

ROSEEN, MICHAEL P
 ROSEEN, GINA M
 4 SEAN MIKEAL WAY
 GRAFTON MA 01519

B2690P141 B15137P264 B17168P262 B18898P732

Previous Owner
 HALL, TODD
 COUTURE, KELLY
 61 OCEAN PARK ROAD
 SACO ME 04072
 Sale Date: 10/16/2023

Previous Owner
 SWEENEY, SEAN
 395 HILL ROAD

LYMAN ME 04002
 Sale Date: 12/03/2021

Previous Owner
 SWEENEY SEAN
 395 HILL ROAD

LYMAN ME 04002
 Sale Date: 1/13/2016

Inspection Witnessed By:

X	Date
No./Date	Description
	Date Insp.

Notes:
 16.0405 - joined lot with 045-001-435 per 2016 deed- ak

Waterboro

Property Data			Assessment Record						
Neighborhood 1 LAC WEST			Year	Land	Buildings	Exempt	Total		
Tree Growth Year 0			2012	72,700	0	0	72,700		
1ST MORTGAGE 0			2013	72,700	0	0	72,700		
2ND MORTGAGE 0			2014	72,700	0	0	72,700		
Zone/Land Use 47 Lake Arrowhead			2015	72,700	0	0	72,700		
Secondary Zone			2016	86,100	0	0	86,100		
Topography 2 Rolling			2017	86,100	0	0	86,100		
1.Level 4.Below St 7.Steep			2018	86,100	0	0	86,100		
2.Rolling 5.Low 8.Wet			2019	86,100	0	0	86,100		
3.Above St 6.Swampy 9.Lev/Roll			2020	86,100	0	0	86,100		
Utilities 9 No Water/No Sewer			2021	94,700	0	0	94,700		
1.Public 4.Improve 7.Improve			2022	103,300	0	0	103,300		
2.Water 5.Improve 8.			2023	113,600	0	0	113,600		
3.Sewer 6.Improve 9.None			2024	127,400	0	0	127,400		
Street 3 Gravel			2025	135,800	0	0	135,800		
1.Paved 4.Proposed 7.ROW			Land Data						
2.Semi Imp 5.Pvt 8.None									
3.Gravel 6.Aband 9.TG PLAN			Front Foot	Type	Effective		Influence		Influence Codes
LAND USE 0			11.Ossipee WF	12	115	240	50 %	1	
BUILDING USE 0			12.Arrowhead WF	12	020	150	50 %	1	
Sale Data			13.Waterfront				%		
Sale Date 10/16/2023			14.Rear Land				%		
Price 150,000			15.Misc				%		
Sale Type 1 Land Only							%		
1.Land 4.Mobile 7.			Square Foot	Square Feet					
2.L & B 5.Other 8.			16.Regular Lot	17		1	100 %	0	
3.Building 6. 9.			17.Secondary Lot				%		
Financing 9 Unknown			18.Excess Land				%		
1.Convent 4.Seller 7.			19.Condominium				%		
2.FHA/VA 5.Private 8.			20.Pavement				%		
3.Assumed 6.Cash 9.Unknown							%		
Validity 1 Arms Length Sale			Fract. Acre	Acreage/Sites					
1.Valid 4.Split 7.Renovate			21.Homesite (Frac				%		
2.Related 5.Partial 8.Other			22.Vacant Lot (Fr				%		
3.Distress 6.Exempt 9.			23.Non Conforming				%		
Verified 5 Public Record			Acres				%		
1.Buyer 4.Agent 7.Family			24.Excess (5-10)				%		
2.Seller 5.Pub Rec 8.Other			25.Excess (10+)				%		
3.Lender 6.MLS 9.			26.Excess				%		
			27.Rear (1-100)				%		
			28.Rear (101-150)				%		
			29.Rear (151-200)				%		
			Total Acreage		0.35				

- 1.Unimproved
- 2.Excess Ftg /De
- 3.Topography
- 4.Size/Shape
- 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

