

TOWNSEND, DAVID A II  
O'BRYANT, MOIRA K  
408 DEERING RIDGE RD  
WATERBORO ME 04030

B17692P452 B18196P851 B19258P759

Previous Owner  
JOHNSON, ERIC S  
LAFLAMME, KIMBERLY  
408 DEERING RIDGE ROAD  
EAST WATERBORO ME 04030  
Sale Date: 6/16/2023

Previous Owner  
NARRAGANSETT BUILDERS LLC  
PO BOX 19

BUXTON ME 04093  
Sale Date: 3/17/2020

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

SCARBOROUGH ME 04074  
Sale Date: 4/10/2018

Inspection Witnessed By:

X	Date
No./Date	Description
	Date Insp.

Notes:  
20.0715 - added 28x44 ranch house, 30% incomplete, check 2021 -sb  
21.0616 - removed incomplete -sb

**Waterboro**

Property Data			Assessment Record																																																																																																																																																																																																												
Neighborhood <b>34 DEERING RIDGE RD</b>			Year	Land	Buildings	Exempt	Total																																																																																																																																																																																																								
Tree Growth Year <b>0</b>			2019	41,000	0	0	41,000																																																																																																																																																																																																								
1ST MORTGAGE <b>0</b>			2020	41,000	0	0	41,000																																																																																																																																																																																																								
2ND MORTGAGE <b>0</b>			2021	64,700	106,400	0	171,100																																																																																																																																																																																																								
Zone/Land Use <b>31 Agricultural/Residential</b>			2022	70,600	172,100	0	242,700																																																																																																																																																																																																								
Secondary Zone			2023	77,600	190,900	0	268,500																																																																																																																																																																																																								
Topography <b>2 Rolling</b>			2024	87,100	214,300	0	301,400																																																																																																																																																																																																								
			2025	106,500	283,000	0	389,500																																																																																																																																																																																																								
1.Level 4.Below St 7.Steep																																																																																																																																																																																																															
2.Rolling 5.Low 8.Wet																																																																																																																																																																																																															
3.Above St 6.Swampy 9.Lev/Roll																																																																																																																																																																																																															
Utilities <b>9 No Water/No Sewer</b>																																																																																																																																																																																																															
1.Public 4.Improve 7.Improve																																																																																																																																																																																																															
2.Water 5.Improve 8.																																																																																																																																																																																																															
3.Sewer 6.Improve 9.None																																																																																																																																																																																																															
Street <b>1 Paved</b>																																																																																																																																																																																																															
1.Paved 4.Proposed 7.ROW																																																																																																																																																																																																															
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3.Gravel 6.Aband 9.TG PLAN																																																																																																																																																																																																															
LAND USE <b>0</b>			<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><b>Acres</b></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					%		<b>Acres</b>					%		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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2.Seller 5.Pub Rec 8.Other																																																																																																																																																																																																															
3.Lender 6.MLS 9.																																																																																																																																																																																																															
			<b>Fract. Acre</b>		<b>Acres/Sites</b>																																																																																																																																																																																																										
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			<b>Acres</b>																																																																																																																																																																																																												
			24.Excess ( 5-10)																																																																																																																																																																																																												
			25.Excess (10+)																																																																																																																																																																																																												
			26.Excess																																																																																																																																																																																																												
			27.Rear (1-100)																																																																																																																																																																																																												
			28.Rear (101-150)																																																																																																																																																																																																												
			29.Rear (151-200)																																																																																																																																																																																																												
			<b>Total Acreage</b>		<b>1.87</b>																																																																																																																																																																																																										

## Waterboro

Map Lot 008-052A-005


Account 5172

Location 408 DEERING RIDGE ROAD

Card 1

Of 1

9/23/2024

Building Style	<b>1 Conventional</b>			SF Bsmt Living <b>0</b>			Layout <b>1 Typical</b>		
1.Conv	5.Garr/Col	9.Other	Fin Bsmt Grade <b>0 0</b>			1.Typical 4. 7.			
2.Ranch	6.Split	10.Mohome	OPEN 5 OPTIONAL <b>0</b>			2.Inadeq 5. 8.			
3.R Ranch	7.Contemp/	11.Condo	Heat Type <b>100% 1 Hot Water BB</b>			3.Not func 6. 9.			
4.Cape	8.Log	12.	1.HWBB 5.FWA 9.No Heat			Attic <b>9 None</b>			
Dwelling Units <b>1</b>			2.HWCI 6.GravWA 10.			1.1/4 Fin 4.Full Fin 7.1/4 Unfi			
Other Units <b>0</b>			3.HWRAD 7.Electric 11.			2.1/2 Fin 5.FI/Stair 8.			
Stories <b>1 One Story</b>			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 <b>0% 9 None</b>			Insulation <b>1 Full</b>			
2.2	5.1.75	8.	1.Refrigt 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 <b>8 Alumunum/Vinyl</b>			3.H Pump 6. 9.None			3.Capped 6. 9.None			
0.Wood	4.Asb/Asph	8.Alum/Vin	Kitchen Style <b>1 Modern</b>			Unfinished % <b>0%</b>			
1.Wood	5.T-111	9.Other	1.Modern 4.Obsolete 7.			Grade & Factor <b>4 Good 100%</b>			
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 <b>1 Asphalt Shingles</b>			Bath(s) Style <b>1 Modern Bath(s)</b>			3.C Grade 6.AA Grade 9.Same			
1.Asphalt	4.Composit	7.	1.Modern 4.Obsolete 7.			SQFT (Footprint) <b>1232</b>			
2.Slate	5.Wood	8.	2.Typical 5. 8.			Condition <b>6 Good</b>			
3.Metal	6.Other	9.	3.Old Type 6. 9.None			1.Poor 4.Avg 7.V G			
SF Masonry Trim <b>0</b>			# Rooms <b>5</b>			2.Fair 5.Avg+ 8.Exc			
OPEN-3- <b>0</b>			# Bedrooms <b>3</b>			3.Avg- 6.Good 9.Same			
OPEN-4- <b>0</b>			# Full Baths <b>2</b>			Phys. % Good <b>0%</b>			
Year Built <b>2020</b>			# Half Baths <b>0</b>			Funct. % Good <b>100%</b>			
Year Remodeled <b>0</b>			# Addn Fixtures <b>0</b>			Functional Code <b>9 None</b>			
Foundation <b>1 Concrete</b>			# Fireplaces <b>0</b>			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 <b>100%</b>			
Basement <b>4 Full Basement</b>						Economic Code <b>None</b>			
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 <b>0</b>						Entrance Code <b>0</b>			
Wet Basement <b>1 Dry Basement</b>						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 <b>0</b>						
Date Inspected			1.Owner 4.Agent 7.						
			2.Relative 5.Estimate 8.						
			3.Tenant 6.Other 9.SNY						
<b>Additions, Outbuildings &amp; Improvements</b>								1.One Story Fram	
Type	Year	Units	Grade	Cond	Phys.	Funct.	Sound Value	2.Two Story Fram	
					%	%		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	