

OLSON, KIRSTEN CAROL
981 MAIN STREET
WATERBORO ME 04087

B6306P60 B14301P12 B17678P193 B17838P396 B18633P474

Previous Owner
ISAAC JOSHUA M
981 MAIN ST

WATERBORO ME 04087
Sale Date: 4/09/2021

Previous Owner
TANGUAY, NATHAN
ATTN: JOSHUA ISAAC
981 MAIN ST
WATERBORO ME 04087
Sale Date: 10/31/2018

Previous Owner
FEDERAL N'TNL MORTGAGE ASSOC.
3900 WISCONSIN AVE., NW

WASHINGTON DC 20016
Sale Date: 3/16/2018

Inspection Witnessed By:

X	Date
No./Date	Description
	Date Insp.

Notes:

Property Data			Assessment Record						
Neighborhood 45 MAIN ST E. VILL 202/4			Year	Land	Buildings	Exempt	Total		
Tree Growth Year 0			2012	57,000	81,100	10,000	128,100		
1ST MORTGAGE 0			2013	57,000	81,100	10,000	128,100		
2ND MORTGAGE 0			2014	57,000	90,000	10,000	137,000		
Zone/Land Use 21 Village			2015	57,000	81,100	10,000	128,100		
Secondary Zone			2016	48,400	90,000	15,000	123,400		
Topography 1 Level			2017	48,400	90,000	15,000	123,400		
1.Level 4.Below St 7.Steep			2018	48,400	90,000	20,000	118,400		
2.Rolling 5.Low 8.Wet			2019	48,400	90,000	0	138,400		
3.Above St 6.Swampy 9.Lev/Roll			2020	48,400	90,000	0	138,400		
Utilities 2 Public Water			2021	53,200	90,000	0	143,200		
1.Public 4.Improve 7.Improve			2022	58,000	99,000	0	157,000		
2.Water 5.Improve 8.			2023	63,900	109,800	0	173,700		
3.Sewer 6.Improve 9.None			2024	71,600	123,300	0	194,900		
Street 1 Paved			2025	87,100	154,700	0	241,800		
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	
			14.Rear Land			%		4.Size/Shape	
Sale Date 4/09/2021			15.Misc			%		5.Access or Rear	
Price 225,000						%		6.Restriction	
Sale Type 2 Land & Buildings						%		7.Open Space	
1.Land 4.Mobile 7.			Square Foot	Square Feet				8.View/Environ	
2.L & B 5.Other 8.						%		9.Fract Share	
3.Building 6. 9.			16.Regular Lot			%		Acres	
Financing 9 Unknown			17.Secondary Lot			%		30.Rear (201+)	
1.Convent 4.Seller 7.			18.Excess Land			%		31.Tillable/Horti	
2.FHA/VA 5.Private 8.			19.Condominium			%		32.Pasture	
3.Assumed 6.Cash 9.Unknown			20.Pavement			%		33.Orchard	
Validity 1 Arms Length Sale						%		34.Frontage	
1.Valid 4.Split 7.Renovate			Fract. Acre	Acreege/Sites				35.Triangular Lot	
2.Related 5.Partial 8.Other			21.Homesite (Frac	21	0.75	100	%	0	
3.Distress 6.Exempt 9.			22.Vacant Lot (Fr	26	0.50	100	%	0	
Verified 5 Public Record			23.Non Conforming			%		38.Mixed Wood	
1.Buyer 4.Agent 7.Family			Acres			%		39.Hardwood	
2.Seller 5.Pub Rec 8.Other			24.Excess (5-10)			%		40.Wasteland	
3.Lender 6.MLS 9.			25.Excess (10+)			%		41.Gravel Pit (Ac	
			26.Excess			%		42.Mobile Home Si	
			27.Rear (1-100)			%		43.Condo Site	
			28.Rear (101-150)			%		44.Utility ROW	
			29.Rear (151-200)			%		45.Camp Lot	
			Total Acreage		1.25			46.Site Improve	

