

OLIVER, RONNIE M
949 WEST ROAD
WATERBORO ME 04087

B13796P228 B18917P562

Previous Owner
HUTCHINS SHANE C
949 WEST ROAD

WATERBORO ME 04087
Sale Date: 1/03/2021

Property Data			Assessment Record						
Neighborhood 70 WEST RD N			Year	Land	Buildings	Exempt	Total		
Tree Growth Year 0			2012	74,300	204,400	10,000	268,700		
1ST MORTGAGE 0			2013	74,300	204,400	10,000	268,700		
2ND MORTGAGE 0			2014	74,300	204,400	10,000	268,700		
Zone/Land Use 31 Agricultural/Residential			2015	74,300	204,400	10,000	268,700		
Secondary Zone			2016	62,400	195,600	15,000	243,000		
Topography 2 Rolling			2017	62,400	195,600	15,000	243,000		
1.Level 4.Below St 7.Steep			2018	62,400	195,600	20,000	238,000		
2.Rolling 5.Low 8.Wet			2019	62,400	195,600	20,000	238,000		
3.Above St 6.Swampy 9.Lev/Roll			2020	62,400	197,800	20,000	240,200		
Utilities 9 No Water/No Sewer			2021	68,700	197,800	24,500	242,000		
1.Public 4.Improve 7.Improve			2022	74,900	217,600	25,000	267,500		
2.Water 5.Improve 8.			2023	82,400	241,300	0	323,700		
3.Sewer 6.Improve 9.None			2024	92,400	271,000	0	363,400		
Street 1 Paved			2025	114,800	331,800	25,000	421,600		
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			11.Ossipee WF		Frontage	Depth	Factor	Code	
LAND USE 0			12.Arrowhead WF				%		1.Unimproved
BUILDING USE 0			13.Waterfront				%		2.Excess Ftg /De
Sale Data			14.Rear Land				%		3.Topography
Sale Date 1/03/2022			15.Misc				%		4.Size/Shape
Price 454,000							%		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.			16.Regular Lot				%		8.View/Environ
3.Building 6. 9.			17.Secondary Lot				%		9.Fract Share
Financing 9 Unknown			18.Excess Land				%		Acres
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 1 Arms Length Sale			Fract. Acre	Acreege/Sites					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	24	3.06	100	%	0	35.Triangular Lot
3.Distress 6.Exempt 9.			23.Non Conforming				%		36.Commercial
Verified 5 Public Record			Acres				%		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
			Total Acreage		5.06				44.Utility ROW
									45.Camp Lot
									46.Site Improve

Inspection Witnessed By:

No./Date	Description	Date Insp.
X		

Notes:

