

GANUZA, CHRIS ROMAN  
921 MAIN STREET  
WATERBORO ME 04087

B5307P213 B16866P690 B19066P270

Previous Owner  
RAMSELL FRANK N  
VANGAASBEEK, HAZEL  
PO BOX 1201  
ALFRED ME 04002  
Sale Date: 7/07/2022

Previous Owner  
RAMSELL BEATRICE M  
PO BOX 187

WATERBORO ME 04087  
Sale Date: 8/05/2014

Inspection Witnessed By:

X	Date
No./Date	Description
	Date Insp.

Notes:

Waterboro

Property Data			Assessment Record						
Neighborhood <b>50 MAIN ST SO. VILL 202/4</b>			Year	Land	Buildings	Exempt	Total		
Tree Growth Year <b>0</b>			2012	46,300	65,900	6,000	106,200		
1ST MORTGAGE <b>0</b>			2013	46,300	65,900	6,000	106,200		
2ND MORTGAGE <b>0</b>			2014	46,300	65,900	6,000	106,200		
Zone/Land Use <b>21 Village</b>			2015	46,300	65,900	16,000	96,200		
Secondary Zone			2016	39,300	65,900	21,000	84,200		
Topography <b>1 Level</b>			2017	39,300	65,900	21,000	84,200		
1.Level 4.Below St 7.Steep			2018	39,300	65,900	26,000	79,200		
2.Rolling 5.Low 8.Wet			2019	39,300	65,900	26,000	79,200		
3.Above St 6.Swampy 9.Lev/Roll			2020	39,300	65,900	26,000	79,200		
Utilities <b>2 Public Water</b>			2021	43,200	65,900	30,380	78,720		
1.Public 4.Improve 7.Improve			2022	47,200	72,500	31,000	88,700		
2.Water 5.Improve 8.			2023	51,900	80,400	31,000	101,300		
3.Sewer 6.Improve 9.None			2024	58,200	90,200	0	148,400		
Street <b>1 Paved</b>			2025	70,900	122,000	0	192,900		
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>7/07/2022</b>			14.Rear Land				%		3.Topography
Price <b>275,000</b>			15.Misc				%		4.Size/Shape
Sale Type <b>2 Land &amp; Buildings</b>							%		5.Access or Rear
1.Land 4.Mobile 7.							%		6.Restriction
2.L & B 5.Other 8.			<b>Square Foot</b>	<b>Square Feet</b>					7.Open Space
3.Building 6. 9.			16.Regular Lot				%		8.View/Environ
Financing <b>9 Unknown</b>			17.Secondary Lot				%		9.Fract Share
1.Convent 4.Seller 7.			18.Excess Land				%		<b>Acres</b>
2.FHA/VA 5.Private 8.			19.Condominium				%		30.Rear (201+)
3.Assumed 6.Cash 9.Unknown			20.Pavement				%		31.Tillable/Horti
Validity <b>1 Arms Length Sale</b>							%		32.Pasture
1.Valid 4.Split 7.Renovate			<b>Fract. Acre</b>	<b>Acreege/Sites</b>					33.Orchard
2.Related 5.Partial 8.Other			21.Homesite (Frac	21	0.50	100	%	0	34.Frontage
3.Distress 6.Exempt 9.			22.Vacant Lot (Fr	26	0.23	100	%	0	35.Triangular Lot
Verified <b>5 Public Record</b>			23.Non Conforming				%		36.Commercial
1.Buyer 4.Agent 7.Family			<b>Acres</b>				%		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
				<b>Total Acreage</b>		<b>0.73</b>			44.Utility ROW
									45.Camp Lot
									46.Site Improve

