

BELANGER BRIAN R  
PFEIFFER, CHRISTINE  
30 LITTLE OSSIPEE LANDING  
N WATERBORO ME 04061

B14200P689

Previous Owner  
BERUBE NORMAND BLDRS  
1040 PORTLAND ROAD

SACO ME 04072  
Sale Date: 1/09/2006

Inspection Witnessed By:

X	Date
No./Date	Description
	Date Insp.

Notes:  
15.1124 - changed land from vacant - ak  
24.0508 - added 16x32 ig pool and 12x22 patio - vw

Waterboro

Property Data			Assessment Record						
Neighborhood <b>87 NEW DAM RD</b>			Year	Land	Buildings	Exempt	Total		
Tree Growth Year <b>0</b>			2012	56,200	207,300	0	263,500		
1ST MORTGAGE <b>0</b>			2013	56,200	207,300	0	263,500		
2ND MORTGAGE <b>0</b>			2014	56,200	207,300	0	263,500		
Zone/Land Use <b>33 Forest/Agricultural..</b>			2015	56,200	207,300	0	263,500		
Secondary Zone <b>11</b>			2016	49,300	207,300	0	256,600		
Topography <b>1 Level</b>			2017	49,300	207,300	0	256,600		
1.Level 4.Below St 7.Steep			2018	49,300	207,300	0	256,600		
2.Rolling 5.Low 8.Wet			2019	49,300	207,300	0	256,600		
3.Above St 6.Swampy 9.Lev/Roll			2020	49,300	208,000	0	257,300		
Utilities <b>9 No Water/No Sewer</b>			2021	54,200	208,000	0	262,200		
1.Public 4.Improve 7.Improve			2022	59,200	228,800	0	288,000		
2.Water 5.Improve 8.			2023	65,100	253,800	0	318,900		
3.Sewer 6.Improve 9.None			2024	73,000	285,000	0	358,000		
Street <b>1 Paved</b>			2025	93,100	424,000	0	517,100		
1.Paved 4.Proposed 7.ROW			<b>Land Data</b>						
2.Semi Imp 5.Pvt 8.None									
3.Gravel 6.Aband 9.TG PLAN			<b>Front Foot</b>	<b>Type</b>	<b>Effective</b>		<b>Influence</b>		<b>Influence Codes</b>
LAND USE <b>0</b>			11.Ossipee WF		<b>Frontage</b>	<b>Depth</b>	<b>Factor</b>	<b>Code</b>	
BUILDING USE <b>0</b>			12.Arrowhead WF				%		1.Unimproved
<b>Sale Data</b>			13.Waterfront				%		2.Excess Ftg /De
Sale Date <b>1/09/2006</b>			14.Rear Land				%		3.Topography
Price <b>273,000</b>			15.Misc				%		4.Size/Shape
Sale Type <b>2 Land &amp; Buildings</b>							%		5.Access or Rear
1.Land 4.Mobile 7.			<b>Square Foot</b>	<b>Square Feet</b>			%		6.Restriction
2.L & B 5.Other 8.			16.Regular Lot				%		7.Open Space
3.Building 6. 9.			17.Secondary Lot				%		8.View/Environ
Financing <b>1 Conventional</b>			18.Excess Land				%		9.Fract Share
1.Convent 4.Seller 7.			19.Condominium				%		<b>Acres</b>
2.FHA/VA 5.Private 8.			20.Pavement				%		30.Rear (201+)
3.Assumed 6.Cash 9.Unknown							%		31.Tillable/Horti
Validity <b>1 Arms Length Sale</b>			<b>Fract. Acre</b>	<b>Acreege/Sites</b>			%		32.Pasture
1.Valid 4.Split 7.Renovate			21.Homesite (Frac	21	1.00	100	%	0	33.Orchard
2.Related 5.Partial 8.Other			22.Vacant Lot (Fr	24	1.23	100	%	0	34.Frontage
3.Distress 6.Exempt 9.			23.Non Conforming				%		35.Triangular Lot
Verified <b>1 Buyer</b>			<b>Acres</b>				%		36.Commercial
1.Buyer 4.Agent 7.Family			24.Excess ( 5-10)				%		37.Softwood
2.Seller 5.Pub Rec 8.Other			25.Excess (10+)				%		38.Mixed Wood
3.Lender 6.MLS 9.			26.Excess				%		39.Hardwood
			27.Rear (1-100)				%		40.Wasteland
			28.Rear (101-150)				%		41.Gravel Pit (Ac
			29.Rear (151-200)				%		42.Mobile Home Si
			<b>Total Acreage 2.23</b>						43.Condo Site
									44.Utility ROW
									45.Camp Lot
									46.Site Improve

