

LEE, DANIELLE A  
LEE, RICHARD  
28 RICKER LANE  
WATERBORO ME 04087

B7587P150 B18388P657 B19048P465 B19390P379

Previous Owner  
BERRY, MICHELLE L  
390 BUXTON ROAD

SACO ME 04072  
Sale Date: 2/16/2024

Previous Owner  
STAPLES, PAULINE  
BERRY, MICHELLE L  
18 LOON LANE  
SHAPLEIGH ME 04076  
Sale Date: 6/09/2022

Previous Owner  
MAHONEY JOHN P & DONNA I  
MAHONEY, DONNA  
PO BOX 177  
EAST WATERBORO ME 04030  
Sale Date: 9/23/2020

Inspection Witnessed By:

X	Date
No./Date	Description
	Date Insp.

Notes:

Property Data			Assessment Record				
Neighborhood <b>59 WEST RD S</b>			Year	Land	Buildings	Exempt	Total
Tree Growth Year <b>0</b>			2012	41,600	87,800	10,000	119,400
1ST MORTGAGE <b>0</b>			2013	41,600	87,800	10,000	119,400
2ND MORTGAGE <b>0</b>			2014	41,600	87,800	10,000	119,400
Zone/Land Use <b>21 Village</b>			2015	41,600	87,800	10,000	119,400
Secondary Zone			2016	35,400	87,800	15,000	108,200
Topography <b>1 Level</b>			2017	35,400	87,800	15,000	108,200
1.Level 4.Below St 7.Steep			2018	35,400	87,800	20,000	103,200
2.Rolling 5.Low 8.Wet			2019	35,400	87,800	20,000	103,200
3.Above St 6.Swampy 9.Lev/Roll			2020	35,400	87,800	20,000	103,200
Utilities <b>9 No Water/No Sewer</b>			2021	38,900	87,800	24,500	102,200
1.Public 4.Improve 7.Improve			2022	42,500	96,600	0	139,100
2.Water 5.Improve 8.			2023	46,700	107,200	0	153,900
3.Sewer 6.Improve 9.None			2024	52,400	138,300	0	190,700
Street <b>1 Paved</b>			2025	64,000	187,700	25,000	226,700
1.Paved 4.Proposed 7.ROW			<b>Land Data</b>				
2.Semi Imp 5.Pvt 8.None			<b>Front Foot</b>	<b>Type</b>	<b>Effective</b>	<b>Influence</b>	<b>Influence</b>
3.Gravel 6.Aband 9.TG PLAN			11.Ossipee WF		<b>Frontage</b>	<b>Depth</b>	<b>Factor</b>
LAND USE <b>0</b>			12.Arrowhead WF				<b>Code</b>
BUILDING USE <b>0</b>			13.Waterfront				1.Unimproved
<b>Sale Data</b>			14.Rear Land				2.Excess Ftg /De
Sale Date <b>2/16/2024</b>			15.Misc				3.Topography
Price <b>310,000</b>							4.Size/Shape
Sale Type <b>2 Land &amp; Buildings</b>							5.Access or Rear
1.Land 4.Mobile 7.							6.Restriction
2.L & B 5.Other 8.							7.Open Space
3.Building 6. 9.							8.View/Environ
Financing <b>9 Unknown</b>			<b>Square Foot</b>	<b>Square Feet</b>			9.Fract Share
1.Convent 4.Seller 7.			16.Regular Lot				<b>Acres</b>
2.FHA/VA 5.Private 8.			17.Secondary Lot				30.Rear (201+)
3.Assumed 6.Cash 9.Unknown			18.Excess Land				31.Tillable/Horti
Validity <b>1 Arms Length Sale</b>			19.Condominium				32.Pasture
1.Valid 4.Split 7.Renovate			20.Pavement				33.Orchard
2.Related 5.Partial 8.Other							34.Frontage
3.Distress 6.Exempt 9.			<b>Fract. Acre</b>	<b>Acreege/Sites</b>			35.Triangular Lot
Verified <b>5 Public Record</b>			21.Homesite (Frac	21	0.41	100 %	36.Commercial
1.Buyer 4.Agent 7.Family			22.Vacant Lot (Fr			%	37.Softwood
2.Seller 5.Pub Rec 8.Other			23.Non Conforming			%	38.Mixed Wood
3.Lender 6.MLS 9.			<b>Acres</b>			%	39.Hardwood
			24.Excess ( 5-10)			%	40.Wasteland
			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
			<b>Total Acreage</b>		<b>0.41</b>		46.Site Improve

