

CRESSEY, TIRZA M  
52 OSS�PEE HILL ROAD  
WATERBORO ME 04030

B3727P183 B19026P625 B19286P264

Previous Owner  
CRESSEY, BRENDA & RICHARD, TRUSTEES  
CRESSEY REVOCABLE INTER VIVOS TRUST  
6 CHERRY TREE TRAIL  
WELLS ME 04090  
Sale Date: 8/01/2023

Previous Owner  
THERIAULT CONSTANCE E  
PO BOX 296

NORTH WATERBORO ME 04061  
Sale Date: 5/13/2022

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	65,700	96,700	10,000	152,400		
1ST MORTGAGE <b>0</b>			2013	65,700	96,700	10,000	152,400		
2ND MORTGAGE <b>0</b>			2014	65,700	96,700	10,000	152,400		
Zone/Land Use <b>31 Agricultural/Residential</b>			2015	65,700	96,700	10,000	152,400		
Secondary Zone			2016	55,900	96,700	15,000	137,600		
Topography <b>2 Rolling</b>			2017	55,900	96,700	15,000	137,600		
1.Level 4.Below St 7.Steep			2018	55,900	96,700	20,000	132,600		
2.Rolling 5.Low 8.Wet			2019	55,900	96,700	20,000	132,600		
3.Above St 6.Swampy 9.Lev/Roll			2020	55,900	97,000	20,000	132,900		
Utilities <b>9 No Water/No Sewer</b>			2021	61,500	97,000	24,500	134,000		
1.Public 4.Improve 7.Improve			2022	67,100	106,700	25,000	148,800		
2.Water 5.Improve 8.			2023	73,800	118,300	25,000	167,100		
3.Sewer 6.Improve 9.None			2024	82,700	133,300	0	216,000		
Street <b>1 Paved</b>			2025	101,100	187,000	0	288,100		
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>8/01/2023</b>			14.Rear Land				%		3.Topography
Price			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>9 Unknown</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>2 Related Parties</b>			<b>Fract. Acre</b>	<b>Acreege/Sites</b>			%		32.Pasture
1.Valid 4.Split 7.Renovate			21.Homesite (Frac	21	1.12	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>5 Public Record</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>1.12</b>				43.Condo Site
									44.Utility ROW
									45.Camp Lot
									46.Site Improve

