

BEDARD, BRYAN
34 RICKER ROAD
WATERBORO ME 04087

B10249P208 B15869P89 B15869P91 B16628P520 B16687P210

Previous Owner
SEAL PRO LLC
C/O BRYAN BEDARD
34 RICKER LANE
WATERBORO ME 04087
Sale Date: 1/19/2024

Previous Owner
SEELEY LINDA L
C/O SACO VALLEY CU
PO BOX 740
SACO ME 04072
Sale Date: 9/03/2013

Previous Owner
SEELEY EARL E &
JOY MARTHA M
C/O GASTON SEELEY
WATERBORO ME 04087
Sale Date: 7/25/2006

Inspection Witnessed By:

X	Date	Date Insp.
No./Date	Description	Date Insp.

Notes:

Waterboro

Property Data				Assessment Record						
Neighborhood 59 WEST RD S				Year	Land	Buildings	Exempt	Total		
Tree Growth Year 0				2012	57,400	71,300	10,000	118,700		
1ST MORTGAGE 0				2013	57,400	71,300	10,000	118,700		
2ND MORTGAGE 0				2014	57,400	71,300	10,000	118,700		
Zone/Land Use 21 Village				2015	57,400	71,300	0	128,700		
Secondary Zone				2016	48,800	91,900	0	140,700		
Topography 1 Level				2017	48,800	91,900	0	140,700		
1.Level 4.Below St 7.Steep				2018	48,800	91,900	0	140,700		
2.Rolling 5.Low 8.Wet				2019	48,800	91,900	0	140,700		
3.Above St 6.Swampy 9.Lev/Roll				2020	48,800	91,900	0	140,700		
Utilities 9 No Water/No Sewer				2021	53,700	91,900	0	145,600		
1.Public 4.Improve 7.Improve				2022	58,600	101,100	0	159,700		
2.Water 5.Improve 8.				2023	64,400	112,200	0	176,600		
3.Sewer 6.Improve 9.None				2024	72,200	126,500	0	198,700		
Street 1 Paved				2025	88,300	177,300	0	265,600		
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	
Sale Date 1/19/2024				14.Rear Land			%		4.Size/Shape	
Price				15.Misc			%		5.Access or Rear	
Sale Type 2 Land & Buildings							%		6.Restriction	
1.Land 4.Mobile 7.							%		7.Open Space	
2.L & B 5.Other 8.				Square Foot	Square Feet				8.View/Environ	
3.Building 6. 9.				16.Regular Lot			%		9.Fract Share	
Financing 9 Unknown				17.Secondary Lot			%		Acres	
1.Convent 4.Seller 7.				18.Excess Land			%		30.Rear (201+)	
2.FHA/VA 5.Private 8.				19.Condominium			%		31.Tillable/Horti	
3.Assumed 6.Cash 9.Unknown				20.Pavement			%		32.Pasture	
Validity 2 Related Parties							%		33.Orchard	
1.Valid 4.Split 7.Renovate				Fract. Acre			%		34.Frontage	
2.Related 5.Partial 8.Other				21.Homesite (Frac	21	0.78	100	%	0	35.Triangular Lot
3.Distress 6.Exempt 9.				22.Vacant Lot (Fr			%		36.Commercial	
Verified 5 Public Record				23.Non Conforming			%		37.Softwood	
1.Buyer 4.Agent 7.Family				Acres			%		38.Mixed Wood	
2.Seller 5.Pub Rec 8.Other				24.Excess (5-10)			%		39.Hardwood	
3.Lender 6.MLS 9.				25.Excess (10+)			%		40.Wasteland	
				26.Excess			%		41.Gravel Pit (Ac	
				27.Rear (1-100)			%		42.Mobile Home Si	
				28.Rear (101-150)			%		43.Condo Site	
				29.Rear (151-200)			%		44.Utility ROW	
				Total Acreage 0.78					45.Camp Lot	
									46.Site Improve	

