

NICHOLS GAIL E  
668 OSSIPEE HILL RD  
WATERBORO Maine 04087

B14262P578 B15173P732

Previous Owner  
WITHERELL DENISE A & DONALD E  
668 OSSIPEE HILL ROAD

WATERBORO ME 04087  
Sale Date: 6/04/2007

Previous Owner  
RYAN KEVIN J & PASQUARELLI TINA M  
668 OSSIPEE HILL ROAD

WATERBORO ME 04087  
Sale Date: 10/21/2005

Inspection Witnessed By:

X	Date	Date Insp.
No./Date	Description	Date Insp.

Notes:

Waterboro

Property Data			Assessment Record						
Neighborhood <b>53 OSSIPEE HILL RD</b>			Year	Land	Buildings	Exempt	Total		
Tree Growth Year <b>0</b>			2012	70,500	168,400	10,000	228,900		
1ST MORTGAGE <b>0</b>			2013	70,500	168,400	10,000	228,900		
2ND MORTGAGE <b>0</b>			2014	70,600	166,800	10,000	227,400		
Zone/Land Use <b>31 Agricultural/Residential</b>			2015	70,600	166,800	10,000	227,400		
Secondary Zone			2016	59,800	166,800	15,000	211,600		
Topography <b>1 Level</b>			2017	59,800	166,800	15,000	211,600		
1.Level 4.Below St 7.Steep			2018	59,800	166,800	20,000	206,600		
2.Rolling 5.Low 8.Wet			2019	59,800	166,800	20,000	206,600		
3.Above St 6.Swampy 9.Lev/Roll			2020	59,800	168,500	20,000	208,300		
Utilities <b>9 No Water/No Sewer</b>			2021	65,800	168,500	24,500	209,800		
1.Public 4.Improve 7.Improve			2022	71,800	185,300	25,000	232,100		
2.Water 5.Improve 8.			2023	79,000	205,500	25,000	259,500		
3.Sewer 6.Improve 9.None			2024	88,600	231,500	25,000	295,100		
Street <b>1 Paved</b>			2025	107,800	314,000	25,000	396,800		
1.Paved 4.Proposed 7.ROW			<b>Land Data</b>						
2.Semi Imp 5.Pvt 8.None			<b>Front Foot</b>	<b>Type</b>	<b>Effective</b>		<b>Influence</b>		<b>Influence Codes</b>
3.Gravel 6.Aband 9.TG PLAN			11.Ossipee WF		<b>Frontage</b>	<b>Depth</b>	<b>Factor</b>	<b>Code</b>	
LAND USE <b>0</b>			12.Arrowhead WF				%		1.Unimproved
BUILDING USE <b>0</b>			13.Waterfront				%		2.Excess Ftg /De
<b>Sale Data</b>			14.Rear Land				%		3.Topography
Sale Date <b>6/04/2007</b>			15.Misc				%		4.Size/Shape
Price <b>202,000</b>							%		5.Access or Rear
Sale Type <b>2 Land &amp; Buildings</b>							%		6.Restriction
1.Land 4.Mobile 7.			<b>Square Foot</b>		<b>Square Feet</b>				7.Open Space
2.L & B 5.Other 8.			16.Regular Lot				%		8.View/Environ
3.Building 6. 9.			17.Secondary Lot				%		9.Fract Share
Financing <b>1 Conventional</b>			18.Excess Land				%		<b>Acres</b>
1.Convent 4.Seller 7.			19.Condominium				%		30.Rear (201+)
2.FHA/VA 5.Private 8.			20.Pavement				%		31.Tillable/Horti
3.Assumed 6.Cash 9.Unknown							%		32.Pasture
Validity <b>1 Arms Length Sale</b>			<b>Fract. Acre</b>		<b>Acreege/Sites</b>				33.Orchard
1.Valid 4.Split 7.Renovate			21.Homesite (Frac	21		2.00	100 %	0	34.Frontage
2.Related 5.Partial 8.Other			22.Vacant Lot (Fr	26		0.60	100 %	0	35.Triangular Lot
3.Distress 6.Exempt 9.			23.Non Conforming				%		36.Commercial
Verified <b>5 Public Record</b>			<b>Acres</b>				%		37.Softwood
1.Buyer 4.Agent 7.Family			24.Excess ( 5-10)				%		38.Mixed Wood
2.Seller 5.Pub Rec 8.Other			25.Excess (10+)				%		39.Hardwood
3.Lender 6.MLS 9.			26.Excess				%		40.Wasteland
			27.Rear (1-100)				%		41.Gravel Pit (Ac
			28.Rear (101-150)				%		42.Mobile Home Si
			29.Rear (151-200)				%		43.Condo Site
			<b>Total Acreage</b>		2.60				44.Utility ROW
									45.Camp Lot
									46.Site Improveme

