

Map Lot 011-042-011A

Account 4540

Location 23 MEADOWBROOK DRIVE

Card 1 Of 1

9/23/2024

GAGNON NATHAN A
23 MEADOWBROOK DRIVE
EAST WATERBORO ME 04030

B14057P926 B16934P183

Previous Owner
COTE ANDRE N & SUSAN A
96 PANORAMIC DRIVE

EAST WATERBORO ME 04030
Sale Date: 4/26/2004

| Property Data | | | Assessment Record | | | | | | |
|--------------------------------------------------|--|--|----------------------|----------------------|------------------|--------------|------------------|-------------------|------------------------|
| Neighborhood 32 MEADOWBROOK RD | | | Year | Land | Buildings | Exempt | Total | | |
| Tree Growth Year 0 | | | 2012 | 69,700 | 144,900 | 10,000 | 204,600 | | |
| 1ST MORTGAGE 0 | | | 2013 | 69,700 | 144,900 | 10,000 | 204,600 | | |
| 2ND MORTGAGE 0 | | | 2014 | 69,700 | 144,900 | 10,000 | 204,600 | | |
| Zone/Land Use 31 Agricultural/Residential | | | 2015 | 69,700 | 144,900 | 10,000 | 204,600 | | |
| Secondary Zone | | | 2016 | 59,200 | 144,900 | 15,000 | 189,100 | | |
| Topography 2 Rolling | | | 2017 | 59,200 | 144,900 | 15,000 | 189,100 | | |
| 1.Level 4.Below St 7.Steep | | | 2018 | 59,200 | 144,900 | 20,000 | 184,100 | | |
| 2.Rolling 5.Low 8.Wet | | | 2019 | 59,200 | 144,900 | 20,000 | 184,100 | | |
| 3.Above St 6.Swampy 9.Lev/Roll | | | 2020 | 59,200 | 144,900 | 20,000 | 184,100 | | |
| Utilities 9 No Water/No Sewer | | | 2021 | 65,200 | 144,900 | 24,500 | 185,600 | | |
| 1.Public 4.Improve 7.Improve | | | 2022 | 71,100 | 159,400 | 25,000 | 205,500 | | |
| 2.Water 5.Improve 8. | | | 2023 | 78,200 | 176,800 | 25,000 | 230,000 | | |
| 3.Sewer 6.Improve 9.None | | | 2024 | 87,700 | 198,500 | 25,000 | 261,200 | | |
| Street 1 Paved | | | 2025 | 107,200 | 272,300 | 25,000 | 354,500 | | |
| 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 12/01/2005 | | | 14.Rear Land | | | % | | 4.Size/Shape | |
| Price 221,000 | | | 15.Misc | | | % | | 5.Access or Rear | |
| Sale Type 2 Land & Buildings | | | | | | % | | 6.Restriction | |
| 1.Land 4.Mobile 7. | | | | | | % | | 7.Open Space | |
| 2.L & B 5.Other 8. | | | Square Foot | Square Feet | | | | 8.View/Environ | |
| 3.Building 6. 9. | | | 16.Regular Lot | | | % | | 9.Fract Share | |
| Financing 1 Conventional | | | 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 | 2.00 | 100 % | 0 | 35.Triangular Lot | |
| 3.Distress 6.Exempt 9. | | | 22.Vacant Lot (Fr | 25 | 0.02 | 100 % | 0 | 36.Commercial | |
| Verified 1 Buyer | | | 23.Non Conforming | | | % | | 37.Softwood | |
| 1.Buyer 4.Agent 7.Family | | | Acres | | | % | | 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 | | 2.02 | | | 45.Camp Lot | |
| | | | | | | | | 46.Site Improve | |

Inspection Witnessed By:

| No./Date | Description | Date Insp. |
|----------|-------------|------------|
| X | | |

Notes:

Waterboro

