

VAN VOORHIS, DANIEL D  
 VAN VOORHIS, COLLEEN D  
 44 WEST ROAD  
 WATERBORO ME 04087

B15878P134 B17567P280 B17964P863

Previous Owner  
 RAYCHARD ELIZABETH & HACKET ANTHONY (JT)  
 44 WEST RD

WATERBORO ME 04087  
 Sale Date: 5/31/2019

Previous Owner  
 JOHNSON, TIMOTHY M  
 C/O ELIZABETH RAYCHARD & ANTHONY HACKETT  
 44 WEST RD  
 WATERBORO ME 04087  
 Sale Date: 9/25/2017

Previous Owner  
 SMITH ELVA (deceased)\*  
 C/O TIMOTHY M JOHNSON  
 5 VINE STREET APT #2  
 BIDDEFORD ME 04005  
 Sale Date: 6/09/2010

Inspection Witnessed By:

X	Date
No./Date	Description
	Date Insp.

Notes:

Property Data		
Neighborhood	59 WEST RD S	
Tree Growth Year	0	
1ST MORTGAGE	0	
2ND MORTGAGE	0	
Zone/Land Use	21 Village	
Secondary Zone		
Topography	1 Level	
1.Level	4.Below St	7.Steep
2.Rolling	5.Low	8.Wet
3.Above St	6.Swampy	9.Lev/Roll
Utilities	9 No Water/No Sewer	
1.Public	4.Improve	7.Improve
2.Water	5.Improve	8.
3.Sewer	6.Improve	9.None
Street	1 Paved	
1.Paved	4.Proposed	7.ROW
2.Semi Imp	5.Pvt	8.None
3.Gravel	6.Aband	9.TG PLAN
LAND USE	0	
BUILDING USE	0	
Sale Data		
Sale Date	5/31/2019	
Price	205,000	
Sale Type	2 Land & Buildings	
1.Land	4.Mobile	7.
2.L & B	5.Other	8.
3.Building	6.	9.
Financing	9 Unknown	
1.Convent	4.Seller	7.
2.FHA/VA	5.Private	8.
3.Assumed	6.Cash	9.Unknown
Validity	1 Arms Length Sale	
1.Valid	4.Split	7.Renovate
2.Related	5.Partial	8.Other
3.Distress	6.Exempt	9.
Verified	5 Public Record	
1.Buyer	4.Agent	7.Family
2.Seller	5.Pub Rec	8.Other
3.Lender	6.MLS	9.

Assessment Record				
Year	Land	Buildings	Exempt	Total
2012	48,400	87,500	0	135,900
2013	48,400	87,500	0	135,900
2014	48,400	87,500	0	135,900
2015	48,400	87,500	0	135,900
2016	40,800	87,500	0	128,300
2017	40,800	87,500	0	128,300
2018	40,800	87,500	0	128,300
2019	40,800	87,500	0	128,300
2020	40,800	87,500	0	128,300
2021	44,800	87,500	0	132,300
2022	48,900	96,200	0	145,100
2023	53,800	106,700	25,000	135,500
2024	60,300	119,800	25,000	155,100
2025	72,300	171,400	25,000	218,700

Land Data						
Front Foot	Type	Effective		Influence		Influence Codes
		Frontage	Depth	Factor	Code	
11.Ossipee WF				%		1.Unimproved
12.Arrowhead WF				%		2.Excess Ftg /De
13.Waterfront				%		3.Topography
14.Rear Land				%		4.Size/Shape
15.Misc				%		5.Access or Rear
				%		6.Restriction
				%		7.Open Space
				%		8.View/Environ
				%		9.Fract Share
				%		Acres
				%		30.Rear (201+)
				%		31.Tillable/Horti
				%		32.Pasture
				%		33.Orchard
				%		34.Frontage
				%		35.Triangular Lot
				%		36.Commercial
				%		37.Softwood
				%		38.Mixed Wood
				%		39.Hardwood
				%		40.Wasteland
				%		41.Gravel Pit (Ac
				%		42.Mobile Home Si
				%		43.Condo Site
				%		44.Utility ROW
				%		45.Camp Lot
				%		46.Site Improve
<b>Square Foot</b>	<b>Square Feet</b>					
16.Regular Lot				%		
17.Secondary Lot				%		
18.Excess Land				%		
19.Condominium				%		
20.Pavement				%		
<b>Fract. Acre</b>	<b>Acreege/Sites</b>					
21.Homesite (Frac	21	0.50	100	%	0	
22.Vacant Lot (Fr	26	1.61	100	%	0	
23.Non Conforming				%		
<b>Acres</b>				%		
24.Excess ( 5-10)				%		
25.Excess (10+)				%		
26.Excess				%		
27.Rear (1-100)				%		
28.Rear (101-150)				%		
29.Rear (151-200)				%		
<b>Total Acreage</b>		2.11				

