

Map Lot 007-046

Account 691

Location 58 OSS�PEE HILL ROAD

Card 1 Of 1

9/23/2024

LAROCHELLE NATHAN R  
LAROCHELLE, SARAH E  
58 OSS�PEE HILL ROAD  
EAST WATERBORO ME 04030

B14470P193 B17107P814

Previous Owner  
PEABODY BRIAN H & MCCOLLOM MEGAN M  
58 OSS�PEE HILL ROAD

EAST WATERBORO ME 04030

Sale Date: 10/01/2015

Previous Owner  
COWPERTHWAITЕ DAVID W &  
DIANA JORDAN COWPERTHWAITЕ  
11 UPTON BROTHERS ROAD  
NORWAY ME 04268  
Sale Date: 5/04/2005

Inspection Witnessed By:

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

Notes:

Waterboro

Property Data			Assessment Record						
Neighborhood <b>53 OSS�PEE HILL RD</b>			Year	Land	Buildings	Exempt	Total		
Tree Growth Year <b>0</b>			2012	66,900	187,000	10,000	243,900		
1ST MORTGAGE <b>0</b>			2013	66,900	187,000	10,000	243,900		
2ND MORTGAGE <b>0</b>			2014	66,900	187,000	10,000	243,900		
Zone/Land Use <b>31 Agricultural/Residential</b>			2015	66,900	187,000	10,000	243,900		
Secondary Zone			2016	56,900	185,400	0	242,300		
Topography <b>2 Rolling</b>			2017	56,900	185,400	0	242,300		
1.Level 4.Below St 7.Steep			2018	56,900	185,400	20,000	222,300		
2.Rolling 5.Low 8.Wet			2019	56,900	185,400	20,000	222,300		
3.Above St 6.Swampy 9.Lev/Roll			2020	56,900	185,400	20,000	222,300		
Utilities <b>9 No Water/No Sewer</b>			2021	62,600	185,400	24,500	223,500		
1.Public 4.Improve 7.Improve			2022	68,300	203,900	25,000	247,200		
2.Water 5.Improve 8.			2023	75,100	226,100	25,000	276,200		
3.Sewer 6.Improve 9.None			2024	84,200	253,900	25,000	313,100		
Street <b>1 Paved</b>			2025	103,000	345,100	25,000	423,100		
1.Paved 4.Proposed 7.ROW			<b>Land Data</b>						
2.Semi Imp 5.Pvt 8.None									
3.Gravel 6.Aband 9.TG PLAN			<b>Front Foot</b>	<b>Type</b>	<b>Effective</b>		<b>Influence</b>		<b>Influence Codes</b>
LAND USE <b>0</b>			11.Ossipee WF		<b>Frontage</b>	<b>Depth</b>	<b>Factor</b>	<b>Code</b>	
BUILDING USE <b>0</b>			12.Arrowhead WF				%		1.Unimproved
<b>Sale Data</b>			13.Waterfront				%		2.Excess Ftg /De
Sale Date <b>10/01/2015</b>			14.Rear Land				%		3.Topography
Price <b>219,000</b>			15.Misc				%		4.Size/Shape
Sale Type <b>2 Land &amp; Buildings</b>							%		5.Access or Rear
1.Land 4.Mobile 7.			<b>Square Foot</b>	<b>Square Feet</b>					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 <b>1 Conventional</b>			18.Excess Land				%		9.Fract Share
1.Convent 4.Seller 7.			19.Condominium				%		<b>Acres</b>
2.FHA/VA 5.Private 8.			20.Pavement				%		30.Rear (201+)
3.Assumed 6.Cash 9.Unknown							%		31.Tillable/Horti
Validity <b>1 Arms Length Sale</b>			<b>Fract. Acre</b>	<b>Acreege/Sites</b>					32.Pasture
1.Valid 4.Split 7.Renovate			21.Homesite (Frac	21	1.34	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 <b>1 Buyer</b>			<b>Acres</b>				%		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
			<b>Total Acreage</b>		<b>1.34</b>				43.Condo Site
									44.Utility ROW
									45.Camp Lot
									46.Site Improve

