

DESMARAIS, MATTHEW
 145 ROBERTS RIDGE ROAD
 EAST WATERBORO ME 04030

B6666P138 B17382P977 B18167P335 B18352P638

Previous Owner
 JALBERT, DANIEL P
 145 ROBERTS RIDGE ROAD

EAST WATERBORO ME 04030
 Sale Date: 6/04/2024

Previous Owner
 NOVAK, SAMANTHA RAE
 JALBERT, DANIEL P
 145 ROBERTS RIDGE ROAD
 EAST WATERBORO ME 04030
 Sale Date: 7/11/2023

Previous Owner
 WHITMORE CATHERINE
 WHITMORE, ALAN T
 145 ROBERTS RIDGE RD
 E WATERBORO ME 04030
 Sale Date: 8/21/2020

Inspection Witnessed By:

X	Date
No./Date	Description
	Date Insp.

Notes:
 20.0513 - added 9x15 deck -sb

Property Data			Assessment Record						
Neighborhood 37 ROBERTS RIDGE RD			Year	Land	Buildings	Exempt	Total		
Tree Growth Year 0			2012	70,300	130,400	10,000	190,700		
1ST MORTGAGE 0			2013	70,300	130,400	10,000	190,700		
2ND MORTGAGE 0			2014	70,300	130,400	10,000	190,700		
Zone/Land Use 31 Agricultural/Residential			2015	70,300	130,400	10,000	190,700		
Secondary Zone			2016	59,600	130,400	15,000	175,000		
Topography 1 Level			2017	59,600	130,400	15,000	175,000		
1.Level 4.Below St 7.Steep			2018	59,600	130,400	0	190,000		
2.Rolling 5.Low 8.Wet			2019	59,600	130,400	0	190,000		
3.Above St 6.Swampy 9.Lev/Roll			2020	59,600	130,400	0	190,000		
Utilities 9 No Water/No Sewer			2021	65,600	132,100	0	197,700		
1.Public 4.Improve 7.Improve			2022	71,600	145,300	0	216,900		
2.Water 5.Improve 8.			2023	78,700	161,200	0	239,900		
3.Sewer 6.Improve 9.None			2024	88,300	181,000	0	269,300		
Street 1 Paved			2025	107,600	253,100	0	360,700		
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 6/04/2024			15.Misc			%		5.Access or Rear	
Price 375,000						%		6.Restriction	
Sale Type 2 Land & Buildings						%		7.Open Space	
1.Land 4.Mobile 7.						%		8.View/Environ	
2.L & B 5.Other 8.			Square Foot	Square Feet				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						%		34.Frontage	
1.Valid 4.Split 7.Renovate			Fract. Acre	Acreege/Sites				35.Triangular Lot	
2.Related 5.Partial 8.Other			21.Homesite (Frac	21	2.00	100 %	0	36.Commercial	
3.Distress 6.Exempt 9.			22.Vacant Lot (Fr	26	0.40	100 %	0	37.Softwood	
Verified 5 Public Record			23.Non Conforming			%		38.Mixed Wood	
1.Buyer 4.Agent 7.Family			Acres			%		39.Hardwood	
2.Seller 5.Pub Rec 8.Other			24.Excess (5-10)			%		40.Wasteland	
3.Lender 6.MLS 9.			25.Excess (10+)			%		41.Gravel Pit (Ac	
			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		2.40				
						46.Site Improve			

Waterboro

Map Lot 008-028G

Account 909

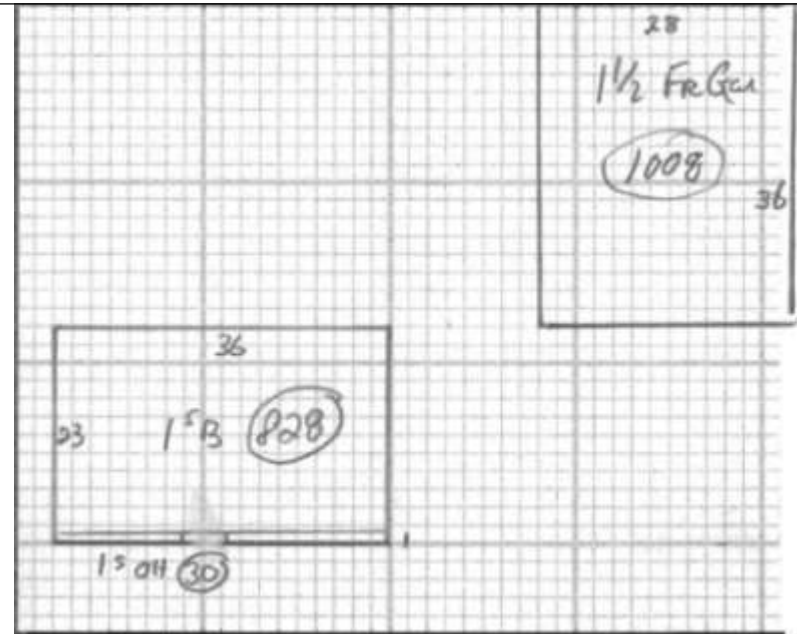
Location 145 ROBERTS RIDGE ROAD

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% 8 Floor/Wall Unit M			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 Alumunum/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 3 Metal				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) 828						
2.Slate	5.Wood	8.		2.Typical	5. 8.			Condition 6 Good						
3.Metal	6.Other	9.		3.Old Type	6. 9.None			1.Poor	4.Avg	7.V G				
SF Masonry Trim 0				# Rooms 6				2.Fair	5.Avg+ 8.Exc					
OPEN-3- 0				# Bedrooms 3				3.Avg-	6.Good 9.Same					
OPEN-4- 0				# Full Baths 1				Phys. % Good 0%						
Year Built 1985				# 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.		<div style="display: flex; align-items: center; justify-content: center;"> <div style="background-color: #2e7d32; color: white; padding: 10px; font-size: 2em; margin-right: 10px;">T</div> <div style="font-size: 2em; font-weight: bold;">TRIO</div> </div>				2.O-Built	5.CDU 8.Other					
2.C Block	5.Slab	8.						3.Damage	6.Style 9.None		Econ. % Good 100%			
3.Br/Stone	6.Prs/Post	9.						Economic Code None				0.None	3.Services 7.	
Basement 4 Full Basement								Entrance Code 0				1.Location	4.Traffic 8.	
1.1/4 Bmt	4.Full Bmt	7.						1.Interior				4.Vacant 7.		
2.1/2 Bmt	5.None	8.						2.Refusal				5.Estimate 8.		
3.3/4 Bmt	6. 9.None							3.Informed				6.Office 9.RS		
Bsmt Gar # Cars 0								Information Code 0				1.Owner	4.Agent 7.	
Wet Basement 1 Dry Basement								1.Owner				4.Agent 7.		
1.Dry	4.	7.						2.Relative				5.Estimate 8.		
2.Damp	5.	8.		3.Tenant				6.Other 9.SNY						
3.Wet	6.	9.												



Date Inspected

Additions, Outbuildings & Improvements

Type	Year	Units	Grade	Cond	Phys.	Funct.	Sound Value	
47 1.50 ST GAR	2004	1008	0 0	0	0	0 %	0 %	1.One Story Fram
26 1SFr Overhang	0	30	0 0	0	0	0 %	0 %	2.Two Story Fram
68 Wood Deck	2019	135	0 0	0	0	0 %	0 %	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