

HARRIMAN RONALD C  
552 OSS�PEE HILL ROAD  
WATERBORO ME 04087

B7553P189

Previous Owner  
KIMBALL WOODLOT TRUST  
C/O DOUGLAS R KIMBALL  
6 WILDFLOWER LANE  
KENNEBUNK ME 04043  
Sale Date: 7/10/2007

Previous Owner  
HARRIMAN RONALD C  
552 OSS�PEE HILL ROAD  
WATERBORO ME 04087  
Sale Date: 2/06/2006

Inspection Witnessed By:

X		Date
No./Date	Description	Date Insp.

Notes:

Waterboro

Property Data			Assessment Record						
Neighborhood <b>53 OSS�PEE HILL RD</b>			Year	Land	Buildings	Exempt	Total		
Tree Growth Year <b>0</b>			2012	73,600	141,300	10,000	204,900		
1ST MORTGAGE <b>0</b>			2013	73,600	141,300	10,000	204,900		
2ND MORTGAGE <b>0</b>			2014	73,600	141,300	10,000	204,900		
Zone/Land Use <b>31 Agricultural/Residential</b>			2015	73,600	141,300	10,000	204,900		
Secondary Zone			2016	61,900	139,900	15,000	186,800		
Topography <b>2 Rolling</b>			2017	61,900	139,900	15,000	186,800		
1.Level 4.Below St 7.Steep			2018	61,900	139,900	20,000	181,800		
2.Rolling 5.Low 8.Wet			2019	61,900	139,900	20,000	181,800		
3.Above St 6.Swampy 9.Lev/Roll			2020	61,900	140,500	20,000	182,400		
Utilities <b>9 No Water/No Sewer</b>			2021	68,100	140,500	24,500	184,100		
1.Public 4.Improve 7.Improve			2022	74,300	154,500	25,000	203,800		
2.Water 5.Improve 8.			2023	81,800	171,400	25,000	228,200		
3.Sewer 6.Improve 9.None			2024	91,700	193,200	25,000	259,900		
Street <b>1 Paved</b>			2025	109,800	249,700	25,000	334,500		
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	14.Rear Land			%		3.Topography
Price			15.Misc			%		4.Size/Shape	
Sale Type						%		5.Access or Rear	
1.Land 4.Mobile 7.			<b>Square Foot</b>	<b>Square Feet</b>				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			18.Excess Land			%		9.Fract Share	
1.Convent 4.Seller 7.			19.Condominium			%		<b>Acres</b>	
2.FHA/VA 5.Private 8.			20.Pavement			%		30.Rear (201+)	
3.Assumed 6.Cash 9.Unknown						%		31.Tillable/Horti	
Validity			<b>Fract. Acre</b>	<b>Acreege/Sites</b>				32.Pasture	
1.Valid 4.Split 7.Renovate			21.Homesite (Frac	21	2.00	100 %	0	33.Orchard	
2.Related 5.Partial 8.Other			22.Vacant Lot (Fr	26	2.60	100 %	0	34.Frontage	
3.Distress 6.Exempt 9.			23.Non Conforming			%		35.Triangular Lot	
Verified			<b>Acres</b>			%		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	
			<b>Total Acreege</b>		4.60			43.Condo Site	
								44.Utility ROW	
								45.Camp Lot	
								46.Site Improve	

## Waterboro

Map Lot 004-010


Account 259

Location 552 OSSIPPEE HILL ROAD

Card 1

Of 1

9/25/2024

Building Style	<b>4 Cape Cod</b>	SF Bsmt Living	<b>0</b>	Layout	<b>1 Typical</b>		
1.Conv	5.Garr/Col 9.Other	Fin Bsmt Grade	<b>0 0</b>	1.Typical	4. 7.		
2.Ranch	6.Split 10.Mohome	OPEN 5 OPTIONAL <b>0</b>		2.Inadeq	5. 8.		
3.R Ranch	7.Contemp/ 11.Condo	Heat Type	<b>100% 1 Hot Water BB</b>	3.Not func	6. 9.		
4.Cape	8.Log 12.	1.HWBB	5.FWA 9.No Heat	<b>Attic 4 Full Finished</b>			
Dwelling Units <b>1</b>		2.HWCI	6.GravWA 10.	1.1/4 Fin	4.Full Fin 7.1/4 Unfi		
Other Units <b>0</b>		3.HWRAD	7.Electric 11.	2.1/2 Fin	5.FI/Stair 8.		
Stories <b>1 One Story</b>		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	<b>0% 9 None</b>	<b>Insulation 1 Full</b>			
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 <b>8 Aluminum/Vinyl</b>		3.H Pump	6. 9.None	3.Capped	6. 9.None		
0.Wood	4.Asb/Asph 8.Alum/Vin	Kitchen Style <b>2 Typical</b>		Unfinished % <b>0%</b>			
1.Wood	5.T-111 9.Other	1.Modern	4.Obsolete 7.	Grade & Factor <b>3 Average 100%</b>			
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 <b>1 Asphalt Shingles</b>		Bath(s) Style <b>2 Typical Bath(s)</b>		3.C Grade	6.AA Grade 9.Same		
1.Asphalt	4.Composit 7.	1.Modern	4.Obsolete 7.	SQFT (Footprint) <b>988</b>			
2.Slate	5.Wood 8.	2.Typical	5. 8.	Condition <b>6 Good</b>			
3.Metal	6.Other 9.	3.Old Type	6. 9.None	1.Poor	4.Avg 7.V G		
SF Masonry Trim <b>0</b>		# Rooms	<b>0</b>	2.Fair	5.Avg+ 8.Exc		
OPEN-3- <b>0</b>		# Bedrooms	<b>2</b>	3.Avg-	6.Good 9.Same		
OPEN-4- <b>0</b>		# Full Baths	<b>1</b>	Phys. % Good <b>0%</b>			
Year Built <b>1996</b>		# Half Baths	<b>0</b>	Funct. % Good <b>100%</b>			
Year Remodeled <b>0</b>		# Addn Fixtures	<b>0</b>	Functional Code <b>9 None</b>			
Foundation <b>1 Concrete</b>		# Fireplaces	<b>0</b>	1.Incomp	4.Small 7.Layout		
1.Concrete	4.Wood 7.						
2.C Block	5.Slab 8.					2.O-Built	5.CDU 8.Other
3.Br/Stone	6.Prs/Post 9.					3.Damage	6.Style 9.None
Basement <b>4 Full Basement</b>						Econ. % Good <b>100%</b>	
1.1/4 Bmt	4.Full Bmt 7.					Economic Code <b>None</b>	
2.1/2 Bmt	5.None 8.					0.None	3.Services 7.
3.3/4 Bmt	6. 9.None					1.Location	4.Traffic 8.
Bsmt Gar # Cars <b>0</b>						2.Encroach	9.None 9.
Wet Basement <b>1 Dry Basement</b>						Entrance Code <b>0</b>	
1.Dry	4. 7.					1.Interior	4.Vacant 7.
2.Damp	5. 8.	2.Refusal	5.Estimate 8.				
3.Wet	6. 9.	3.Informed	6.Office 9.RS				
Date Inspected		Information Code <b>0</b>		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	
68 Wood Deck	0	160	0 0	0	0 %	0 %		1.One Story Fram
40 OPEN SCR	0	30	0 0	0	0 %	0 %		2.Two Story Fram
24 Frame Shed	0	110	0 0	0	0 %	0 %		3.Three Story Fr
23 Frame Garage	0	576	0 0	0	0 %	0 %		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