

CROTEAU, BRIAN J
CROTEAU, DAWN S
23 LOGAN CIRCLE
EAST WATERBORO ME 04030

B7150P27 B19203P747 B19436P170

Previous Owner
CROTEAU, BRIAN
23 LOGAN CIRCLE

EAST WATERBORO ME 04030
Sale Date: 5/16/2024

Previous Owner
CROTEAU, ARLENE
23 LOGAN CIRCLE

E WATERBORO ME 04030
Sale Date: 3/03/2023

Previous Owner
CROTEAU BRIAN & NICHOLS CHRISTOPHER WITH A
LIFE ESTATE TO ARLENE J CROTEAU
23 LOGAN CIR
E WATERBORO ME 04030
Sale Date: 6/18/2021

Inspection Witnessed By:

X	Date
No./Date	Description
	Date Insp.

Notes:
19.0313 - removed garage already assessed on 011-015D, abated 3 years -sb
22.1005 - changed owner back to Arlene Croteau, conveyed in error to Brian Croteau and Christopher Nichols 16842/24, then to Brian Croteau 18721/1 -sb

Waterboro

Property Data			Assessment Record						
Neighborhood 20 WEBBER RD			Year	Land	Buildings	Exempt	Total		
Tree Growth Year 0			2012	69,700	175,000	10,000	234,700		
1ST MORTGAGE 0			2013	69,700	175,000	10,000	234,700		
2ND MORTGAGE 0			2014	69,700	175,000	10,000	234,700		
Zone/Land Use 31 Agricultural/Residential			2015	69,700	175,000	10,000	234,700		
Secondary Zone			2016	59,200	217,600	0	276,800		
Topography 3 Above Street			2017	59,200	217,600	0	276,800		
1.Level 4.Below St 7.Steep			2018	59,200	217,600	0	276,800		
2.Rolling 5.Low 8.Wet			2019	59,200	217,600	0	276,800		
3.Above St 6.Swampy 9.Lev/Roll			2020	59,200	177,300	0	236,500		
Utilities 9 No Water/No Sewer			2021	65,100	177,300	0	242,400		
1.Public 4.Improve 7.Improve			2022	71,100	195,100	0	266,200		
2.Water 5.Improve 8.			2023	78,200	216,400	0	294,600		
3.Sewer 6.Improve 9.None			2024	87,700	244,400	0	332,100		
Street 3 Gravel			2025	107,200	329,500	25,000	411,700		
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			11.Ossipee WF		Frontage	Depth	Factor	Code	
BUILDING USE 0			12.Arrowhead WF				%		1.Unimproved
Sale Data			13.Waterfront				%		2.Excess Ftg /De
Sale Date 5/16/2024			14.Rear Land				%		3.Topography
Price			15.Misc				%		4.Size/Shape
Sale Type 2 Land & Buildings							%		5.Access or Rear
1.Land 4.Mobile 7.							%		6.Restriction
2.L & B 5.Other 8.			Square Foot	Square Feet					7.Open Space
3.Building 6. 9.			16.Regular Lot				%		8.View/Environ
Financing 9 Unknown			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 2 Related Parties							%		32.Pasture
1.Valid 4.Split 7.Renovate			Fract. Acre	Acreege/Sites					33.Orchard
2.Related 5.Partial 8.Other			21.Homesite (Frac	21	2.00	100	%	0	34.Frontage
3.Distress 6.Exempt 9.			22.Vacant Lot (Fr	24	0.01	100	%	0	35.Triangular Lot
Verified 5 Public Record			23.Non Conforming				%		36.Commercial
1.Buyer 4.Agent 7.Family			Acres				%		37.Softwood
2.Seller 5.Pub Rec 8.Other			24.Excess (5-10)				%		38.Mixed Wood
3.Lender 6.MLS 9.			25.Excess (10+)				%		39.Hardwood
			26.Excess				%		40.Wasteland
			27.Rear (1-100)				%		41.Gravel Pit (Ac
			28.Rear (101-150)				%		42.Mobile Home Si
			29.Rear (151-200)				%		43.Condo Site
			Total Acreage 2.01						44.Utility ROW
									45.Camp Lot
									46.Site Improve

