

MOONEY, ROBERT JAMES
43 DIRIGO DRIVE
WATERBORO ME 04087

B11875P19 B19306P606

Previous Owner
LEIGHTON LESLEY H
LEIGHTON, VICTORIA S
PO BOX 145
WATERBORO ME 04087
Sale Date: 9/01/2023

Inspection Witnessed By:

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

Notes:

Waterboro

Property Data			Assessment Record						
Neighborhood 69 DIRIGO DR			Year	Land	Buildings	Exempt	Total		
Tree Growth Year 0			2012	70,300	124,200	0	194,500		
1ST MORTGAGE 0			2013	70,300	124,200	0	194,500		
2ND MORTGAGE 0			2014	70,300	124,200	0	194,500		
Zone/Land Use 31 Agricultural/Residential			2015	70,300	124,200	0	194,500		
Secondary Zone			2016	59,600	122,900	0	182,500		
Topography 2 Rolling			2017	59,600	122,900	0	182,500		
1.Level 4.Below St 7.Steep			2018	59,600	122,900	0	182,500		
2.Rolling 5.Low 8.Wet			2019	59,600	122,900	0	182,500		
3.Above St 6.Swampy 9.Lev/Roll			2020	59,600	125,000	0	184,600		
Utilities 9 No Water/No Sewer			2021	65,600	125,000	0	190,600		
1.Public 4.Improve 7.Improve			2022	71,600	137,500	0	209,100		
2.Water 5.Improve 8.			2023	78,700	152,600	0	231,300		
3.Sewer 6.Improve 9.None			2024	88,300	171,300	0	259,600		
Street 1 Paved			2025	107,600	216,900	0	324,500		
1.Paved 4.Proposed 7.ROW			Land Data						
2.Semi Imp 5.Pvt 8.None			Front Foot	Type	Effective		Influence		Influence Codes
3.Gravel 6.Aband 9.TG PLAN					Frontage	Depth	Factor	Code	
LAND USE 0			11.Ossipee WF					1.Unimproved	
BUILDING USE 0			12.Arrowhead WF					2.Excess Ftg /De	
Sale Data			13.Waterfront					3.Topography	
			14.Rear Land					4.Size/Shape	
Sale Date 9/01/2023			15.Misc					5.Access or Rear	
Price 312,500								6.Restriction	
Sale Type 2 Land & Buildings								7.Open Space	
1.Land 4.Mobile 7.			Square Foot	Square Feet				8.View/Environ	
2.L & B 5.Other 8.								9.Fract Share	
3.Building 6. 9.			16.Regular Lot					Acres	
Financing 9 Unknown			17.Secondary Lot					30.Rear (201+)	
1.Convent 4.Seller 7.			18.Excess Land					31.Tillable/Horti	
2.FHA/VA 5.Private 8.			19.Condominium					32.Pasture	
3.Assumed 6.Cash 9.Unknown			20.Pavement					33.Orchard	
Validity 1 Arms Length Sale			Fract. Acre	Acreege/Sites				34.Frontage	
1.Valid 4.Split 7.Renovate				21.Homesite (Frac	21	2.00	100 %	0	35.Triangular Lot
2.Related 5.Partial 8.Other			22.Vacant Lot (Fr	26	0.40	100 %	0	36.Commercial	
3.Distress 6.Exempt 9.			23.Non Conforming					37.Softwood	
Verified 5 Public Record								38.Mixed Wood	
1.Buyer 4.Agent 7.Family			24.Excess (5-10)					39.Hardwood	
2.Seller 5.Pub Rec 8.Other			25.Excess (10+)					40.Wasteland	
3.Lender 6.MLS 9.			26.Excess					41.Gravel Pit (Ac	
			27.Rear (1-100)					42.Mobile Home Si	
			28.Rear (101-150)					43.Condo Site	
			29.Rear (151-200)					44.Utility ROW	
			Total Acreage 2.40					45.Camp Lot	
								46.Site Improveme	

