

GETCHELL, TAYLOR M
GETCHELL, WILLIAM R
254 ROBERTS RIDGE RD
E WATERBORO ME 04030

B18113P686

Inspection Witnessed By:

No./Date	Description	Date Insp.
X		

Notes:

Waterboro

Property Data			Assessment Record																																																																																																																																																																																																												
Neighborhood 37 ROBERTS RIDGE RD			Year	Land	Buildings	Exempt	Total																																																																																																																																																																																																								
Tree Growth Year 0			2021	65,800	266,800	0	332,600																																																																																																																																																																																																								
1ST MORTGAGE			2022	71,800	293,500	0	365,300																																																																																																																																																																																																								
2ND MORTGAGE			2023	79,000	325,500	0	404,500																																																																																																																																																																																																								
Zone/Land Use 31 Agricultural/Residential			2024	88,600	365,500	0	454,100																																																																																																																																																																																																								
Secondary Zone			2025	107,800	465,500	0	573,300																																																																																																																																																																																																								
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3.Above St 6.Swampy 9.Lev/Roll																																																																																																																																																																																																															
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2.Water 5.Improve 8.																																																																																																																																																																																																															
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LAND USE 0			<table border="1"> <thead> <tr> <th rowspan="2">Front Foot</th> <th rowspan="2">Type</th> <th colspan="2">Effective</th> <th colspan="2">Influence</th> <th rowspan="2">Influence Codes</th> </tr> <tr> <th>Frontage</th> <th>Depth</th> <th>Factor</th> <th>Code</th> </tr> </thead> <tbody> <tr><td>11.Ossipee WF</td><td></td><td></td><td></td><td>%</td><td></td><td>1.Unimproved</td></tr> <tr><td>12.Arrowhead WF</td><td></td><td></td><td></td><td>%</td><td></td><td>2.Excess Ftg /De</td></tr> <tr><td>13.Waterfront</td><td></td><td></td><td></td><td>%</td><td></td><td>3.Topography</td></tr> <tr><td>14.Rear Land</td><td></td><td></td><td></td><td>%</td><td></td><td>4.Size/Shape</td></tr> <tr><td>15.Misc</td><td></td><td></td><td></td><td>%</td><td></td><td>5.Access or Rear</td></tr> <tr><td></td><td></td><td></td><td></td><td>%</td><td></td><td>6.Restriction</td></tr> <tr><td></td><td></td><td></td><td></td><td>%</td><td></td><td>7.Open Space</td></tr> <tr><td></td><td></td><td></td><td></td><td>%</td><td></td><td>8.View/Environ</td></tr> <tr><td></td><td></td><td></td><td></td><td>%</td><td></td><td>9.Fract Share</td></tr> <tr><td></td><td></td><td></td><td></td><td>%</td><td></td><td>Acres</td></tr> <tr><td></td><td></td><td></td><td></td><td>%</td><td></td><td>30.Rear (201+)</td></tr> <tr><td></td><td></td><td></td><td></td><td>%</td><td></td><td>31.Tillable/Horti</td></tr> <tr><td></td><td></td><td></td><td></td><td>%</td><td></td><td>32.Pasture</td></tr> <tr><td></td><td></td><td></td><td></td><td>%</td><td></td><td>33.Orchard</td></tr> <tr><td></td><td></td><td></td><td></td><td>%</td><td></td><td>34.Frontage</td></tr> <tr><td></td><td></td><td></td><td></td><td>%</td><td></td><td>35.Triangular Lot</td></tr> <tr><td></td><td></td><td></td><td></td><td>%</td><td></td><td>36.Commercial</td></tr> <tr><td></td><td></td><td></td><td></td><td>%</td><td></td><td>37.Softwood</td></tr> <tr><td></td><td></td><td></td><td></td><td>%</td><td></td><td>38.Mixed Wood</td></tr> <tr><td></td><td></td><td></td><td></td><td>%</td><td></td><td>39.Hardwood</td></tr> <tr><td></td><td></td><td></td><td></td><td>%</td><td></td><td>40.Wasteland</td></tr> <tr><td></td><td></td><td></td><td></td><td>%</td><td></td><td>41.Gravel Pit (Ac</td></tr> <tr><td></td><td></td><td></td><td></td><td>%</td><td></td><td>42.Mobile Home Si</td></tr> <tr><td></td><td></td><td></td><td></td><td>%</td><td></td><td>43.Condo Site</td></tr> <tr><td></td><td></td><td></td><td></td><td>%</td><td></td><td>44.Utility ROW</td></tr> <tr><td></td><td></td><td></td><td></td><td>%</td><td></td><td>45.Camp Lot</td></tr> <tr><td></td><td></td><td></td><td></td><td>%</td><td></td><td>46.Site Improve</td></tr> </tbody> </table>					Front Foot	Type	Effective		Influence		Influence Codes	Frontage	Depth	Factor	Code	11.Ossipee WF				%		1.Unimproved	12.Arrowhead WF				%		2.Excess Ftg /De	13.Waterfront				%		3.Topography	14.Rear Land				%		4.Size/Shape	15.Misc				%		5.Access or Rear					%		6.Restriction					%		7.Open Space					%		8.View/Environ					%		9.Fract Share					%		Acres					%		30.Rear (201+)					%		31.Tillable/Horti					%		32.Pasture					%		33.Orchard					%		34.Frontage					%		35.Triangular Lot					%		36.Commercial					%		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
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1.Convent 4.Seller 7.			16.Regular Lot																																																																																																																																																																																																												
2.FHA/VA 5.Private 8.			17.Secondary Lot																																																																																																																																																																																																												
3.Assumed 6.Cash 9.Unknown			18.Excess Land																																																																																																																																																																																																												
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1.Valid 4.Split 7.Renovate			20.Pavement																																																																																																																																																																																																												
2.Related 5.Partial 8.Other			Fract. Acre																																																																																																																																																																																																												
3.Distress 6.Exempt 9.			21.Homesite (Frac																																																																																																																																																																																																												
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1.Buyer 4.Agent 7.Family			23.Non Conforming																																																																																																																																																																																																												
2.Seller 5.Pub Rec 8.Other			Acres																																																																																																																																																																																																												
3.Lender 6.MLS 9.			24.Excess (5-10)																																																																																																																																																																																																												
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			27.Rear (1-100)																																																																																																																																																																																																												
			28.Rear (101-150)																																																																																																																																																																																																												
			29.Rear (151-200)																																																																																																																																																																																																												
			Total Acreage 2.59																																																																																																																																																																																																												

