

CAUDILL, NICHOLAS R
227 roberts ridge road
EAST WATERBORO ME 04030

B15939P67 B16660P490 B17910P712 B18025P468

Previous Owner
CAUDILL, WADE O
227 ROBERTS RIDGE ROAD

EAST WATERBORO ME 04030
Sale Date: 7/16/2021

Previous Owner
NORTHEAST AFFORDABLE HOUSING LLC
41 CHADBOURNE RIDGE ROAD

HOLLIS CENTER ME 04042
Sale Date: 8/19/2019

Previous Owner
WORKS JACOB L & DIX LISA M (JT)
C/O WELLS FARGO BANK N.A.
3476 STAEVIEW BLVD
FORT MILLS SC 29715
Sale Date: 3/13/2019

Inspection Witnessed By:

X	Date
No./Date	Description
	Date Insp.

Notes:

Property Data			Assessment Record						
Neighborhood 37 ROBERTS RIDGE RD			Year	Land	Buildings	Exempt	Total		
Tree Growth Year 0			2012	67,000	53,100	16,000	104,100		
1ST MORTGAGE 0			2013	67,000	53,100	0	120,100		
2ND MORTGAGE 0			2014	64,800	52,400	0	117,200		
Zone/Land Use 31 Agricultural/Residential			2015	64,800	52,400	0	117,200		
Secondary Zone			2016	55,100	51,700	0	106,800		
Topography 2 Rolling			2017	55,100	51,700	0	106,800		
1.Level 4.Below St 7.Steep			2018	55,100	51,700	0	106,800		
2.Rolling 5.Low 8.Wet			2019	55,100	51,700	0	106,800		
3.Above St 6.Swampy 9.Lev/Roll			2020	55,100	51,700	0	106,800		
Utilities 9 No Water/No Sewer			2021	60,600	51,700	0	112,300		
1.Public 4.Improve 7.Improve			2022	66,100	56,800	0	122,900		
2.Water 5.Improve 8.			2023	72,700	63,000	0	135,700		
3.Sewer 6.Improve 9.None			2024	81,500	72,000	0	153,500		
Street 1 Paved			2025	99,700	103,400	0	203,100		
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	
Sale Date 7/16/2021			14.Rear Land			%		4.Size/Shape	
Price 1,000			15.Misc			%		5.Access or Rear	
Sale Type 2 Land & Buildings						%		6.Restriction	
1.Land 4.Mobile 7.			Square Foot	Square Feet				7.Open Space	
2.L & B 5.Other 8.			16.Regular Lot			%		8.View/Environ	
3.Building 6. 9.			17.Secondary Lot			%		9.Fract Share	
Financing 9 Unknown			18.Excess Land			%		Acres	
1.Convent 4.Seller 7.			19.Condominium			%		30.Rear (201+)	
2.FHA/VA 5.Private 8.			20.Pavement			%		31.Tillable/Horti	
3.Assumed 6.Cash 9.Unknown						%		32.Pasture	
Validity 2 Related Parties			Fract. Acre	Acreege/Sites				33.Orchard	
1.Valid 4.Split 7.Renovate			21.Homesite (Frac	21	2.00	93 %	3	34.Frontage	
2.Related 5.Partial 8.Other			22.Vacant Lot (Fr			%		35.Triangular Lot	
3.Distress 6.Exempt 9.			23.Non Conforming			%		36.Commercial	
Verified 5 Public Record			Acres			%		37.Softwood	
1.Buyer 4.Agent 7.Family			24.Excess (5-10)			%		38.Mixed Wood	
2.Seller 5.Pub Rec 8.Other			25.Excess (10+)			%		39.Hardwood	
3.Lender 6.MLS 9.			26.Excess			%		40.Wasteland	
			27.Rear (1-100)			%		41.Gravel Pit (Ac	
			28.Rear (101-150)			%		42.Mobile Home Si	
			29.Rear (151-200)			%		43.Condo Site	
			Total Acreage 2.00					44.Utility ROW	
								45.Camp Lot	
								46.Site Improveme	