Waterboro

Map Lot 020-025

Account 1787

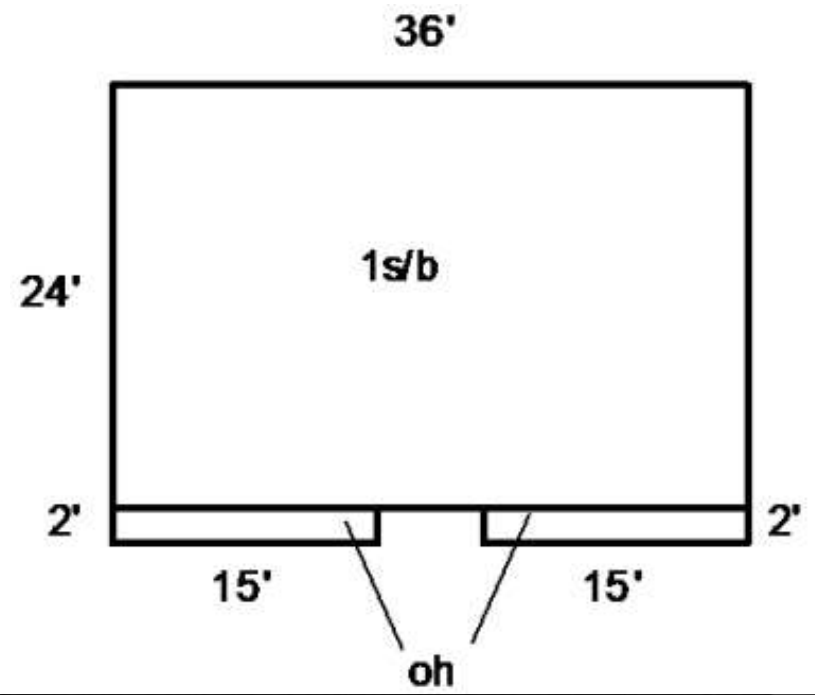
Location 34 RICKER LANE

Card 1

Of 1

9/23/2024

Building Style 3 Raised Ranch 1.Conv 5.Garr/Col 9.Other 2.Ranch 6.Split 10.Mohome 3.R Ranch 7.Contemp/ 11.Condo 4.Cape 8.Log 12. Dwelling Units 1 Other Units 0 Stories 1 One Story 1.1 4.1.50 7.1.25 2.2 5.1.75 8. 3.3 6.2.50 9. Exterior Walls 8 Alumunum/Vinyl 0.Wood 4.Asb/Asph 8.Alum/Vin 1.Wood 5.T-111 9.Other 2.Wd Sh 6.Br/St 11. 3.Compos. 7.Nov 12. Roof Surface 1 Asphalt Shingles 1.Asphalt 4.Composit 7. 2.Slate 5.Wood 8. 3.Metal 6.Other 9. SF Masonry Trim 0 OPEN-3- 0 OPEN-4- 0 Year Built 1979 Year Remodeled 0 Foundation 2 Concrete Block 1.Concrete 4.Wood 7. 2.C Block 5.Slab 8. 3.Br/Stone 6.Prs/Post 9. Basement 4 Full Basement 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 0 Wet Basement 1 Dry Basement 1.Dry 4. 7. 2.Damp 5. 8. 3.Wet 6. 9.	SF Bsmt Living 0 Fin Bsmt Grade 0 0 OPEN 5 OPTIONAL 0 Heat Type 100% 5 Force Warm Air 1.HWBB 5.FWA 9.No Heat 2.HWCI 6.GravWA 10. 3.HWRAD 7.Electric 11. 4.Steam 8.F/WallM 12. Cool Type 0% 9 None 1.Refrig 4.W&C Air 7. 2.Evapor 5. 8. 3.H Pump 6. 9.None Kitchen Style 2 Typical 1.Modern 4.Obsolete 7. 2.Typical 5. 8. 3.Old Type 6. 9.None Bath(s) Style 2 Typical Bath(s) 1.Modern 4.Obsolete 7. 2.Typical 5. 8. 3.Old Type 6. 9.None # Rooms 4 # Bedrooms 2 # Full Baths 1 # Half Baths 0 # Addn Fixtures 0 # Fireplaces 0	Layout 1 Typical 1.Typical 4. 7. 2.Inadeq 5. 8. 3.Not func 6. 9. Attic 9 None 1.1/4 Fin 4.Full Fin 7.1/4 Unfi 2.1/2 Fin 5.FI/Stair 8. 3.3/4 Fin 6.1/2 Unfi 9.None Insulation 1 Full 1.Full 4.Minimal 7. 2.Heavy 5.Unk 8. 3.Capped 6. 9.None Unfinished % 0% Grade & Factor 3 Average 100% 1.E Grade 4.B Grade 7.AAA Grad 2.D Grade 5.A Grade 8. 3.C Grade 6.AA Grade 9.Same SQFT (Footprint) 846 Condition 6 Good 1.Poor 4.Avg 7.V G 2.Fair 5.Avg+ 8.Exc 3.Avg- 6.Good 9.Same Phys. % Good 0% Funct. % Good 100% Functional Code 9 None 1.Incomp 4.Small 7.Layout 2.O-Built 5.CDU 8.Other 3.Damage 6.Style 9.None Econ. % Good 100% Economic Code None 0.None 3.Services 7. 1.Location 4.Traffic 8. 2.Encroach 9.None 9. Entrance Code 0 1.Interior 4.Vacant 7. 2.Refusal 5.Estimate 8. 3.Informed 6.Office 9.RS Information Code 0 1.Owner 4.Agent 7. 2.Relative 5.Estimate 8. 3.Tenant 6.Other 9.SNY
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Date Inspected

Additions, Outbuildings & Improvements								
Type	Year	Units	Grade	Cond	Phys.	Funct.	Sound Value	
26 1SFr Overhang	0	60	0 0	0	0	% 0	%	1.One Story Fram
24 Frame Shed	0	80	0 0	0	0	% 0	%	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

