

EMANUELSON, PATRICK R
111 CLARKS BRIDGE RD
NORTH WATERBORO ME 04061

B8218P68 B17801P244 B17827P42 B17911P928 B18043P534

Previous Owner
ALG LLC
51 WAYSIDE RD

PORTLAND ME 04102
Sale Date: 9/05/2019

Previous Owner
FEDERAL NATIONAL MORTGAGE ASSOCIATION
ATTN: ALG LLC
51 WAYSIDE RD
PORTLAND ME 04102
Sale Date: 3/15/2019

Previous Owner
DANIELS GERARD E & ANN M
111 CLARKS BRIDGE ROAD

NORTH WATERBORO ME 04061
Sale Date: 9/10/2018

Inspection Witnessed By:

X	Date
No./Date	Description
	Date Insp.

Notes:
20.0624 - added new deck -sb

Waterboro

Property Data			Assessment Record						
Neighborhood 86 CLARKS BRIDGE RD			Year	Land	Buildings	Exempt	Total		
Tree Growth Year 0			2012	50,300	139,400	10,000	179,700		
1ST MORTGAGE 0			2013	50,300	139,400	10,000	179,700		
2ND MORTGAGE 0			2014	50,300	139,400	10,000	179,700		
Zone/Land Use 31 Agricultural/Residential			2015	50,300	139,400	10,000	179,700		
Secondary Zone			2016	42,800	132,500	15,000	160,300		
Topography 1 Level			2017	42,800	132,500	15,000	160,300		
1.Level 4.Below St 7.Steep			2018	42,800	132,500	20,000	155,300		
2.Rolling 5.Low 8.Wet			2019	42,800	132,500	20,000	155,300		
3.Above St 6.Swampy 9.Lev/Roll			2020	42,800	133,100	0	175,900		
Utilities 9 No Water/No Sewer			2021	47,100	136,900	0	184,000		
1.Public 4.Improve 7.Improve			2022	51,400	150,600	0	202,000		
2.Water 5.Improve 8.			2023	56,500	167,000	0	223,500		
3.Sewer 6.Improve 9.None			2024	63,300	187,600	0	250,900		
Street 1 Paved			2025	77,500	221,100	0	298,600		
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 9/05/2019			14.Rear Land				%		3.Topography
Price 240,000			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 1 Arms Length Sale							%		32.Pasture
1.Valid 4.Split 7.Renovate			Fract. Acre		Acreege/Sites				33.Orchard
2.Related 5.Partial 8.Other			21.Homesite (Frac	21	0.60	100	%	0	34.Frontage
3.Distress 6.Exempt 9.			22.Vacant Lot (Fr				%		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		0.60				44.Utility ROW
									45.Camp Lot
									46.Site Improve