## Waterboro

Map Lot 020-024

Account 1786

Location 28 RICKER LANE

Card 1 Of 1 9/23/2024

Building Style	<b>2 Ranch</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>1 1/4 Finished</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>1</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.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 <b>9 Other</b>				3.H Pump	6.	9.None		3.Capped	6.	9.None																																																																																																																																								
0.Wood	4.Asb/Asph	8.Alum/Vin		Kitchen Style	<b>2 Typical</b>			Unfinished %	<b>0%</b>																																																																																																																																									
1.Wood	5.T-111	9.Other		1.Modern	4.Obsolete	7.		Grade & Factor	<b>3 Average 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>2 Typical Bath(s)</b>			3.C Grade	6.AA Grade	9.Same																																																																																																																																								
1.Asphalt	4.Composit	7.		1.Modern	4.Obsolete	7.		SQFT (Footprint)	<b>390</b>																																																																																																																																									
2.Slate	5.Wood	8.		2.Typical	5.	8.		Condition	<b>4 Average</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>6</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>1</b>			Phys. % Good	<b>0%</b>																																																																																																																																									
Year Built <b>1948</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>2 Concrete Block</b>				# Fireplaces	<b>0</b>			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 20px; font-size: 2em; margin-right: 10px;">T</div> <div style="font-size: 2em; font-weight: bold; margin-right: 10px;">TRIO</div> </div>																																																																																																																																														
2.C Block	5.Slab	8.																																																																																																																																																
3.Br/Stone	6.Prs/Post	9.																																																																																																																																																
Basement <b>4 Full Basement</b>																																																																																																																																																		
1.1/4 Bmt	4.Full Bmt	7.																																																																																																																																																
2.1/2 Bmt	5.None	8.																																																																																																																																																
3.3/4 Bmt	6.	9.None																																																																																																																																																
Bsmt Gar # Cars <b>0</b>																																																																																																																																																		
Wet Basement <b>1 Dry Basement</b>																																																																																																																																																		
1.Dry	4.	7.																																																																																																																																																
2.Damp	5.	8.																																																																																																																																																
3.Wet	6.	9.																																																																																																																																																
Date Inspected				<table border="1" style="width: 100%; border-collapse: collapse;"> <thead> <tr> <th colspan="8">Additions, Outbuildings &amp; Improvements</th> <th>1.One Story Fram</th> </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> <th>2.Two Story Fram</th> </tr> </thead> <tbody> <tr> <td>21 Open Frame</td> <td>0</td> <td>221</td> <td>0 0</td> <td>0</td> <td>0</td> <td>% 0</td> <td>%</td> <td>3.Three Story Fr</td> </tr> <tr> <td>21 Open Frame</td> <td>0</td> <td>48</td> <td>0 0</td> <td>0</td> <td>0</td> <td>% 0</td> <td>%</td> <td>4.1 &amp; 1/2 Story</td> </tr> <tr> <td>60 1.25 ST Gar</td> <td>0</td> <td>720</td> <td>0 0</td> <td>0</td> <td>0</td> <td>% 0</td> <td>%</td> <td>5.1 &amp; 3/4 Story</td> </tr> <tr> <td>4 1 &amp; 1/2 Story Fr</td> <td>0</td> <td>420</td> <td>0 0</td> <td>0</td> <td>0</td> <td>% 0</td> <td>%</td> <td>6.2 &amp; 1/2 Story</td> </tr> <tr> <td>27 Unfin Basement</td> <td>0</td> <td>420</td> <td>0 0</td> <td>0</td> <td>0</td> <td>% 0</td> <td>%</td> <td>21.Open Frame Por</td> </tr> <tr> <td>21 Open Frame</td> <td>2022</td> <td></td> <td></td> <td></td> <td></td> <td>%</td> <td>18,000</td> <td>22.Encl Frame Por</td> </tr> <tr> <td></td> <td></td> <td></td> <td></td> <td></td> <td></td> <td>%</td> <td></td> <td>23.Frame Garage</td> </tr> <tr> <td></td> <td></td> <td></td> <td></td> <td></td> <td></td> <td>%</td> <td></td> <td>24.Frame Shed</td> </tr> <tr> <td></td> <td></td> <td></td> <td></td> <td></td> <td></td> <td>%</td> <td></td> <td>25.Frame Bay Wind</td> </tr> <tr> <td></td> <td></td> <td></td> <td></td> <td></td> <td></td> <td>%</td> <td></td> <td>26.1SFr Overhang</td> </tr> <tr> <td></td> <td></td> <td></td> <td></td> <td></td> <td></td> <td>%</td> <td></td> <td>27.Unfin Basement</td> </tr> <tr> <td></td> <td></td> <td></td> <td></td> <td></td> <td></td> <td>%</td> <td></td> <td>28.Unfinished Att</td> </tr> <tr> <td></td> <td></td> <td></td> <td></td> <td></td> <td></td> <td>%</td> <td></td> <td>29.Finished Attic</td> </tr> </tbody> </table>								Additions, Outbuildings & Improvements								1.One Story Fram	Type	Year	Units	Grade	Cond	Phys.	Funct.	Sound Value	2.Two Story Fram	21 Open Frame	0	221	0 0	0	0	% 0	%	3.Three Story Fr	21 Open Frame	0	48	0 0	0	0	% 0	%	4.1 & 1/2 Story	60 1.25 ST Gar	0	720	0 0	0	0	% 0	%	5.1 & 3/4 Story	4 1 & 1/2 Story Fr	0	420	0 0	0	0	% 0	%	6.2 & 1/2 Story	27 Unfin Basement	0	420	0 0	0	0	% 0	%	21.Open Frame Por	21 Open Frame	2022					%	18,000	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
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