

DCF PROPERTIES LLC  
401 GOODWINS MILLS ROAD  
LYMAN ME 04002

B4525P283 B15283P100 B16119P54 B16258P301 B17058P84

Previous Owner  
NEDEAU JASON L JT  
NEDEAU, EMILY J  
184 THOMPSON ROAD  
ARUNDEL ME 04046  
Sale Date: 6/09/2021

Previous Owner  
NELSON MARY L  
1246 ALFRED RD

ARUNDEL ME 04046  
Sale Date: 7/15/2015

Previous Owner  
NELSON MARY L.  
242 NARRAGANSETT ST.

GORHAM ME 04038  
Sale Date: 6/29/2011

Inspection Witnessed By:

X	Date
No./Date	Description
	Date Insp.

Notes:  
16.0503 - BP 16119-54 SPLITS OF CURRENT 4-22A -AK

Waterboro

Property Data			Assessment Record						
Neighborhood <b>59 WEST RD S</b>			Year	Land	Buildings	Exempt	Total		
Tree Growth Year <b>0</b>			2012	95,100	209,300	0	304,400		
1ST MORTGAGE <b>0</b>			2013	95,100	200,300	0	295,400		
2ND MORTGAGE <b>0</b>			2014	49,100	185,000	0	234,100		
Zone/Land Use <b>21 Village</b>			2015	49,100	185,000	0	234,100		
Secondary Zone			2016	39,900	185,000	0	224,900		
Topography <b>1 Level</b>			2017	39,900	185,000	0	224,900		
1.Level 4.Below St 7.Steep			2018	39,900	185,000	0	224,900		
2.Rolling 5.Low 8.Wet			2019	39,900	185,000	0	224,900		
3.Above St 6.Swampy 9.Lev/Roll			2020	39,900	185,000	0	224,900		
Utilities <b>2 Public Water</b>			2021	43,900	185,000	0	228,900		
1.Public 4.Improve 7.Improve			2022	47,900	203,500	0	251,400		
2.Water 5.Improve 8.			2023	52,700	225,700	0	278,400		
3.Sewer 6.Improve 9.None			2024	59,100	254,400	0	313,500		
Street <b>1 Paved</b>			2025	72,600	344,200	0	416,800		
1.Paved 4.Proposed 7.ROW			<b>Land Data</b>						
2.Semi Imp 5.Pvt 8.None			<b>Front Foot</b>	<b>Type</b>	<b>Effective</b>		<b>Influence</b>		<b>Influence Codes</b>
3.Gravel 6.Aband 9.TG PLAN					<b>Frontage</b>	<b>Depth</b>	<b>Factor</b>	<b>Code</b>	
LAND USE <b>0</b>			11.Ossipee WF			%		1.Unimproved	
BUILDING USE <b>0</b>			12.Arrowhead WF			%		2.Excess Ftg /De	
<b>Sale Data</b>			13.Waterfront			%		3.Topography	
Sale Date <b>6/09/2021</b>			14.Rear Land			%		4.Size/Shape	
Price <b>315,000</b>			15.Misc			%		5.Access or Rear	
Sale Type <b>2 Land &amp; Buildings</b>						%		6.Restriction	
1.Land 4.Mobile 7.			<b>Square Foot</b>	<b>Square Feet</b>				7.Open Space	
2.L & B 5.Other 8.						%		8.View/Environ	
3.Building 6. 9.			16.Regular Lot			%		9.Fract Share	
Financing <b>9 Unknown</b>			17.Secondary Lot			%		<b>Acres</b>	
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 <b>1 Arms Length Sale</b>						%		33.Orchard	
1.Valid 4.Split 7.Renovate			<b>Fract. Acre</b>	<b>Acreege/Sites</b>				34.Frontage	
2.Related 5.Partial 8.Other				21.Homesite (Frac	21	0.50	100	%	35.Triangular Lot
3.Distress 6.Exempt 9.			22.Vacant Lot (Fr	25	1.25	100	%	36.Commercial	
Verified <b>5 Public Record</b>			23.Non Conforming			%		37.Softwood	
1.Buyer 4.Agent 7.Family			<b>Acres</b>			%		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	
			<b>Total Acreage</b>		<b>1.75</b>			45.Camp Lot	
								46.Site Improve	

