

HARDY, JACOB J
HARDY, HANNAH A
751 OSSIPEE HILL ROAD
WATERBORO ME 04087

B14103P539 B16975P998 B17647P93 B18055P456

Previous Owner
HENDERSON, AMANDA LYNN
KNIGHT, DONALD DOUGLAS
751 OSSIPEE HILL RD
WATERBORO ME 04087
Sale Date: 11/12/2021

Previous Owner
MEDLAR WILLIAM M
751 OSSIPEE HILL ROAD

WATERBORO ME 04087 3431
Sale Date: 9/24/2019

Previous Owner
COLLINS RICHARD A AND LIBBY S
C/O WILLIAM M MEDLAR
751 OSSIPEE HILL ROAD
WATERBORO ME 04087 3431
Sale Date: 3/02/2015

Inspection Witnessed By:

X	Date
No./Date	Description
	Date Insp.

Notes:
Dupee sold land in 2004 to Collins 004-002 and a 5 acre lot was reserved by Dupee in 2004. This new lot was never assessed or taxed to Dupee since transfer of other land to Collins. New owner(Vitko) is now purchasing the 5 acre lot and Dupee is inquiring about lot value, taxes due, etc. The new 5 acre lot will be assessed (first time) to Vitko 4/1/10 for FY2012. Assessment will be around \$30,000 and a tax est. at \$400 or so. - 6/23/15 - approx. 5.45 acres and house split out for Medlar via 16975/998. keeping it in Waterboro because it contains the house. remaining 22.29 retained by Collins, now designated 004-002D. Assesment Date

Property Data				Assessment Record						
Neighborhood 53 OSSIPEE HILL RD				Year	Land	Buildings	Exempt	Total		
Tree Growth Year 0				2012	96,600	126,300	10,000	212,900		
1ST MORTGAGE 0				2013	96,600	126,300	10,000	212,900		
2ND MORTGAGE 0				2014	96,600	126,300	10,000	212,900		
Zone/Land Use 33 Forest/Agricultural..				2015	96,600	126,300	10,000	212,900		
Secondary Zone				2016	72,900	126,300	0	199,200		
Topography 1 Level				2017	72,900	126,300	0	199,200		
1.Level 4.Below St 7.Steep				2018	72,900	126,300	0	199,200		
2.Rolling 5.Low 8.Wet				2019	72,900	126,300	0	199,200		
3.Above St 6.Swampy 9.Lev/Roll				2020	72,900	126,300	0	199,200		
Utilities 9 No Water/No Sewer				2021	80,200	126,300	0	206,500		
1.Public 4.Improve 7.Improve				2022	87,500	138,900	0	226,400		
2.Water 5.Improve 8.				2023	96,300	154,000	0	250,300		
3.Sewer 6.Improve 9.None				2024	107,900	173,000	0	280,900		
Street 1 Paved				2025	135,700	238,200	0	373,900		
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 11/12/2021				14.Rear Land			%		4.Size/Shape	
Price 250,000				15.Misc			%		5.Access or Rear	
Sale Type 2 Land & Buildings							%		6.Restriction	
1.Land 4.Mobile 7.				Square Foot	Square Feet				7.Open Space	
2.L & B 5.Other 8.							%		8.View/Environ	
3.Building 6. 9.				16.Regular Lot			%		9.Fract Share	
Financing 9 Unknown				17.Secondary Lot			%		Acres	
1.Convent 4.Seller 7.				18.Excess Land			%		30.Rear (201+)	
2.FHA/VA 5.Private 8.				19.Condominium			%		31.Tillable/Horti	
3.Assumed 6.Cash 9.Unknown				20.Pavement			%		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	35.Triangular Lot
3.Distress 6.Exempt 9.				22.Vacant Lot (Fr	24	0.45	100 %	0	36.Commercial	
Verified 5 Public Record				23.Non Conforming			%		37.Softwood	
1.Buyer 4.Agent 7.Family				Acres			%		38.Mixed Wood	
2.Seller 5.Pub Rec 8.Other				24.Excess (5-10)			%		39.Hardwood	
3.Lender 6.MLS 9.				25.Excess (10+)			%		40.Wasteland	
				26.Excess			%		41.Gravel Pit (Ac	
				27.Rear (1-100)			%		42.Mobile Home Si	
				28.Rear (101-150)			%		43.Condo Site	
				29.Rear (151-200)			%		44.Utility ROW	
				Total Acreege		5.45				
							45.Camp Lot			
							46.Site Improve			

Waterboro

Map Lot 004-002


Account 250

Location 751 OSSIPPEE HILL ROAD

Card 1

Of 1

9/25/2024

Building Style	1 Conventional	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 5 Floor & Stairs	
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 2 Two 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 Aluminum/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 3 Average 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) 780	
2.Slate	5.Wood 8.	2.Typical	5. 8.	Condition 4 Average	
3.Metal	6.Other 9.	3.Old Type	6. 9.None	1.Poor	4.Avg 7.V G
SF Masonry Trim 0		# Rooms 0		2.Fair	5.Avg+ 8.Exc
OPEN-3- 0		# Bedrooms 4		3.Avg-	6.Good 9.Same
OPEN-4- 0		# Full Baths 2		Phys. % Good 0%	
Year Built 1800		# Half Baths 0		Funct. % Good 100%	
Year Remodeled 0		# Addn Fixtures 0		Functional Code 9 None	
Foundation 3 Brick &/or Stone		# Fireplaces 0		1.Incomp	4.Small 7.Layout
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.				
Date Inspected				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

Additions, Outbuildings & Improvements								
Type	Year	Units	Grade	Cond	Phys.	Funct.	Sound Value	
1 One Story Frame	0	416	0 0	0	0	0 %	0 %	1.One Story Fram
65 Barn/Stable	0	648	0 0	0	0	0 %	0 %	2.Two Story Fram
23 Frame Garage	0	48	0 0	0	0	0 %	0 %	3.Three Story Fr
27 Unfin Basement	0	416	0 0	0	0	0 %	0 %	4.1 & 1/2 Story
28 Unfinished Attic	0	416	0 0	0	0	0 %	0 %	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