## Waterboro

Map Lot 017-004-005

Account 4695

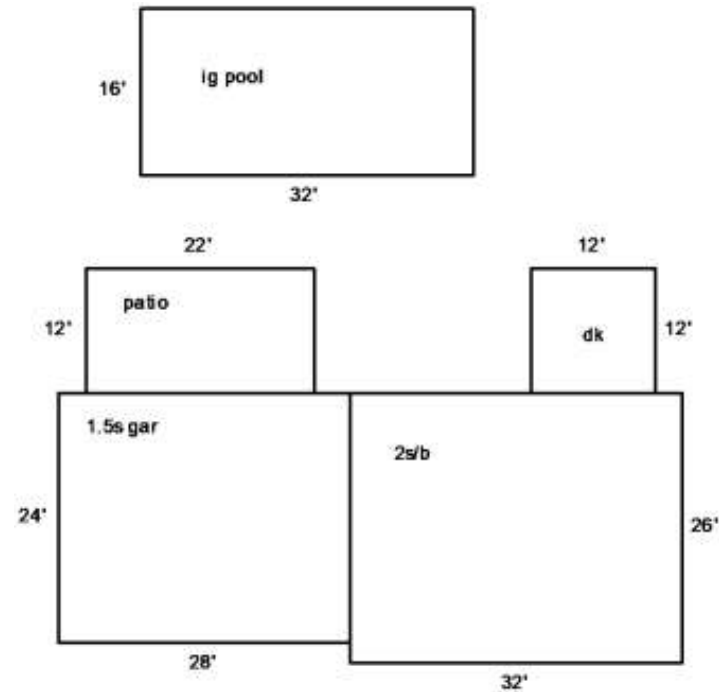
Location 30 LITTLE OSSIPEE LANDING

Card 1

Of 1

9/23/2024

Building Style	<b>1 Conventional</b>	SF Bsmt Living	<b>0</b>	Layout	<b>1 Typical</b>			
1.Conv	5.Garr/Col	9.Other	Fin Bsmt Grade	<b>0 0</b>	1.Typical			
2.Ranch	6.Split	10.Mohome	OPEN 5 OPTIONAL <b>0</b>		2.Inadeq			
3.R Ranch	7.Contemp/	11.Condo	Heat Type	<b>100% 1 Hot Water BB</b>	3.Not func			
4.Cape	8.Log	12.	1.HWBB	5.FWA	9.No Heat			
Dwelling Units	<b>1</b>		2.HWCI	6.GravWA	10.			
Other Units	<b>0</b>		3.HWRAD	7.Electric	11.			
Stories	<b>2 Two Story</b>		4.Steam	8.F/WallM	12.			
1.1	4.1.50	7.1.25	Cool Type	<b>0% 9 None</b>	Insulation			
2.2	5.1.75	8.	1.Refrig	4.W&C Air	7.			
3.3	6.2.50	9.	2.Evapor	5.	8.			
Exterior Walls	<b>8 Aluminum/Vinyl</b>		3.H Pump	6.	9.None			
0.Wood	4.Asb/Asph	8.Alum/Vin	Kitchen Style	<b>2 Typical</b>	Unfinished %			
1.Wood	5.T-111	9.Other	1.Modern	4.Obsolete	7.			
2.Wd Sh	6.Br/St	11.	2.Typical	5.	8.			
3.Compos.	7.Nov	12.	3.Old Type	6.	9.None			
Roof Surface	<b>1 Asphalt Shingles</b>		Bath(s) Style	<b>2 Typical Bath(s)</b>	Grade & Factor			
1.Asphalt	4.Composit	7.	1.Modern	4.Obsolete	7.			
2.Slate	5.Wood	8.	2.Typical	5.	8.			
3.Metal	6.Other	9.	3.Old Type	6.	9.None			
SF Masonry Trim	<b>0</b>		# Rooms	<b>7</b>	Condition			
OPEN-3-	<b>0</b>		# Bedrooms	<b>3</b>	1.Poor			
OPEN-4-	<b>0</b>		# Full Baths	<b>1</b>	4.Avg			
Year Built	<b>2006</b>		# Half Baths	<b>1</b>	7.V G			
Year Remodeled	<b>0</b>		# Addn Fixtures	<b>0</b>	2.Fair			
Foundation	<b>1 Concrete</b>		# Fireplaces	<b>0</b>	3.Avg-			
1.Concrete	4.Wood	7.	<div style="display: flex; align-items: center; justify-content: center;"> <div style="background-color: #2e7d72; color: white; padding: 10px 20px; font-size: 2em; margin-right: 10px;">T</div> <div style="font-size: 2em; font-weight: bold; margin-right: 10px;">TRIO</div> </div>					
2.C Block	5.Slab	8.				Econ. % Good <b>100%</b>		
3.Br/Stone	6.Prs/Post	9.				Economic Code <b>None</b>		
Basement	<b>4 Full Basement</b>					0.None		
1.1/4 Bmt	4.Full Bmt	7.				1.Location		
2.1/2 Bmt	5.None	8.				2.Encroach		
3.3/4 Bmt	6.	9.None				Entrance Code <b>0</b>		
Bsmt Gar # Cars	<b>0</b>					1.Interior		
Wet Basement	<b>1 Dry Basement</b>					2.Refusal		
1.Dry	4.	7.				3.Informed		
2.Damp	5.	8.	Information Code <b>0</b>					
3.Wet	6.	9.	1.Owner					



Date Inspected

### Additions, Outbuildings & Improvements

Type	Year	Units	Grade	Cond	Phys.	Funct.	Sound Value	
47 1.50 ST GAR	0	677	0 0	0	0	0 %	0 %	1.One Story Fram
68 Wood Deck	0	144	0 0	0	0	0 %	0 %	2.Two Story Fram
63 Swimming Pool	2024	512	3 100	4	0	100 %	100 %	3.Three Story Fr
9 Patio	2024	264	3 100	4	0	100 %	100 %	4.1 & 1/2 Story
						%	%	5.1 & 3/4 Story
						%	%	6.2 & 1/2 Story
						%	%	21.Open Frame Por
						%	%	22.Encl Frame Por
						%	%	23.Frame Garage
						%	%	24.Frame Shed
						%	%	25.Frame Bay Wind
						%	%	26.1SFr Overhang
						%	%	27.Unfin Basement
						%	%	28.Unfinished Att
						%	%	29.Finished Attic