

VERTEFEUILLE, JASON H
 SPRAGUE, MEGHAN E
 398 DEERING RIDGE ROAD
 EAST WATERBORO ME 04030

B17692P452 B18098P117

Previous Owner
 NARRAGANSETT BUILDERS LLC
 PO BOX 19

BUXTON ME 04093
 Sale Date: 11/12/2019

Previous Owner
 HERTEL, VAN E., JR.
 5 SHADY CREEK LANE

SCARBOROUGH ME 04074
 Sale Date: 4/10/2018

Inspection Witnessed By:

No./Date	Description	Date Insp.
X		

Notes:
 20.0513 - added 28x44 1st/b, 8x16 deck, 4x4 deck -sb
 22.0706 - added 8x16 shed -sb

Waterboro

Property Data			Assessment Record																																																																																																																																																																																																												
Neighborhood 34 DEERING RIDGE RD			Year	Land	Buildings	Exempt	Total																																																																																																																																																																																																								
Tree Growth Year 0			2019	41,200	0	0	41,200																																																																																																																																																																																																								
1ST MORTGAGE 0			2020	41,200	0	0	41,200																																																																																																																																																																																																								
2ND MORTGAGE 0			2021	65,000	158,700	0	223,700																																																																																																																																																																																																								
Zone/Land Use 31 Agricultural/Residential			2022	71,000	174,500	25,000	220,500																																																																																																																																																																																																								
Secondary Zone			2023	78,000	195,100	25,000	248,100																																																																																																																																																																																																								
Topography 2 Rolling			2024	87,500	220,000	25,000	282,500																																																																																																																																																																																																								
1.Level 4.Below St 7.Steep			2025	107,000	295,100	25,000	377,100																																																																																																																																																																																																								
2.Rolling 5.Low 8.Wet																																																																																																																																																																																																															
3.Above St 6.Swampy 9.Lev/Roll																																																																																																																																																																																																															
Utilities 9 No Water/No Sewer																																																																																																																																																																																																															
1.Public 4.Improve 7.Improve																																																																																																																																																																																																															
2.Water 5.Improve 8.																																																																																																																																																																																																															
3.Sewer 6.Improve 9.None																																																																																																																																																																																																															
Street 1 Paved																																																																																																																																																																																																															
1.Paved 4.Proposed 7.ROW																																																																																																																																																																																																															
2.Semi Imp 5.Pvt 8.None																																																																																																																																																																																																															
3.Gravel 6.Aband 9.TG PLAN																																																																																																																																																																																																															
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
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																																																																																																																																																																																																									
BUILDING USE 0			Land Data																																																																																																																																																																																																												
Sale Data			Front Foot		Square Foot		Acres/Sites																																																																																																																																																																																																								
			Sale Date 11/12/2019		Square Feet																																																																																																																																																																																																										
Price 249,900			16.Regular Lot		21																																																																																																																																																																																																										
Sale Type 2 Land & Buildings			17.Secondary Lot		1.97																																																																																																																																																																																																										
1.Land 4.Mobile 7.			18.Excess Land		100		0																																																																																																																																																																																																								
2.L & B 5.Other 8.			19.Condominium																																																																																																																																																																																																												
3.Building 6. 9.			20.Pavement																																																																																																																																																																																																												
Financing 9 Unknown			Fract. Acre																																																																																																																																																																																																												
1.Convent 4.Seller 7.			21.Homesite (Frac																																																																																																																																																																																																												
2.FHA/VA 5.Private 8.			22.Vacant Lot (Fr																																																																																																																																																																																																												
3.Assumed 6.Cash 9.Unknown			23.Non Conforming																																																																																																																																																																																																												
Validity 1 Arms Length Sale			Acres																																																																																																																																																																																																												
1.Valid 4.Split 7.Renovate			24.Excess (5-10)																																																																																																																																																																																																												
2.Related 5.Partial 8.Other			25.Excess (10+)																																																																																																																																																																																																												
3.Distress 6.Exempt 9.			26.Excess																																																																																																																																																																																																												
Verified 2 Seller			27.Rear (1-100)																																																																																																																																																																																																												
1.Buyer 4.Agent 7.Family			28.Rear (101-150)																																																																																																																																																																																																												
2.Seller 5.Pub Rec 8.Other			29.Rear (151-200)																																																																																																																																																																																																												
3.Lender 6.MLS 9.																																																																																																																																																																																																															
			Total Acreage		1.97																																																																																																																																																																																																										


