

MURPHY, DAVID C
GASPAR, PATRICIA M
95 FAIRVIEW DRIVE
NORTH WATERBORO ME 04061

B9149P263 B18224P392

Previous Owner
BATMAN TRAVIS J
BATMAN, COURTNEY E
95 FAIRVIEW DR
N WATERBORO ME 04061
Sale Date: 4/20/2020

Previous Owner
GERARD JOHN S
PO BOX 36

MONSON ME 04464
Sale Date: 5/09/2006

Inspection Witnessed By:

X	Date	Date Insp.
No./Date	Description	Date Insp.

Notes:

Waterboro

Property Data			Assessment Record							
Neighborhood 1 LAC WEST			Year	Land	Buildings	Exempt	Total			
Tree Growth Year 0			2012	34,000	141,300	0	175,300			
1ST MORTGAGE 0			2013	34,000	141,300	0	175,300			
2ND MORTGAGE 0			2014	34,000	141,300	0	175,300			
Zone/Land Use 47 Lake Arrowhead			2015	34,000	141,300	0	175,300			
Secondary Zone			2016	17,000	139,800	0	156,800			
Topography 2 Rolling			2017	17,000	139,800	0	156,800			
1.Level 4.Below St 7.Steep			2018	17,000	139,800	0	156,800			
2.Rolling 5.Low 8.Wet			2019	17,000	139,800	0	156,800			
3.Above St 6.Swampy 9.Lev/Roll			2020	17,000	140,600	0	157,600			
Utilities 9 No Water/No Sewer			2021	18,700	140,600	0	159,300			
1.Public 4.Improve 7.Improve			2022	20,400	154,700	0	175,100			
2.Water 5.Improve 8.			2023	22,400	171,600	25,000	169,000			
3.Sewer 6.Improve 9.None			2024	25,200	193,200	25,000	193,400			
Street 3 Gravel			2025	31,500	264,800	25,000	271,300			
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		Frontage	Depth	Factor	Code		
BUILDING USE 0			12.Arrowhead WF				%		1.Unimproved	
Sale Data			13.Waterfront				%		2.Excess Ftg /De	
Sale Date 4/20/2020			14.Rear Land				%		3.Topography	
Price 239,900			15.Misc				%		4.Size/Shape	
Sale Type 2 Land & Buildings							%		5.Access or Rear	
1.Land 4.Mobile 7.			Square Foot				%		6.Restriction	
2.L & B 5.Other 8.			16.Regular Lot	16		1	80	%	3	
3.Building 6. 9.			17.Secondary Lot	18		2	100	%	0	
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	Square Feet						
1.Valid 4.Split 7.Renovate			21.Homesite (Frac				%		8.View/Environ	
2.Related 5.Partial 8.Other			22.Vacant Lot (Fr				%		9.Fract Share	
3.Distress 6.Exempt 9.			23.Non Conforming				%		Acres	
Verified 5 Public Record			Acres				%		30.Rear (201+)	
1.Buyer 4.Agent 7.Family			24.Excess (5-10)				%		31.Tillable/Horti	
2.Seller 5.Pub Rec 8.Other			25.Excess (10+)				%		32.Pasture	
3.Lender 6.MLS 9.			26.Excess				%		33.Orchard	
			27.Rear (1-100)				%		34.Frontage	
			28.Rear (101-150)				%		35.Triangular Lot	
			29.Rear (151-200)				%		36.Commercial	
			Total Acreage 0.00							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