Waterboro

Map Lot 008-030A

Account 911

Location 227 ROBERTS RIDGE ROAD

Card 1

Of 1

9/23/2024

Building Style	2 Ranch	SF Bsmt Living	0	Layout	1 Typical				
1.Conv	5.Garr/Col	Fin Bsmt Grade	0 0	1.Typical	4. 7.				
2.Ranch	6.Split	OPEN 5 OPTIONAL 0		2.Inadeq	5. 8.				
3.R Ranch	7.Contemp/	Heat Type	100% 5 Force Warm Air	3.Not func	6. 9.				
4.Cape	8.Log	1.HWBB	5.FWA	Attic 9 None					
Dwelling Units 1		2.HWCI	6.GravWA	1.1/4 Fin	4.Full Fin				
Other Units 0		3.HWRAD	7.Electric	2.1/2 Fin	5.FI/Stair				
Stories	1 One Story	4.Steam	8.FI/WallM	3.3/4 Fin	6.1/2 Unfi				
1.1	4.1.50	Cool Type	0% 9 None	Insulation 1 Full					
2.2	5.1.75	1.Refrig	4.W&C Air	1.Full	4.Minimal				
3.3	6.2.50	2.Evapor	5. 8.	2.Heavy	5.Unk				
Exterior Walls 8 Aluminun/Vinyl		3.H Pump	6. 9.None	3.Capped	6. 9.None				
0.Wood	4.Asb/Asph	Kitchen Style	1 Modern	Unfinished % 0%					
1.Wood	5.T-111	1.Modern	4.Obsolete	Grade & Factor 3 Average 90%					
2.Wd Sh	6.Br/St	2.Typical	5. 8.	1.E Grade	4.B Grade				
3.Compos.	7.Nov	3.Old Type	6. 9.None	7.AAA Grad	8.				
Roof Surface 3 Metal		Bath(s) Style 1 Modern Bath(s)		3.C Grade	6.AA Grade				
1.Asphalt	4.Composit	1.Modern	4.Obsolete	SQFT (Footprint) 672					
2.Slate	5.Wood	2.Typical	5. 8.	Condition 3 Below Average					
3.Metal	6.Other	3.Old Type	6. 9.None	1.Poor	4.Avg				
SF Masonry Trim 0		# Rooms	0	7.V G	8.Exc				
OPEN-3- 0		# Bedrooms	2	2.Fair	5.Avg+				
OPEN-4- 0		# Full Baths	1	3.Avg-	6.Good				
Year Built	1960	# Half Baths	0	Phys. % Good 0%					
Year Remodeled	0	# Addn Fixtures	0	Funct. % Good 100%					
Foundation 2 Concrete Block		# Fireplaces	0	Functional Code 9 None					
1.Concrete	4.Wood								
2.C Block	5.Slab					1.Incomp	4.Small	7.Layout	
3.Br/Stone	6.Prs/Post					2.O-Built	5.CDU	8.Other	
Basement 4 Full Basement						3.Damage	6.Style	9.None	
1.1/4 Bmt	4.Full Bmt					Econ. % Good 100%			
2.1/2 Bmt	5.None					Economic Code None			
3.3/4 Bmt	6. 9.None					0.None	3.Services	7.	
Bsmt Gar # Cars 0						1.Location	4.Traffic	8.	
Wet Basement 2 Damp Basement						2.Encroach	9.None	9.	
1.Dry	4. 7.					Entrance Code 0			
2.Damp	5. 8.	1.Interior	4.Vacant	7.					
3.Wet	6. 9.	2.Refusal	5.Estimate	8.					
		3.Informed	6.Office	9.RS					
		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	
23 Frame Garage	0	768	0 0	0	50 %	0 %		1.One Story Fram
24 Frame Shed	0	144	0 0	0	50 %	0 %		2.Two Story Fram
24 Frame Shed	0	240	0 0	0	50 %	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