Waterboro

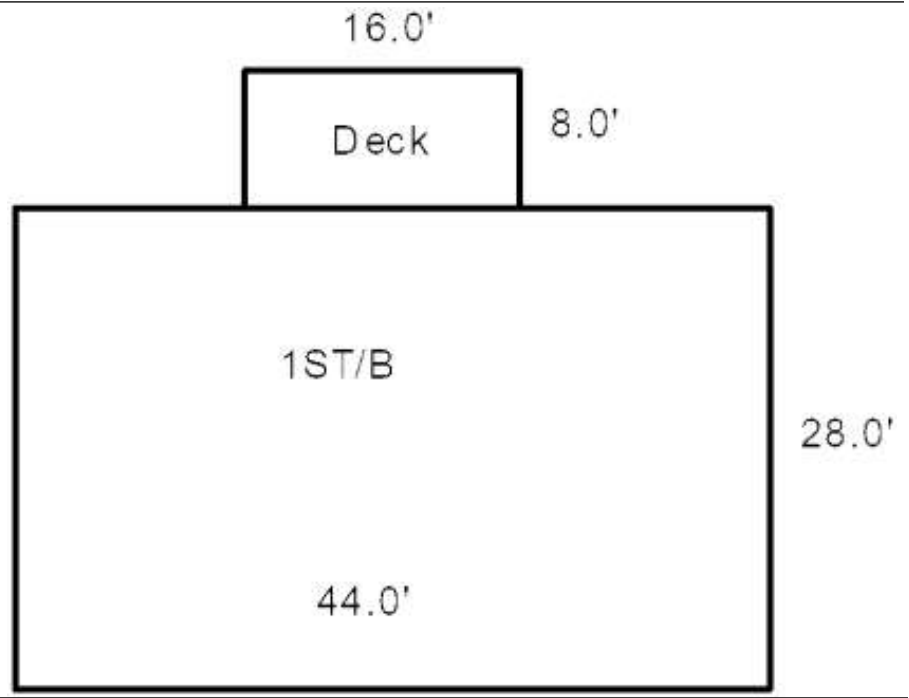
Map Lot 008-052A-003

Account 5170

Location 398 DEERING 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 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 4 Good 100%
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) 1232
2.Slate 5.Wood 8.	2.Typical 5. 8.	Condition 7 Very Good
3.Metal 6.Other 9.	3.Old Type 6. 9.None	1.Poor 4.Avg 7.V G
SF Masonry Trim 0	# Rooms 5	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 2019	# 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.O-Built 5.CDU 8.Other
2.C Block 5.Slab 8.		3.Damage 6.Style 9.None
3.Br/Stone 6.Prs/Post 9.		Econ. % Good 100%
Basement 4 Full Basement		Economic Code None
1.1/4 Bmt 4.Full Bmt 7.		0.None 3.Services 7.
2.1/2 Bmt 5.None 8.		1.Location 4.Traffic 8.
3.3/4 Bmt 6. 9.None		2.Encroach 9.None 9.
Bsmt Gar # Cars 0		Entrance Code 0
Wet Basement 1 Dry Basement		1.Interior 4.Vacant 7.
1.Dry 4. 7.		2.Refusal 5.Estimate 8.
2.Damp 5. 8.	3.Informed 6.Office 9.RS	
3.Wet 6. 9.	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	
68 Wood Deck	0	128	0 0	0	0 %	0 %		1.One Story Fram
68 Wood Deck	0	16	0 0	0	0 %	0 %		2.Two Story Fram
24 Frame Shed	2022	128	3 100	6	0 %	100 %		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