

SOPER DIANE (JT)
SOPER, EDWARD J III
123 OSS�PEE HILL ROAD
EAST WATERBORO ME 04030

B13774P49 B17187P302 B17468P122

Previous Owner
FIRST TENNESSEE BANK NATIONAL ASSOC
ATTN: DIANE & EDWARD SOPER III
133 OSS�PEE HILL RD
E WATERBORO ME 04030
Sale Date: 5/09/2017

Previous Owner
ALLEN BETH & CEDRIC
C/O BANK OF AMERICA N A
7105 CORPORATE DR
PLANO TX 75024
Sale Date: 2/22/2016

Inspection Witnessed By:

X	Date
No./Date	Description
	Date Insp.

Notes:
03062019 - changed information to ALL caps - tb

Waterboro

Property Data			Assessment Record						
Neighborhood 53 OSS�PEE HILL RD			Year	Land	Buildings	Exempt	Total		
Tree Growth Year 0			2012	61,700	133,700	16,000	179,400		
1ST MORTGAGE 0			2013	61,700	133,700	16,000	179,400		
2ND MORTGAGE 0			2014	61,700	133,700	16,000	179,400		
Zone/Land Use 31 Agricultural/Residential			2015	61,700	133,700	16,000	179,400		
Secondary Zone			2016	52,100	133,700	0	185,800		
Topography 2 Rolling			2017	52,100	133,700	0	185,800		
1.Level 4.Below St 7.Steep			2018	52,100	133,700	0	185,800		
2.Rolling 5.Low 8.Wet			2019	52,100	133,700	0	185,800		
3.Above St 6.Swampy 9.Lev/Roll			2020	52,100	135,100	0	187,200		
Utilities 9 No Water/No Sewer			2021	57,300	135,100	0	192,400		
1.Public 4.Improve 7.Improve			2022	62,500	148,600	0	211,100		
2.Water 5.Improve 8.			2023	68,700	164,800	0	233,500		
3.Sewer 6.Improve 9.None			2024	77,100	185,100	0	262,200		
Street 1 Paved			2025	92,800	242,800	0	335,600		
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					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 5/09/2017			15.Misc			%		5.Access or Rear	
Price 210,000						%		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						%		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	2.00	85 %	3	36.Commercial	
3.Distress 6.Exempt 9.			22.Vacant Lot (Fr	26	1.66	100 %	0	37.Softwood	
Verified 5 Public Record			23.Non Conforming			%		38.Mixed Wood	
1.Buyer 4.Agent 7.Family			Acres			%		39.Hardwood	
2.Seller 5.Pub Rec 8.Other			24.Excess (5-10)			%		40.Wasteland	
3.Lender 6.MLS 9.			25.Excess (10+)			%		41.Gravel Pit (Ac	
			26.Excess			%		42.Mobile Home Si	
			27.Rear (1-100)			%		43.Condo Site	
			28.Rear (101-150)			%		44.Utility ROW	
			29.Rear (151-200)			%		45.Camp Lot	
			Total Acreage		3.66			46.Site Improve	

Waterboro

Map Lot 007-039C


Account 4591

Location 133 OSSIPPEE HILL ROAD

Card 1

Of 1

9/23/2024

Building Style	2 Ranch			SF Bsmt Living	0			Layout	1 Typical			
1.Conv	5.Garr/Col	9.Other		Fin Bsmt Grade	0 0			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 Alumunum/Vinyl			3.H Pump	6.	9.None	3.Capped	6.	9.None			
0.Wood	4.Asb/Asph	8.Alum/Vin		Kitchen Style	1 Modern			Unfinished %	0%			
1.Wood	5.T-111	9.Other		1.Modern	4.Obsolete	7.	Grade & Factor	3 Average 100%				
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)	1344				
2.Slate	5.Wood	8.		2.Typical	5.	8.	Condition	8 Excellent				
3.Metal	6.Other	9.		3.Old Type	6.	9.None	1.Poor	4.Avg	7.V G			
SF Masonry Trim	0			# Rooms	6			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	2004			# 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	3.Damage	6.Style	9.None		
2.C Block	5.Slab	8.			Econ. % Good	100%			Economic Code	None		
3.Br/Stone	6.Prs/Post	9.			0.None	3.Services	7.	0.None	3.Services	7.		
Basement	4 Full Basement				1.Location	4.Traffic	8.	1.Location	4.Traffic	8.		
1.1/4 Bmt	4.Full Bmt	7.			2.Encroach	9.None	9.	2.Encroach	9.None	9.		
2.1/2 Bmt	5.None	8.			Entrance Code	1 Interior Inspect			1.Interior	4.Vacant	7.	
3.3/4 Bmt	6.	9.None			1.Interior	4.Vacant	7.	2.Refusal	5.Estimate	8.		
Bsmt Gar # Cars	2				3.Informed	6.Office	9.RS	3.Informed	6.Office	9.RS		
Wet Basement	1 Dry Basement				Information Code	1 Owner			1.Owner	4.Agent	7.	
1.Dry	4.	7.			2.Relative	5.Estimate	8.	2.Relative	5.Estimate	8.		
2.Damp	5.	8.		3.Tenant	6.Other	9.SNY	3.Tenant	6.Other	9.SNY			
3.Wet	6.	9.										

Date Inspected 10/24/2005

Additions, Outbuildings & Improvements

Type	Year	Units	Grade	Cond	Phys.	Funct.	Sound Value	
68 Wood Deck	0	360	0 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

