

LAGUEUX, DEBRA
LAGUEUX, RANDAL
PO BOX 1297
SANFORD ME 04073

B16837P151 B19147P330 B19210P119

Previous Owner
COUNTRY PROPERTIES OF MAINE INC
323 NORTH STREET

SACO ME 04072
Sale Date: 3/17/2023

Previous Owner
MARKLEY JOHN E (JT)
MARKLEY, MARY G
60 SHORTILL FARMS ROAD
BUXTON ME 04093
Sale Date: 11/03/2022

Inspection Witnessed By:

X	Date
No./Date	Description
	Date Insp.

Notes:
23.0301 - 9.11ac split to create 011-037-001 B19182/P585;
21.26ac remaining - vw

Waterboro

Property Data			Assessment Record						
Neighborhood 34 DEERING RIDGE RD			Year	Land	Buildings	Exempt	Total		
Tree Growth Year 0			2012	78,300	0	0	78,300		
1ST MORTGAGE 0			2013	78,300	0	0	78,300		
2ND MORTGAGE 0			2014	78,300	0	0	78,300		
Zone/Land Use 31 Agricultural/Residential			2015	78,300	0	0	78,300		
Secondary Zone			2016	57,400	0	0	57,400		
Topography 3 Above Street			2017	57,400	0	0	57,400		
1.Level 4.Below St 7.Steep			2018	57,400	0	0	57,400		
2.Rolling 5.Low 8.Wet			2019	57,400	0	0	57,400		
3.Above St 6.Swampy 9.Lev/Roll			2020	57,400	0	0	57,400		
Utilities 9 No Water/No Sewer			2021	63,100	0	0	63,100		
1.Public 4.Improve 7.Improve			2022	68,800	0	0	68,800		
2.Water 5.Improve 8.			2023	75,700	0	0	75,700		
3.Sewer 6.Improve 9.None			2024	81,000	0	0	81,000		
Street 3 Gravel			2025	113,900	0	0	113,900		
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 3/17/2023	14.Rear Land			%		4.Size/Shape
Price 140,000			15.Misc			%		5.Access or Rear	
Sale Type 1 Land Only			Square Foot		Square Feet			6.Restriction	
1.Land 4.Mobile 7.							%		7.Open Space
2.L & B 5.Other 8.			16.Regular Lot			%		8.View/Environ	
3.Building 6. 9.			17.Secondary Lot			%		9.Fract Share	
Financing 9 Unknown			18.Excess Land			%		Acres	
1.Convent 4.Seller 7.			19.Condominium			%		30.Rear (201+)	
2.FHA/VA 5.Private 8.			20.Pavement			%		31.Tillable/Horti	
3.Assumed 6.Cash 9.Unknown			Fract. Acre		Acreege/Sites			32.Pasture	
Validity 1 Arms Length Sale					22	2.00	100	%	0
1.Valid 4.Split 7.Renovate			22.Vacant Lot (Fr		10.00	100	%	0	
2.Related 5.Partial 8.Other			23.Non Conforming		9.26	100	%	0	
3.Distress 6.Exempt 9.			Acres			%		33.Orchard	
Verified 5 Public Record			24.Excess (5-10)			%		34.Frontage	
1.Buyer 4.Agent 7.Family			25.Excess (10+)			%		35.Triangular Lot	
2.Seller 5.Pub Rec 8.Other			26.Excess			%		36.Commercial	
3.Lender 6.MLS 9.			27.Rear (1-100)			%		37.Softwood	
			28.Rear (101-150)			%		38.Mixed Wood	
			29.Rear (151-200)			%		39.Hardwood	
			Total Acreage		21.26				

46.Site Improve

