

HALLORAN, BARRY
SWINK, BETTY & WAYNE
548 ROSS CORNER ROAD
WATERBORO ME 04087

B2378P279 B15503P439 B15523P662 B18997P759

Previous Owner
EASTBROOK TIMBER CO INC
1013 MAIN RD

BROWNVILLE ME 04414 3208
Sale Date: 4/08/2022

Previous Owner
DEPIERREFEU ALLAIN
C/O FIDUCIARY TRUST CO
PO BOX 55806
BOSTON MA 02205 5806
Sale Date: 11/20/2008

Inspection Witnessed By:

X	Date
No./Date	Description
	Date Insp.

Notes:
24.0627 - changed from vacant to homesite; added 2262sf 1s/b 50% complete, 8x12 enclosed porch, 24x24 1s add 30% complete, 24x24 garage, and 24x42 garage; check status next year - vw

Waterboro

Property Data			Assessment Record						
Neighborhood 68 ROSS CORNER RD W			Year	Land	Buildings	Exempt	Total		
Tree Growth Year 0			2012	89,600	0	0	89,600		
1ST MORTGAGE 0			2013	89,600	0	0	89,600		
2ND MORTGAGE 0			2014	89,600	0	0	89,600		
Zone/Land Use 33 Forest/Agricultural..			2015	89,600	0	0	89,600		
Secondary Zone			2016	77,300	0	0	77,300		
Topography 2 Rolling			2017	77,300	0	0	77,300		
1.Level 4.Below St 7.Steep			2018	77,300	0	0	77,300		
2.Rolling 5.Low 8.Wet			2019	77,300	0	0	77,300		
3.Above St 6.Swampy 9.Lev/Roll			2020	77,300	0	0	77,300		
Utilities 9 No Water/No Sewer			2021	85,000	0	0	85,000		
1.Public 4.Improve 7.Improve			2022	92,700	0	0	92,700		
2.Water 5.Improve 8.			2023	102,000	0	0	102,000		
3.Sewer 6.Improve 9.None			2024	114,400	0	0	114,400		
Street 1 Paved			2025	256,600	331,300	6,000	581,900		
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	
Sale Date 4/08/2022			14.Rear Land			%		4.Size/Shape	
Price 199,900			15.Misc			%		5.Access or Rear	
Sale Type 1 Land Only						%		6.Restriction	
1.Land 4.Mobile 7.			Square Foot	Square Feet				7.Open Space	
2.L & B 5.Other 8.						%		8.View/Environ	
3.Building 6. 9.			16.Regular Lot			%		9.Fract Share	
Financing 9 Unknown			17.Secondary Lot			%		Acres	
1.Convent 4.Seller 7.			18.Excess Land			%		30.Rear (201+)	
2.FHA/VA 5.Private 8.			19.Condominium			%		31.Tillable/Horti	
3.Assumed 6.Cash 9.Unknown			20.Pavement			%		32.Pasture	
Validity 1 Arms Length Sale						%		33.Orchard	
1.Valid 4.Split 7.Renovate			Fract. Acre	Acreege/Sites				34.Frontage	
2.Related 5.Partial 8.Other				21.Homesite (Frac	21	5.00	100 %	0	35.Triangular Lot
3.Distress 6.Exempt 9.			22.Vacant Lot (Fr	24	10.00	100 %	0	36.Commercial	
Verified 5 Public Record			23.Non Conforming	25	20.00	100 %	0	37.Softwood	
1.Buyer 4.Agent 7.Family			Acres	26	67.00	100 %	0	38.Mixed Wood	
2.Seller 5.Pub Rec 8.Other			24.Excess (5-10)			%		39.Hardwood	
3.Lender 6.MLS 9.			25.Excess (10+)			%		40.Wasteland	
			26.Excess			%		41.Gravel Pit (Ac	
			27.Rear (1-100)			%		42.Mobile Home Si	
			28.Rear (101-150)			%		43.Condo Site	
			29.Rear (151-200)			%		44.Utility ROW	
			Total Acreage		102.00			45.Camp Lot	
								46.Site Improve	

