

MIRO WILLIAM V
MIRO, LISA A
31 OLD BLUE POINT ROAD
SCARBOROUGH ME 04074

B7471P54 B17130P85

Previous Owner
AHEARN FREDERICK J III & MARION E
867 NEW COUNTY ROAD

DAYTON ME 04005
Sale Date: 11/05/2015

Inspection Witnessed By:

X		Date
No./Date	Description	Date Insp.

Notes:
24.0627 - changed from vacant to homesite; added 2608sf a/1s/b, 20x36 1s add, 18sf bay window, and 24x40 gar; 61% complete - vw
Note: add decks, porch, and finished basement space when completed

Waterboro

Property Data			Assessment Record						
Neighborhood 34 DEERING RIDGE RD			Year	Land	Buildings	Exempt	Total		
Tree Growth Year 0			2012	65,700	0	0	65,700		
1ST MORTGAGE 0			2013	65,700	0	0	65,700		
2ND MORTGAGE 0			2014	65,700	0	0	65,700		
Zone/Land Use 31 Agricultural/Residential			2015	65,700	0	0	65,700		
Secondary Zone			2016	46,700	0	0	46,700		
Topography 2 Rolling			2017	46,700	0	0	46,700		
1.Level 4.Below St 7.Steep			2018	46,700	0	0	46,700		
2.Rolling 5.Low 8.Wet			2019	46,700	0	0	46,700		
3.Above St 6.Swampy 9.Lev/Roll			2020	51,900	0	0	51,900		
Utilities 9 No Water/No Sewer			2021	57,100	0	0	57,100		
1.Public 4.Improve 7.Improve			2022	62,300	0	0	62,300		
2.Water 5.Improve 8.			2023	68,500	0	0	68,500		
3.Sewer 6.Improve 9.None			2024	76,800	0	0	76,800		
Street 9 TG PLAN YEAR			2025	157,200	420,700	0	577,900		
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 11/05/2015			15.Misc					5.Access or Rear	
Price 81,450								6.Restriction	
Sale Type 1 Land Only								7.Open Space	
1.Land 4.Mobile 7.			Square Foot	Square Feet				8.View/Environ	
2.L & B 5.Other 8.				16.Regular Lot				9.Fract Share	
3.Building 6. 9.			17.Secondary Lot						
Financing 1 Conventional			18.Excess Land					30.Rear (201+)	
1.Convent 4.Seller 7.			19.Condominium					31.Tillable/Horti	
2.FHA/VA 5.Private 8.			20.Pavement					32.Pasture	
3.Assumed 6.Cash 9.Unknown								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	24	10.00	100 %	0	37.Softwood	
Verified 1 Buyer			23.Non Conforming	25	12.00	100 %	0	38.Mixed Wood	
1.Buyer 4.Agent 7.Family				40	35.00	100 %	0	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		59.00			46.Site Improve	