Waterboro

Map Lot 045-001-434

Account 3269

Location COUNTRY LANE

Card 1

Of 1

9/23/2024

Building Style 0	SF Bsmt Living 0	Layout 0
1.Conv 5.Garr/Col 9.Other	Fin Bsmt Grade 0 0	1.Typical 4. 7.
2.Ranch 6.Split 10.Mohome	OPEN 5 OPTIONAL 0	2.Inadeq 5. 8.
3.R Ranch 7.Contemp/ 11.Condo	Heat Type 100% 0	3.Not func 6. 9.
4.Cape 8.Log 12.	1.HWBB 5.FWA 9.No Heat	Attic 0
Dwelling Units 0	2.HWCI 6.GravWA 10.	1.1/4 Fin 4.Full Fin 7.1/4 Unfi
Other Units 0	3.HWRAD 7.Electric 11.	2.1/2 Fin 5.FI/Stair 8.
Stories 0	4.Steam 8.FI/WallM 12.	3.3/4 Fin 6.1/2 Unfi 9.None
1.1 4.1.50 7.1.25	Cool Type 0% 9 None	Insulation 0
2.2 5.1.75 8.	1.Refrig 4.W&C Air 7.	1.Full 4.Minimal 7.
3.3 6.2.50 9.	2.Evapor 5. 8.	2.Heavy 5.Unk 8.
Exterior Walls 0 Wood Siding	3.H Pump 6. 9.None	3.Capped 6. 9.None
0.Wood 4.Asb/Asph 8.Alum/Vin	Kitchen Style 0	Unfinished % 0%
1.Wood 5.T-111 9.Other	1.Modern 4.Obsolete 7.	Grade & Factor 0 0%
2.Wd Sh 6.Br/St 11.	2.Typical 5. 8.	1.E Grade 4.B Grade 7.AAA Grad
3.Compos. 7.Nov 12.	3.Old Type 6. 9.None	2.D Grade 5.A Grade 8.
Roof Surface 0	Bath(s) Style 0	3.C Grade 6.AA Grade 9.Same
1.Asphalt 4.Composit 7.	1.Modern 4.Obsolete 7.	SQFT (Footprint) 0
2.Slate 5.Wood 8.	2.Typical 5. 8.	Condition 0
3.Metal 6.Other 9.	3.Old Type 6. 9.None	1.Poor 4.Avg 7.V G
SF Masonry Trim 0	# Rooms 0	2.Fair 5.Avg+ 8.Exc
OPEN-3- 0	# Bedrooms 0	3.Avg- 6.Good 9.Same
OPEN-4- 0	# Full Baths 0	Phys. % Good 0%
Year Built 0	# Half Baths 0	Funct. % Good 100%
Year Remodeled 0	# Addn Fixtures 0	Functional Code 9 None
Foundation 0	# Fireplaces 0	1.Incomp 4.Small 7.Layout
1.Concrete 4.Wood 7.		2.O-Built 5.CDU 8.Other
2.C Block 5.Slab 8.		3.Damage 6.Style 9.None
3.Br/Stone 6.Prs/Post 9.		Econ. % Good 100%
Basement 0		Economic Code None
1.1/4 Bmt 4.Full Bmt 7.		0.None 3.Services 7.
2.1/2 Bmt 5.None 8.		1.Location 4.Traffic 8.
3.3/4 Bmt 6. 9.None		2.Encroach 9.None 9.
Bsmt Gar # Cars 0		Entrance Code 0
Wet Basement 0		1.Interior 4.Vacant 7.
1.Dry 4. 7.		2.Refusal 5.Estimate 8.
2.Damp 5. 8.		3.Informed 6.Office 9.RS
3.Wet 6. 9.		Information Code 0
		1.Owner 4.Agent 7.
		2.Relative 5.Estimate 8.
		3.Tenant 6.Other 9.SNY



Date Inspected

Additions, Outbuildings & Improvements							
Type	Year	Units	Grade	Cond	Phys.	Funct.	Sound Value
					%	%	1.One Story Fram
					%	%	2.Two Story Fram
					%	%	3.Three Story Fr
					%	%	4.1 & 1/2 Story
					%	%	5.1 & 3/4 Story
					%	%	6.2 & 1/2 Story
					%	%	21.Open Frame Por
					%	%	22.Encl Frame Por
					%	%	23.Frame Garage
					%	%	24.Frame Shed
					%	%	25.Frame Bay Wind
					%	%	26.1SFr Overhang
					%	%	27.Unfin Basement
					%	%	28.Unfinished Att
					%	%	29.Finished Attic