

PIENCE, KAREN
PIENCE, ROGER (JT)
149 ROBERTS RIDGE RD
E WATERBORO ME 04030

B14127P341 B17718P637

Previous Owner
TORRES CYNTHIA M
ATTN: KAREN & ROGER PIENCE
149 ROBERTS RIDGE RD
E WATERBORO ME 04030
Sale Date: 5/21/2018

Previous Owner
STEVENS SCOTT A & SHERIE A
C/O CYNTHIA TORRES
PO BOX 536
WATERBORO ME 04087
Sale Date: 6/17/2004

Inspection Witnessed By:

X	Date
No./Date	Description
	Date Insp.

Notes:

Waterboro

Property Data			Assessment Record						
Neighborhood 37 ROBERTS RIDGE RD			Year	Land	Buildings	Exempt	Total		
Tree Growth Year 0			2012	70,700	98,100	10,000	158,800		
1ST MORTGAGE 0			2013	70,700	98,100	10,000	158,800		
2ND MORTGAGE 0			2014	70,700	98,100	10,000	158,800		
Zone/Land Use 31 Agricultural/Residential			2015	70,700	98,100	10,000	158,800		
Secondary Zone			2016	60,000	92,200	15,000	137,200		
Topography 1 Level			2017	60,000	92,200	15,000	137,200		
1.Level 4.Below St 7.Steep			2018	60,000	92,200	20,000	132,200		
2.Rolling 5.Low 8.Wet			2019	60,000	92,200	20,000	132,200		
3.Above St 6.Swampy 9.Lev/Roll			2020	60,000	92,600	0	152,600		
Utilities 9 No Water/No Sewer			2021	65,900	92,600	30,380	128,120		
1.Public 4.Improve 7.Improve			2022	71,900	101,900	31,000	142,800		
2.Water 5.Improve 8.			2023	79,100	113,000	31,000	161,100		
3.Sewer 6.Improve 9.None			2024	88,700	127,700	31,000	185,400		
Street 1 Paved			2025	107,900	168,100	31,000	245,000		
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 5/21/2018			14.Rear Land				%		3.Topography
Price 160,000			15.Misc				%		4.Size/Shape
Sale Type 2 Land & Buildings							%		5.Access or Rear
1.Land 4.Mobile 7.			Square Foot	Square Feet			%		6.Restriction
2.L & B 5.Other 8.			16.Regular Lot				%		7.Open Space
3.Building 6. 9.			17.Secondary Lot				%		8.View/Environ
Financing 9 Unknown			18.Excess Land				%		9.Fract Share
1.Convent 4.Seller 7.			19.Condominium				%		Acres
2.FHA/VA 5.Private 8.			20.Pavement				%		30.Rear (201+)
3.Assumed 6.Cash 9.Unknown							%		31.Tillable/Horti
Validity 1 Arms Length Sale			Fract. Acre	Acreege/Sites			%		32.Pasture
1.Valid 4.Split 7.Renovate			21.Homesite (Frac	21	2.00	100	%	0	33.Orchard
2.Related 5.Partial 8.Other			22.Vacant Lot (Fr	26	0.70	100	%	0	34.Frontage
3.Distress 6.Exempt 9.			23.Non Conforming				%		35.Triangular Lot
Verified 5 Public Record			Acres				%		36.Commercial
1.Buyer 4.Agent 7.Family			24.Excess (5-10)				%		37.Softwood
2.Seller 5.Pub Rec 8.Other			25.Excess (10+)				%		38.Mixed Wood
3.Lender 6.MLS 9.			26.Excess				%		39.Hardwood
			27.Rear (1-100)				%		40.Wasteland
			28.Rear (101-150)				%		41.Gravel Pit (Ac
			29.Rear (151-200)				%		42.Mobile Home Si
			Total Acreage		2.70				43.Condo Site
									44.Utility ROW
									45.Camp Lot
									46.Site Improve


Waterboro

Map Lot 008-028F

Account 908

Location 149 ROBERTS RIDGE ROAD

Card 1 Of 1 9/23/2024

Building Style	6 Split Level	SF Bsmt Living	0	Layout	1 Typical	
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% 1 Hot Water BB	3.Not func	6. 9.	
4.Cape	8.Log 12.	1.HWBB	5.FWA 9.No Heat	Attic	9 None	
Dwelling Units	1	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	1 One Story	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	1 Full	
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	8 Aluminum/Vinyl	3.H Pump	6. 9.None	3.Capped	6. 9.None	
0.Wood	4.Asb/Asph 8.Alum/Vin	Kitchen Style	2 Typical	Unfinished %	0%	
1.Wood	5.T-111 9.Other	1.Modern	4.Obsolete 7.	Grade & Factor	3 Average 110%	
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	1 Asphalt Shingles	Bath(s) Style	2 Typical Bath(s)	3.C Grade	6.AA Grade 9.Same	
1.Asphalt	4.Composit 7.	1.Modern	4.Obsolete 7.	SQFT (Footprint)	874	
2.Slate	5.Wood 8.	2.Typical	5. 8.	Condition	4 Average	
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	2	3.Avg-	6.Good 9.Same	
OPEN-4-	0	# Full Baths	1	Phys. % Good	0%	
Year Built	1983	# Half Baths	0	Funct. % Good	100%	
Year Remodeled	0	# Addn Fixtures	0	Functional Code	9 None	
Foundation	1 Concrete	# Fireplaces	0	1.Incomp	4.Small 7.Layout	
1.Concrete	4.Wood 7.					
2.C Block	5.Slab 8.					
3.Br/Stone	6.Prs/Post 9.					
Basement	4 Full Basement					
1.1/4 Bmt	4.Full Bmt 7.					
2.1/2 Bmt	5.None 8.					
3.3/4 Bmt	6. 9.None					
Bsmt Gar # Cars	0					
Wet Basement	1 Dry Basement					
1.Dry	4. 7.					
2.Damp	5. 8.					
3.Wet	6. 9.					
Date Inspected				17.0-18.0	2.O-Built	5.CDU 8.Other
Additions, Outbuildings & Improvements				3.Damage	6.Style 9.None	
				Econ. % Good	100%	
Type				Economic Code	None	
				0.None	3.Services 7.	
Year				1.Location	4.Traffic 8.	
				2.Encroach	9.None 9.	
Units				Entrance Code	0	
				1.Interior	4.Vacant 7.	
Grade				2.Refusal	5.Estimate 8.	
				3.Informed	6.Office 9.RS	
Cond				Information Code	0	
				1.Owner	4.Agent 7.	
Phys.				2.Relative	5.Estimate 8.	
				3.Tenant	6.Other 9.SNY	
Funct.				1.One Story Fram		
				2.Two Story Fram		
Sound Value				3.Three Story Fr		
				4.1 & 1/2 Story		
23 Frame Garage				5.1 & 3/4 Story		
				6.2 & 1/2 Story		
0				21.Open Frame Por		
				22.Encl Frame Por		
144				23.Frame Garage		
				24.Frame Shed		
0 0				25.Frame Bay Wind		
				26.1SFr Overhang		
0 0				27.Unfin Basement		
				28.Unfinished Att		
0 0				29.Finished Attic		

