

MORISSETTE, KATIE L
648 OSS�PEE HILL ROAD
WATERBORO ME 04087

B9921P193 B17622P455 B17930P500

Previous Owner
HOMEVEST LLC
ATTN: KATIE L MORRISSETTE
648 OSS�PEE HILL RD
WATERBORO ME 04087
Sale Date: 4/12/2019

Previous Owner
GERITY MICHAEL J & KARYN N
ATTN: HOMEVEST LLC
71 LEISURE LN
LIMERICK ME 04048
Sale Date: 12/11/2017

Inspection Witnessed By:

X	Date
No./Date	Description
	Date Insp.

Notes:
16.0425 - delete this account, duplicate with account 272 -ak
16.1031 - after further deed research, should not have deleted
- this account (#4321) and #272 were both M-L 4-13A. to
resolve, 272 is now M-L 4-13-6, 4321 is now M-L 4-13-7. did a
supplement for 2016-17 taxes. -AK
19.0806 - added 28x44 house, 6x10 open porch, 12x12 deck
-sb

Waterboro

Property Data			Assessment Record						
Neighborhood 53 OSS�PEE HILL RD			Year	Land	Buildings	Exempt	Total		
Tree Growth Year 0			2012	62,600	0	0	62,600		
1ST MORTGAGE 0			2013	62,600	0	0	62,600		
2ND MORTGAGE 0			2014	62,600	0	0	62,600		
Zone/Land Use 31 Agricultural/Residential			2015	62,600	0	0	62,600		
Secondary Zone			2018	40,900	0	0	40,900		
Topography 2 Rolling			2019	40,900	0	0	40,900		
1.Level 4.Below St 7.Steep			2020	58,700	164,600	0	223,300		
2.Rolling 5.Low 8.Wet			2021	64,600	164,600	0	229,200		
3.Above St 6.Swampy 9.Lev/Roll			2022	70,500	181,100	0	251,600		
Utilities 9 No Water/No Sewer			2023	77,500	200,800	0	278,300		
1.Public 4.Improve 7.Improve			2024	86,900	225,500	0	312,400		
2.Water 5.Improve 8.			2025	106,300	306,300	0	412,600		
3.Sewer 6.Improve 9.None									
Street 1 Paved									
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	
			14.Rear Land			%		4.Size/Shape	
Sale Date 4/12/2019			15.Misc			%		5.Access or Rear	
Price 290,000						%		6.Restriction	
Sale Type 2 Land & Buildings						%		7.Open Space	
1.Land 4.Mobile 7.			Square Foot	Square Feet				8.View/Environ	
2.L & B 5.Other 8.						%		9.Fract Share	
3.Building 6. 9.			16.Regular Lot			%		Acres	
Financing 9 Unknown			17.Secondary Lot			%		30.Rear (201+)	
1.Convent 4.Seller 7.			18.Excess Land			%		31.Tillable/Horti	
2.FHA/VA 5.Private 8.			19.Condominium			%		32.Pasture	
3.Assumed 6.Cash 9.Unknown			20.Pavement			%		33.Orchard	
Validity 1 Arms Length Sale						%		34.Frontage	
1.Valid 4.Split 7.Renovate			Fract. Acre	Acreege/Sites				35.Triangular Lot	
2.Related 5.Partial 8.Other			21.Homesite (Frac	21	1.84	100	%	0	
3.Distress 6.Exempt 9.			22.Vacant Lot (Fr			%		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 Acreage		1.84			45.Camp Lot	
								46.Site Improve	

