

DUMONT, DAVID W
198 OSSIPEE HILL RD
E WATERBORO ME 04030

B2904P28 B17928P229

Previous Owner
THERIAULT JAMES & MAUREEN
ATTN: DAVID W DUMONT
131 C WEST ST
BIDDEFORD ME 04005
Sale Date: 4/11/2019

Inspection Witnessed By:

No./Date	Description	Date Insp.
X		

Notes:

Waterboro

Property Data			Assessment Record						
Neighborhood 53 OSSIPEE HILL RD			Year	Land	Buildings	Exempt	Total		
Tree Growth Year 0			2012	68,700	110,000	10,000	168,700		
1ST MORTGAGE 0			2013	68,700	110,000	10,000	168,700		
2ND MORTGAGE 0			2014	68,700	110,000	10,000	168,700		
Zone/Land Use 31 Agricultural/Residential			2015	68,700	110,000	10,000	168,700		
Secondary Zone			2016	58,400	104,500	15,000	147,900		
Topography 2 Rolling			2017	58,400	104,500	15,000	147,900		
1.Level 4.Below St 7.Steep			2018	58,400	104,500	20,000	142,900		
2.Rolling 5.Low 8.Wet			2019	58,400	104,500	20,000	142,900		
3.Above St 6.Swampy 9.Lev/Roll			2020	58,400	104,800	20,000	143,200		
Utilities 9 No Water/No Sewer			2021	64,300	104,800	0	169,100		
1.Public 4.Improve 7.Improve			2022	70,100	115,300	25,000	160,400		
2.Water 5.Improve 8.			2023	77,100	127,800	25,000	179,900		
3.Sewer 6.Improve 9.None			2024	86,500	143,600	25,000	205,100		
Street 1 Paved			2025	105,800	173,300	25,000	254,100		
1.Paved 4.Proposed 7.ROW			Land Data						
2.Semi Imp 5.Pvt 8.None									
3.Gravel 6.Aband 9.TG PLAN			Front Foot	Type	Effective		Influence		Influence Codes
LAND USE 0			11.Ossipee WF		Frontage	Depth	Factor	Code	
BUILDING USE 0			12.Arrowhead WF				%		1.Unimproved
Sale Data			13.Waterfront				%		2.Excess Ftg /De
Sale Date 4/11/2019			14.Rear Land				%		3.Topography
Price 255,000			15.Misc				%		4.Size/Shape
Sale Type 2 Land & Buildings							%		5.Access or Rear
1.Land 4.Mobile 7.			Square Foot	Square Feet			%		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 9 Unknown			18.Excess Land				%		9.Fract Share
1.Convent 4.Seller 7.			19.Condominium				%		Acres
2.FHA/VA 5.Private 8.			20.Pavement				%		30.Rear (201+)
3.Assumed 6.Cash 9.Unknown							%		31.Tillable/Horti
Validity 1 Arms Length Sale			Fract. Acre	Acreege/Sites			%		32.Pasture
1.Valid 4.Split 7.Renovate			21.Homesite (Frac	21	1.75	100	%	0	33.Orchard
2.Related 5.Partial 8.Other			22.Vacant Lot (Fr				%		34.Frontage
3.Distress 6.Exempt 9.			23.Non Conforming				%		35.Triangular Lot
Verified 5 Public Record			Acres				%		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
			Total Acreage		1.75				43.Condo Site
									44.Utility ROW
									45.Camp Lot
									46.Site Improve

Waterboro

Map Lot 007-028A


Account 741

Location 198 OSSIPPEE HILL ROAD

Card 1

Of 1

9/23/2024

Building Style	4 Cape Cod	SF Bsm't Living	0	Layout	1 Typical				
1.Conv	5.Garr/Col	Fin Bsm't Grade	0 0	1.Typical	4. 7.				
2.Ranch	6.Split	OPEN 5 OPTIONAL 0		2.Inadeq	5. 8.				
3.R Ranch	7.Contemp/	Heat Type	100% 1 Hot Water BB	3.Not func	6. 9.				
4.Cape	8.Log	1.HWBB	5.FWA	Attic 4 Full Finished					
Dwelling Units 1		2.HWCI	6.GravWA	1.1/4 Fin	4.Full Fin	7.1/4 Unfi			
Other Units 0		3.HWRAD	7.Electric	2.1/2 Fin	5.FI/Stair	8.			
Stories 1 One Story		4.Steam	8.FI/WallM	3.3/4 Fin	6.1/2 Unfi	9.None			
1.1	4.1.50	Cool Type	0% 9 None	Insulation 1 Full					
2.2	5.1.75	1.Refrig	4.W&C Air	1.Full	4.Minimal	7.			
3.3	6.2.50	2.Evapor	5. 8.	2.Heavy	5.Unk	8.			
Exterior Walls 2 Wood Shingle		3.H Pump	6. 9.None	3.Capped	6. 9.None				
0.Wood	4.Asb/Asph	Kitchen Style 2 Typical		Unfinished % 0%					
1.Wood	5.T-111	1.Modern	4.Obsolete	Grade & Factor 3 Average 100%					
2.Wd Sh	6.Br/St	2.Typical	5. 8.	1.E Grade	4.B Grade	7.AAA Grad			
3.Compos.	7.Nov	3.Old Type	6. 9.None	2.D Grade	5.A Grade	8.			
Roof Surface 3 Metal		Bath(s) Style 2 Typical Bath(s)		3.C Grade	6.AA Grade	9.Same			
1.Asphalt	4.Composit	1.Modern	4.Obsolete	SQFT (Footprint) 896					
2.Slate	5.Wood	2.Typical	5. 8.	Condition 4 Average					
3.Metal	6.Other	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	1	Phys. % Good 0%					
Year Built 1981		# Half Baths	0	Funct. % Good 100%					
Year Remodeled 1996		# Addn Fixtures	0	Functional Code 1 Incomplete					
Foundation 1 Concrete		# Fireplaces	0	1.Incomp	4.Small	7.Layout			
1.Concrete	4.Wood								
2.C Block	5.Slab					2.O-Built	5.CDU	8.Other	
3.Br/Stone	6.Prs/Post					3.Damage	6.Style	9.None	
Basement 4 Full Basement						Econ. % Good 100%		Economic Code None	
1.1/4 Bmt	4.Full Bmt					0.None	3.Services	7.	
2.1/2 Bmt	5.None					1.Location	4.Traffic	8.	
3.3/4 Bmt	6. 9.None					2.Encroach	9.None	9.	
Bsm't Gar # Cars 0						Entrance Code 3 Information Only		Information Code 3 Tenant	
Wet Basement 2 Damp 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.	1.Owner		4.Agent	7.				
		2.Relative		5.Estimate	8.				
		3.Tenant		6.Other	9.SNY				

Date Inspected 10/24/2005

Additions, Outbuildings & Improvements

Type	Year	Units	Grade	Cond	Phys.	Funct.	Sound Value
68 Wood Deck	0	40	0 0	0	0	0 %	0 %
68 Wood Deck	0	40	0 0	0	0	0 %	0 %
22 Encl Frame Porch	0	25	0 0	0	0	0 %	0 %
23 Frame Garage	0	720	0 0	0	0	0 %	0 %
						%	%
						%	%
						%	%
						%	%
						%	%
						%	%
						%	%
						%	%

