

DEMERS, KEVIN B
DEMERS, TINA L
143 OLD ALFRED ROAD
ARUNDEL ME 04046

B19319P19 B19324P440

Previous Owner
MILLS DONALD D
PO BOX 295

EAST WATERBORO ME 04030
Sale Date: 10/04/2023

Inspection Witnessed By:

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

Notes:
18.0214 - removed 4.50 acres from Excess (OS) transferred to McConihe 008-039-001 -sb
23.1212 - moved 7.32ac from pasture to excess; parcel is not classified as farmland - vv
23.1212 - removed 1.87ac & buildings conveyed to Demers, Keith & Audrey, B19346/P16; 11.45ac remaining - vv

Waterboro

Property Data			Assessment Record						
Neighborhood 37 ROBERTS RIDGE RD			Year	Land	Buildings	Exempt	Total		
Tree Growth Year 0			2012	86,800	96,300	10,000	173,100		
1ST MORTGAGE 0			2013	86,800	96,300	10,000	173,100		
2ND MORTGAGE 0			2014	86,800	96,300	10,000	173,100		
Zone/Land Use 31 Agricultural/Residential			2015	86,800	96,300	10,000	173,100		
Secondary Zone			2016	72,500	93,500	15,000	151,000		
Topography 1 Level			2017	72,500	93,500	15,000	151,000		
1.Level 4.Below St 7.Steep			2018	72,500	93,500	20,000	146,000		
2.Rolling 5.Low 8.Wet			2019	67,800	93,500	20,000	141,300		
3.Above St 6.Swampy 9.Lev/Roll			2020	67,800	93,500	20,000	141,300		
Utilities 9 No Water/No Sewer			2021	74,600	93,500	24,500	143,600		
1.Public 4.Improve 7.Improve			2022	81,400	102,900	25,000	159,300		
2.Water 5.Improve 8.			2023	89,500	114,100	25,000	178,600		
3.Sewer 6.Improve 9.None			2024	100,400	129,200	25,000	204,600		
Street 1 Paved			2025	98,600	0	0	98,600		
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 10/04/2023			15.Misc			%		5.Access or Rear	
Price 325,000						%		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			%	30.Rear (201+)		
Financing 9 Unknown			18.Excess Land			%	31.Tillable/Horti		
1.Convent 4.Seller 7.			19.Condominium			%	32.Pasture		
2.FHA/VA 5.Private 8.			20.Pavement			%	33.Orchard		
3.Assumed 6.Cash 9.Unknown						%	34.Frontage		
Validity 1 Arms Length Sale			Fract. Acre	Acreege/Sites				35.Triangular Lot	
1.Valid 4.Split 7.Renovate				22	2.00	100	%	0	
2.Related 5.Partial 8.Other			24	9.45	100	%	0		
3.Distress 6.Exempt 9.			Acres					37.Softwood	
Verified 5 Public Record			24.Excess (5-10)			%		38.Mixed Wood	
1.Buyer 4.Agent 7.Family			25.Excess (10+)			%		39.Hardwood	
2.Seller 5.Pub Rec 8.Other			26.Excess			%		40.Wasteland	
3.Lender 6.MLS 9.			27.Rear (1-100)			%		41.Gravel Pit (Ac	
			28.Rear (101-150)			%		42.Mobile Home Si	
			29.Rear (151-200)			%		43.Condo Site	
			Total Acreege			11.45		44.Utility ROW	
								45.Camp Lot	
								46.Site Improve	

