

STEPHENSON CAMERON
 404 OSS�PEE HILL ROAD
 EAST WATERBORO ME 04030

B14964P77 B16119P952 B16510P706 B17860P905

Previous Owner
 PAZMANY, KAYLA M
 ATTN: CAMERON STEPHENSON
 404 OSS�PEE HILL RD.
 EAST WATERBORO ME 04030
 Sale Date: 12/10/2018

Previous Owner
 JW GROUP, LLC
 C/O KAYLA PAZMANY
 544 WEST RD
 WATERBORO ME 04047
 Sale Date: 1/17/2012

Previous Owner
 HAY THOMAS F
 7773 JEWELWOOD COURT

SPRINGFIELD VA 22152
 Sale Date: 7/01/2011

Inspection Witnessed By:

X	Date
No./Date	Description
	Date Insp.

Notes:
 10312018 - Glenn confirmed the physical address to be 404 Ossipee Hill Road and also confirmed in GEO Lynx State 911 system - tb

Waterboro

Property Data			Assessment Record						
Neighborhood 53 OSS�PEE HILL RD			Year	Land	Buildings	Exempt	Total		
Tree Growth Year 0			2012	49,400	0	0	49,400		
1ST MORTGAGE 0			2013	54,600	106,000	0	160,600		
2ND MORTGAGE 0			2014	54,600	106,000	0	160,600		
Zone/Land Use 31 Agricultural/Residential			2015	54,600	106,000	0	160,600		
Secondary Zone			2016	46,400	111,500	0	157,900		
Topography 2 Rolling			2017	46,400	111,500	0	157,900		
1.Level 4.Below St 7.Steep			2018	46,400	111,500	0	157,900		
2.Rolling 5.Low 8.Wet			2019	46,400	111,500	0	157,900		
3.Above St 6.Swampy 9.Lev/Roll			2020	46,400	111,800	0	158,200		
Utilities 9 No Water/No Sewer			2021	51,100	111,800	24,500	138,400		
1.Public 4.Improve 7.Improve			2022	55,700	123,000	25,000	153,700		
2.Water 5.Improve 8.			2023	61,300	136,400	25,000	172,700		
3.Sewer 6.Improve 9.None			2024	68,700	153,600	25,000	197,300		
Street 1 Paved			2025	84,000	214,300	25,000	273,300		
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 12/10/2018			15.Misc			%		5.Access or Rear	
Price 200,000						%		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.			16.Regular Lot			%		9.Fract Share	
3.Building 6. 9.			17.Secondary Lot			%		Acres	
Financing 9 Unknown			18.Excess Land			%		30.Rear (201+)	
1.Convent 4.Seller 7.			19.Condominium			%		31.Tillable/Horti	
2.FHA/VA 5.Private 8.			20.Pavement			%		32.Pasture	
3.Assumed 6.Cash 9.Unknown						%		33.Orchard	
Validity 1 Arms Length Sale			Fract. Acre		Acreege/Sites			34.Frontage	
1.Valid 4.Split 7.Renovate			21.Homesite (Frac	21	1.85	79 %	3	35.Triangular Lot	
2.Related 5.Partial 8.Other			22.Vacant Lot (Fr			%		36.Commercial	
3.Distress 6.Exempt 9.			23.Non Conforming			%		37.Softwood	
Verified 5 Public Record			Acres			%		38.Mixed Wood	
1.Buyer 4.Agent 7.Family			24.Excess (5-10)			%		39.Hardwood	
2.Seller 5.Pub Rec 8.Other			25.Excess (10+)			%		40.Wasteland	
3.Lender 6.MLS 9.			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		1.85			45.Camp Lot	
								46.Site Improve	

Waterboro

Map Lot 007-009-002A

Account 4927

Location 404 OSSIPPEE HILL ROAD

Card 1

Of 1

9/23/2024

Building Style	2 Ranch			SF Bsmt Living	400			Layout	1 Typical		
1.Conv	5.Garr/Col	9.Other		Fin Bsmt Grade	3 95			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.	8.	2.Heavy	5.Unk	8.		
Exterior Walls	8 Almunum/Vinyl			3.H Pump	6.	9.None	3.Capped	6.	9.None		
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	3 Average 95%			
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	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)	952			
2.Slate	5.Wood	8.		2.Typical	5.	8.	Condition	7 Very Good			
3.Metal	6.Other	9.		3.Old Type	6.	9.None	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	2012			# 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.					2.O-Built	5.CDU	8.Other		
2.C Block	5.Slab	8.					3.Damage	6.Style	9.None		
3.Br/Stone	6.Prs/Post	9.					Econ. % Good	100%			
Basement	4 Full Basement						Economic Code	None			
1.1/4 Bmt	4.Full Bmt	7.					0.None	3.Services	7.		
2.1/2 Bmt	5.None	8.					1.Location	4.Traffic	8.		
3.3/4 Bmt	6.	9.None					2.Encroach	9.None	9.		
Bsmt Gar # Cars	1						Entrance Code	0			
Wet Basement	1 Dry Basement						1.Interior	4.Vacant	7.		
1.Dry	4.	7.					2.Refusal	5.Estimate	8.		
2.Damp	5.	8.					3.Informed	6.Office	9.RS		
3.Wet	6.	9.					Information Code	0			
							1.Owner	4.Agent	7.		
							2.Relative	5.Estimate	8.		
							3.Tenant	6.Other	9.SNY		



Date Inspected

Additions, Outbuildings & Improvements

Type	Year	Units	Grade	Cond	Phys.	Funct.	Sound Value
21 Open Frame	0	112	0 0	0	0 %	0 %	
68 Wood Deck	2012	96	0 0	0	0 %	0 %	
81 GAR/SHED BSMT	0	500	0 0	0	0 %	0 %	
24 Frame Shed	2012	56	0 0	0	0 %	0 %	
					%	%	
					%	%	
					%	%	
					%	%	
					%	%	
					%	%	
					%	%	



- 1.One Story Fram
- 2.Two Story Fram
- 3.Three Story Fr
- 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