Waterboro

Map Lot 011-030

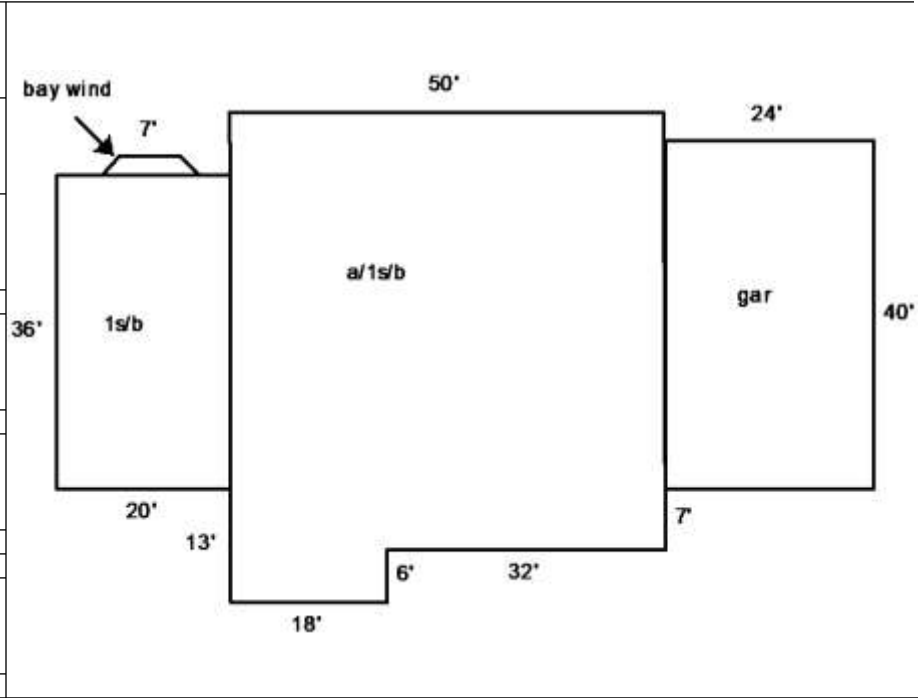
Account 1215

Location 797 DEERING RIDGE ROAD

Card 1 Of 1

9/23/2024

Building Style	4 Cape Cod	SF Bsm't Living	0	Layout	1 Typical
1.Conv	5.Garr/Col	Fin Bsm't 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%	3.Not func	6. 9.
4.Cape	8.Log	1.HWBB	5.FWA	Attic	2 1/2 Finished
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%	Insulation	1 Full
2.2	5.1.75	1.Refrigt	4.W&C Air	1.Full	4.Minimal
3.3	6.2.50	2.Evapor	5. 8.	2.Heavy	5.Unk
Exterior Walls 8 Aluminum/Vinyl		3.H Pump	6. 9.None	3.Capped	6. 9.None
0.Wood	4.Asb/Asph	Kitchen Style	2 Typical	Unfinished %	39%
1.Wood	5.T-111	1.Modern	4.Obsolete	Grade & Factor	4 Good 100%
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	2.D Grade	5.A Grade
Roof Surface 1 Asphalt Shingles		Bath(s) Style	2 Typical Bath(s)	3.C Grade	6.AA Grade
1.Asphalt	4.Composit	1.Modern	4.Obsolete	SQFT (Footprint) 2608	
2.Slate	5.Wood	2.Typical	5. 8.	Condition	6 Good
3.Metal	6.Other	3.Old Type	6. 9.None	1.Poor	4.Avg
SF Masonry Trim 0		# Rooms	11	2.Fair	5.Avg+
OPEN-3- 0		# Bedrooms	1	3.Avg-	6.Good
OPEN-4- 0		# Full Baths	3	Phys. % Good 0%	
Year Built 2024		# Half Baths	0	Funct. % Good 61%	
Year Remodeled 0		# Addn Fixtures	3	Functional Code 1 Incomplete	
Foundation 1 Concrete		# Fireplaces	0	1.Incomp	4.Small
1.Concrete	4.Wood	<div style="display: flex; align-items: center; justify-content: center;"> <div style="background-color: #2e7d72; color: white; padding: 10px 20px; font-size: 2em; font-weight: bold; margin-right: 10px;">T</div> <div style="font-size: 2em; font-weight: bold;">TRIO</div> </div>			
2.C Block	5.Slab				
3.Br/Stone	6.Prs/Post				
Basement 4 Full Basement					
1.1/4 Bmt	4.Full Bmt				
2.1/2 Bmt	5.None				
3.3/4 Bmt	6. 9.None				
Bsm't Gar # Cars 0					
Wet Basement 1 Dry Basement					
1.Dry	4. 7.				
2.Damp	5. 8.				
3.Wet	6. 9.				
Date Inspected		1.Owner 4.Agent 7. 2.Relative 5.Estimate 8. 3.Tenant 6.Other 9.SNY			



Additions, Outbuildings & Improvements								
Type	Year	Units	Grade	Cond	Phys.	Funct.	Sound Value	
1 One Story Frame	0	720	0 0	0	0	0	0	1 One Story Fram
25 Frame Bay	0	18	0 0	0	0	0	0	2.Two Story Fram
23 Frame Garage	0	960	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