

NEEDHAM, CRAIG A
 NEEDHAM, NANCY J
 454 PERRY OLIVER ROAD
 WELLS ME 04090

B4338P349 B16681P980 B16681P984 B17110P946

Previous Owner
 FARRER LINDSAY A (JT)
 DAVIS, FRANCINE
 C/O CRAIG & NANCY NEEDHAM
 WELLS ME 04090
 Sale Date: 4/19/2024

Previous Owner
 FERRARIS, GARY
 PO BOX 69

EAST WATERBORO ME 04030
 Sale Date: 10/02/2015

Previous Owner
 FERRARIS MARGUERITE
 PO BOX 452

EAST WATERBORO ME 04030
 Sale Date: 8/26/2013

Inspection Witnessed By:

X	Date
No./Date	Description
	Date Insp.

No./Date	Description	Date Insp.

Notes:
 2016 - DEED PLOT GIVES ACREAGE OF .77 ACRES
 24.0215 - changed to 4 bed, 2 bath - vv

Waterboro

Property Data			Assessment Record						
Neighborhood 24 EAST SHORE DR			Year	Land	Buildings	Exempt	Total		
Tree Growth Year 0			2012	178,100	203,600	0	381,700		
1ST MORTGAGE 0			2013	178,100	203,600	0	381,700		
2ND MORTGAGE 0			2014	180,100	203,600	0	383,700		
Zone/Land Use 48 Shoreland			2015	180,100	203,600	0	383,700		
Secondary Zone			2016	171,100	203,600	0	374,700		
Topography 1 Level			2017	171,100	203,600	0	374,700		
9 Level & Rolling			2018	171,100	203,600	0	374,700		
1.Level 4.Below St 7.Steep			2019	171,100	203,600	0	374,700		
2.Rolling 5.Low 8.Wet			2020	171,100	205,100	0	376,200		
3.Above St 6.Swampy 9.Lev/Roll			2021	188,200	205,100	0	393,300		
Utilities 9 No Water/No Sewer 9 No Water/No Sewer			2022	205,300	225,700	0	431,000		
1.Public 4.Improve 7.Improve			2023	225,900	250,300	0	476,200		
2.Water 5.Improve 8.			2024	253,200	281,000	0	534,200		
3.Sewer 6.Improve 9.None			2025	264,200	375,700	0	639,900		
Street 3 Gravel			Land Data						
1.Paved 4.Proposed 7.ROW			Front Foot	Type	Effective		Influence		Influence Codes
2.Semi Imp 5.Pvt 8.None					Frontage	Depth	Factor	Code	
3.Gravel 6.Aband 9.TG PLAN			11.Ossipee WF	11	128	088	100 %	0	1.Unimproved
LAND USE 0			12.Arrowhead WF				%		2.Excess Ftg /De
BUILDING USE 0			13.Waterfront				%		3.Topography
Sale Data			14.Rear Land				%		4.Size/Shape
			15.Misc				%		5.Access or Rear
Sale Date 4/19/2024							%		6.Restriction
Price 825,000							%		7.Open Space
Sale Type 2 Land & Buildings							%		8.View/Environ
1.Land 4.Mobile 7.			Square Foot	Square Feet					9.Fract Share
2.L & B 5.Other 8.			16.Regular Lot				%		Acres
3.Building 6. 9.			17.Secondary Lot				%		30.Rear (201+)
Financing 9 Unknown			18.Excess Land				%		31.Tillable/Horti
1.Convent 4.Seller 7.			19.Condominium				%		32.Pasture
2.FHA/VA 5.Private 8.			20.Pavement				%		33.Orchard
3.Assumed 6.Cash 9.Unknown							%		34.Frontage
Validity 1 Arms Length Sale			Fract. Acre	Acres/Sites					35.Triangular Lot
1.Valid 4.Split 7.Renovate			21.Homesite (Frac				%		36.Commercial
2.Related 5.Partial 8.Other			22.Vacant Lot (Fr				%		37.Softwood
3.Distress 6.Exempt 9.			23.Non Conforming				%		38.Mixed Wood
Verified 5 Public Record			Acres				%		39.Hardwood
1.Buyer 4.Agent 7.Family			24.Excess (5-10)				%		40.Wasteland
2.Seller 5.Pub Rec 8.Other			25.Excess (10+)				%		41.Gravel Pit (Ac
3.Lender 6.MLS 9.			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			0.13			46.Site Improve

