.None	3.Services	7.
1.Location	4.Traffic	8.
2.Encroach	9.None	9.
Entrance Code **0**		
1.Interior	4.Vacant	7.
2.Refusal	5.Estimate	8.
3.Informed	6.Office	9.RS
Information Code **0**		
1.Owner	4.Agent	7.
2.Relative	5.Estimate	8.
3.Tenant	6.Other	9.SNY

TRIO

Date Inspected

Additions, Outbuildings & Improvements

Type	Year	Units	Grade	Cond	Phys.	Funct.	Sound Value
21 Open Frame	0	224	0 0	0	0 %	0 %	
63 Swimming Pool	2001	561	3 100	5	75 %	50 %	
68 Wood Deck	0	852	0 0	0	0 %	0 %	
62 Patio	0	654	0 0	0	0 %	0 %	
24 Frame Shed	0	120	0 0	0	0 %	0 %	
23 Frame Garage	2009	720	3 100	7	95 %	100 %	
					%	%	
					%	%	
					%	%	
					%	%	

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