Waterboro

Map Lot 008-034B

Account 5266

Location 254 ROBERTS RIDGE ROAD

Card 1

Of 1

9/23/2024

Building Style	4 Cape Cod	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 4 Full Finished																																																																																																	
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	5 One & 3/4 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 1 Wood Siding		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 120%																																																																																																	
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) 884																																																																																																	
2.Slate	5.Wood 8.	2.Typical	5. 8.	Condition 5 Above 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	3	3.Avg-	6.Good 9.Same																																																																																																
OPEN-4- 0		# Full Baths	2	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; margin-right: 10px; font-size: 2em; font-weight: bold; text-align: center;">T</div> <div style="font-size: 2em; font-weight: bold;">TRIO</div> </div>																																																																																																			
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3.Br/Stone	6.Prs/Post 9.																																																																																																				
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Date Inspected		<table border="1" style="width: 100%; border-collapse: collapse;"> <tr> <td colspan="8" style="text-align: center;">Additions, Outbuildings & Improvements</td> </tr> <tr> <th>Type</th> <th>Year</th> <th>Units</th> <th>Grade</th> <th>Cond</th> <th>Phys.</th> <th>Funct.</th> <th>Sound Value</th> </tr> <tr> <td>23 Frame Garage</td> <td>0</td> <td>528</td> <td>0 0</td> <td>0</td> <td>0 %</td> <td>0 %</td> <td></td> </tr> <tr> <td>68 Wood Deck</td> <td>0</td> <td>312</td> <td>0 0</td> <td>0</td> <td>0 %</td> <td>0 %</td> <td></td> </tr> <tr> <td>23 Frame Garage</td> <td>0</td> <td>624</td> <td>0 0</td> <td>0</td> <td>0 %</td> <td>0 %</td> <td></td> </tr> <tr> <td>1 One Story Frame</td> <td>0</td> <td>528</td> <td>0 0</td> <td>0</td> <td>0 %</td> <td>0 %</td> <td></td> </tr> <tr> <td></td> <td></td> <td></td> <td></td> <td></td> <td>%</td> <td>%</td> <td></td> </tr> <tr> <td></td> <td></td> <td></td> <td></td> <td></td> <td>%</td> <td>%</td> <td></td> </tr> <tr> <td></td> <td></td> <td></td> <td></td> <td></td> <td>%</td> <td>%</td> <td></td> </tr> <tr> <td></td> <td></td> <td></td> <td></td> <td></td> <td>%</td> <td>%</td> <td></td> </tr> <tr> <td></td> <td></td> <td></td> <td></td> <td></td> <td>%</td> <td>%</td> <td></td> </tr> <tr> <td></td> <td></td> <td></td> <td></td> <td></td> <td>%</td> <td>%</td> <td></td> </tr> </table>				Additions, Outbuildings & Improvements								Type	Year	Units	Grade	Cond	Phys.	Funct.	Sound Value	23 Frame Garage	0	528	0 0	0	0 %	0 %		68 Wood Deck	0	312	0 0	0	0 %	0 %		23 Frame Garage	0	624	0 0	0	0 %	0 %		1 One Story Frame	0	528	0 0	0	0 %	0 %							%	%							%	%							%	%							%	%							%	%							%	%	
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