

OHMEIS CAROLLE R
OHMEIS, JOHN W
71 OSSIPEE HILL ROAD
EAST WATERBORO ME 04030

B13412P320

Previous Owner
BAYNES WILLIAM R & ELIZABETH E

42 WILDFLOWER DRIVE
DAYTON ME 04005
Sale Date: 6/16/2005

Inspection Witnessed By:

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

Notes:

Waterboro

Property Data			Assessment Record						
Neighborhood 53 OSSIPEE HILL RD			Year	Land	Buildings	Exempt	Total		
Tree Growth Year 0			2012	63,600	131,600	10,000	185,200		
1ST MORTGAGE 0			2013	63,600	131,600	10,000	185,200		
2ND MORTGAGE 0			2014	63,600	131,600	10,000	185,200		
Zone/Land Use 31 Agricultural/Residential			2015	63,600	131,600	10,000	185,200		
Secondary Zone			2016	57,100	131,600	15,000	173,700		
Topography 2 Rolling			2017	57,100	131,600	15,000	173,700		
1.Level 4.Below St 7.Steep			2018	57,100	131,600	20,000	168,700		
2.Rolling 5.Low 8.Wet			2019	57,100	131,600	20,000	168,700		
3.Above St 6.Swampy 9.Lev/Roll			2020	57,100	132,000	20,000	169,100		
Utilities 9 No Water/No Sewer			2021	62,800	132,000	24,500	170,300		
1.Public 4.Improve 7.Improve			2022	68,500	145,100	25,000	188,600		
2.Water 5.Improve 8.			2023	75,300	161,000	25,000	211,300		
3.Sewer 6.Improve 9.None			2024	54,900	180,800	25,000	210,700		
Street 1 Paved			2025	67,100	232,500	25,000	274,600		
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					Frontage	Depth	Factor	Code	
BUILDING USE 0			11.Ossipee WF			%		1.Unimproved	
Sale Data			12.Arrowhead WF			%		2.Excess Ftg /De	
Sale Date 6/16/2005			13.Waterfront			%		3.Topography	
Price 165,991			14.Rear Land			%		4.Size/Shape	
Sale Type 1 Land Only			15.Misc			%		5.Access or Rear	
1.Land 4.Mobile 7.			Square Foot	Square Feet				6.Restriction	
2.L & B 5.Other 8.						%		7.Open Space	
3.Building 6. 9.			16.Regular Lot			%		8.View/Environ	
Financing 1 Conventional			17.Secondary Lot			%		9.Fract Share	
1.Convent 4.Seller 7.			18.Excess Land			%		Acres	
2.FHA/VA 5.Private 8.			19.Condominium			%		30.Rear (201+)	
3.Assumed 6.Cash 9.Unknown			20.Pavement			%		31.Tillable/Horti	
Validity 1 Arms Length Sale			Fract. Acre	Acreege/Sites				32.Pasture	
1.Valid 4.Split 7.Renovate				21.Homesite (Frac	21	0.45	100	%	0
2.Related 5.Partial 8.Other			22.Vacant Lot (Fr				%	33.Orchard	
3.Distress 6.Exempt 9.			23.Non Conforming				%	34.Frontage	
Verified 1 Buyer			Acres				%	35.Triangular Lot	
1.Buyer 4.Agent 7.Family			24.Excess (5-10)				%	36.Commercial	
2.Seller 5.Pub Rec 8.Other			25.Excess (10+)				%	37.Softwood	
3.Lender 6.MLS 9.			26.Excess				%	38.Mixed Wood	
			27.Rear (1-100)				%	39.Hardwood	
			28.Rear (101-150)				%	40.Wasteland	
			29.Rear (151-200)				%	41.Gravel Pit (Ac	
			Total Acreage 0.45					42.Mobile Home Si	
								43.Condo Site	
								44.Utility ROW	
								45.Camp Lot	
								46.Site Improve	


Waterboro

Map Lot 007-042

Account 687

Location 71 OSSIPEE HILL ROAD

Card 1 Of 1 9/23/2024

Building Style	3 Raised 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% 5 Force Warm Air	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	2 Wood Shingle	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 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)	616		
2.Slate	5.Wood 8.	2.Typical	5. 8.	Condition	4 Average		
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	1	Phys. % Good	0%		
Year Built	1948	# Half Baths	0	Funct. % Good	100%		
Year Remodeled	1997	# Addn Fixtures	0	Functional Code	9 None		
Foundation	2 Concrete Block	# Fireplaces	1	1.Incomp	4.Small 7.Layout		
1.Concrete	4.Wood 7.						
2.C Block	5.Slab 8.					3.O-Built	5.CDU 8.Other
3.Br/Stone	6.Prs/Post 9.					3.Damage	6.Style 9.None
Basement	4 Full Basement					Econ. % Good	100%
1.1/4 Bmt	4.Full Bmt 7.					Economic Code	None
2.1/2 Bmt	5.None 8.					0.None	3.Services 7.
3.3/4 Bmt	6. 9.None					1.Location	4.Traffic 8.
Bsmt Gar # Cars	0					2.Encroach	9.None 9.
Wet Basement	2 Damp Basement					Entrance Code	3 Information Only
1.Dry	4. 7.					1.Interior	4.Vacant 7.
2.Damp	5. 8.	2.Refusal	5.Estimate 8.				
3.Wet	6. 9.	3.Informed	6.Office 9.RS				
		Information Code	3 Tenant				
		1.Owner	4.Agent 7.				
		2.Relative	5.Estimate 8.				
		3.Tenant	6.Other 9.SNY				

Date Inspected 10/21/2005

Additions, Outbuildings & Improvements

Type	Year	Units	Grade	Cond	Phys.	Funct.	Sound Value	
1 One Story Frame	0	672	0 0	0	0	0 %	0 %	1.One Story Fram
68 Wood Deck	0	126	0 0	0	0	0 %	0 %	2.Two Story Fram
26 1SFr Overhang	0	50	0 0	0	0	0 %	0 %	3.Three Story Fr
49 1.75 Fr Gar w/fin	2002	900	3 100	4	85	100 %	100 %	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

