

PERREAULT RYAN (JT)
PERREAULT, LISA C
645 OSSIPEE HILL ROAD
WATERBORO ME 04087

B14524P35 B17618P789 B17788P73

Previous Owner
ENERGY HOMES INC
ATTN: RYAN & LISA PERREAULT
645 OSSIPEE HILL RD
WATERBORO ME 04087
Sale Date: 8/24/2018

Previous Owner
CHAMPION CONSTRUCTION LLC
ATTN: ENERGY HOMES INC
96 PANORAMIC DR
E WATERBORO ME 04030
Sale Date: 12/05/2017

Inspection Witnessed By:

No./Date	Description	Date Insp.
X		

Notes:
19.0806 - added 26x46 house, 4x4 deck -sb

Waterboro

Property Data			Assessment Record						
Neighborhood 53 OSSIPEE HILL RD			Year	Land	Buildings	Exempt	Total		
Tree Growth Year 0			2012	83,700	0	0	83,700		
1ST MORTGAGE 0			2013	83,700	0	0	83,700		
2ND MORTGAGE 0			2014	83,700	0	0	83,700		
Zone/Land Use 33 Forest/Agricultural..			2015	83,700	0	0	83,700		
Secondary Zone			2016	58,600	0	0	58,600		
Topography 3 Above Street			2017	58,600	0	0	58,600		
1.Level 4.Below St 7.Steep			2018	58,600	0	0	58,600		
2.Rolling 5.Low 8.Wet			2019	58,600	0	0	58,600		
3.Above St 6.Swampy 9.Lev/Roll			2020	73,500	157,400	0	230,900		
Utilities 9 No Water/No Sewer			2021	80,900	157,400	0	238,300		
1.Public 4.Improve 7.Improve			2022	88,200	173,200	0	261,400		
2.Water 5.Improve 8.			2023	97,000	192,100	0	289,100		
3.Sewer 6.Improve 9.None			2024	108,800	215,700	0	324,500		
Street 1 Paved			2025	138,300	290,800	0	429,100		
1.Paved 4.Proposed 7.ROW			Land Data						
2.Semi Imp 5.Pvt 8.None									
3.Gravel 6.Aband 9.TG PLAN			Front Foot	Type	Effective		Influence		Influence Codes
LAND USE 0			11.Ossipee WF		Frontage	Depth	Factor	Code	
BUILDING USE 0			12.Arrowhead WF				%		1.Unimproved
Sale Data			13.Waterfront				%		2.Excess Ftg /De
Sale Date 8/24/2018			14.Rear Land				%		3.Topography
Price 243,000			15.Misc				%		4.Size/Shape
Sale Type 2 Land & Buildings							%		5.Access or Rear
1.Land 4.Mobile 7.			Square Foot	Square Feet					6.Restriction
2.L & B 5.Other 8.			16.Regular Lot				%		7.Open Space
3.Building 6. 9.			17.Secondary Lot				%		8.View/Environ
Financing 9 Unknown			18.Excess Land				%		9.Fract Share
1.Convent 4.Seller 7.			19.Condominium				%		Acres
2.FHA/VA 5.Private 8.			20.Pavement				%		30.Rear (201+)
3.Assumed 6.Cash 9.Unknown							%		31.Tillable/Horti
Validity 1 Arms Length Sale			Fract. Acre	Acreege/Sites					32.Pasture
1.Valid 4.Split 7.Renovate			21.Homesite (Frac	21	5.00	100	%	0	33.Orchard
2.Related 5.Partial 8.Other			22.Vacant Lot (Fr	24	1.50	100	%	0	34.Frontage
3.Distress 6.Exempt 9.			23.Non Conforming				%		35.Triangular Lot
Verified 5 Public Record			Acres				%		36.Commercial
1.Buyer 4.Agent 7.Family			24.Excess (5-10)				%		37.Softwood
2.Seller 5.Pub Rec 8.Other			25.Excess (10+)				%		38.Mixed Wood
3.Lender 6.MLS 9.			26.Excess				%		39.Hardwood
			27.Rear (1-100)				%		40.Wasteland
			28.Rear (101-150)				%		41.Gravel Pit (Ac
			29.Rear (151-200)				%		42.Mobile Home Si
			Total Acreage		6.50				
							43.Condo Site		
							44.Utility ROW		
							45.Camp Lot		
							46.Site Improve		

Waterboro

Map Lot 004-006-001

Account 4814

Location 645 OSSIPPEE HILL ROAD

Card 1

Of 1

9/25/2024

Building Style	6 Split Level			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.			2.Heavy	5.Unk 8.																																																																																																		
Exterior Walls	8 Aluminum/Vinyl			3.H Pump	6.			3.Capped	6.																																																																																																		
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.			1.E Grade	4.B Grade	7.AAA Grad																																																																																																	
3.Compos.	7.Nov	12.		3.Old Type	6.			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)	1196																																																																																																		
2.Slate	5.Wood	8.		2.Typical	5.			Condition	8 Excellent																																																																																																		
3.Metal	6.Other	9.		3.Old Type	6.			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	2018			# Half Baths	0			Funct. % Good	100%																																																																																																		
Year Remodeled	0			# Addn Fixtures	0			Functional Code	9 None																																																																																																		
Foundation	1 Concrete			# Fireplaces	0			1.Incomp	4.Small	7.Layout																																																																																																	
1.Concrete	4.Wood	7.		<div style="display: flex; align-items: center; justify-content: center;"> <div style="background-color: #2e7d32; color: white; padding: 10px 20px; font-size: 2em; font-weight: bold; margin-right: 10px;">T</div> <div style="font-size: 2em; font-weight: bold;">TRIO</div> </div>																																																																																																							
2.C Block	5.Slab	8.																																																																																																									
3.Br/Stone	6.Prs/Post	9.																																																																																																									
Basement	4 Full Basement																																																																																																										
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