

PRIOR, SAMANTHA M  
15 FOXRIDGE COURT  
NORTH WATERBORO ME 04061

B15061P956 B17445P405 B17472P276 B18607P904

Previous Owner  
GREEN DEREK W  
PRIOR, SAMANTHA M  
15 FOXRIDGE CT  
N WATERBORO ME 04061  
Sale Date: 3/25/2021

Previous Owner  
CHICOPEE LAND DEVELOPERS, LLC  
ATTN: DERRICK W. GREEN & SAMANTHA M. PRIOR  
15 FOXRIDGE CT  
NORTH WATERBORO ME 04061  
Sale Date: 5/16/2017

Previous Owner  
MAILLOUX ROBERT J & CHANTHOU  
ATTN: DERICK W GREEN & SAMANTHA M PRIOR  
15 FOXRIDGE CT  
N WATERBORO ME 04061  
Sale Date: 3/30/2017

Inspection Witnessed By:

X	Date
No./Date	Description
	Date Insp.

Notes:

Waterboro

Property Data			Assessment Record							
Neighborhood <b>2 LAC EAST</b>			Year	Land	Buildings	Exempt	Total			
Tree Growth Year <b>0</b>			2012	45,000	152,700	0	197,700			
1ST MORTGAGE <b>0</b>			2013	45,000	152,700	0	197,700			
2ND MORTGAGE <b>0</b>			2014	45,000	152,700	0	197,700			
Zone/Land Use <b>47 Lake Arrowhead</b>			2015	45,000	152,700	0	197,700			
Secondary Zone			2016	22,500	151,200	0	173,700			
Topography <b>2 Rolling</b>			2017	22,500	151,200	0	173,700			
1.Level 4.Below St 7.Steep			2018	22,500	151,200	0	173,700			
2.Rolling 5.Low 8.Wet			2019	22,500	151,200	0	173,700			
3.Above St 6.Swampy 9.Lev/Roll			2020	22,500	151,400	0	173,900			
Utilities <b>9 No Water/No Sewer</b>			2021	24,800	151,400	0	176,200			
1.Public 4.Improve 7.Improve			2022	27,000	166,500	0	193,500			
2.Water 5.Improve 8.			2023	29,700	184,700	0	214,400			
3.Sewer 6.Improve 9.None			2024	33,300	208,000	0	241,300			
Street <b>3 Gravel</b>			2025	50,000	286,600	0	336,600			
1.Paved 4.Proposed 7.ROW			<b>Land Data</b>							
2.Semi Imp 5.Pvt 8.None										
3.Gravel 6.Aband 9.TG PLAN			<b>Front Foot</b>	<b>Type</b>	<b>Effective</b>		<b>Influence</b>		<b>Influence Codes</b>	
LAND USE <b>0</b>			11.Ossipee WF		<b>Frontage</b>	<b>Depth</b>	<b>Factor</b>	<b>Code</b>		
BUILDING USE <b>0</b>			12.Arrowhead WF				%		1.Unimproved	
<b>Sale Data</b>			13.Waterfront				%		2.Excess Ftg /De	
Sale Date <b>3/25/2021</b>			14.Rear Land				%		3.Topography	
Price			15.Misc				%		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.			<b>Square Foot</b>				%		7.Open Space	
3.Building 6. 9.			16.Regular Lot	16	1	100	%	0	8.View/Environ	
Financing <b>9 Unknown</b>			17.Secondary Lot	17	1	100	%	0	9.Fract Share	
1.Convent 4.Seller 7.			18.Excess Land				%		<b>Acres</b>	
2.FHA/VA 5.Private 8.			19.Condominium				%		30.Rear (201+)	
3.Assumed 6.Cash 9.Unknown			20.Pavement				%		31.Tillable/Horti	
Validity <b>2 Related Parties</b>							%		32.Pasture	
1.Valid 4.Split 7.Renovate			<b>Fract. Acre</b>				%		33.Orchard	
2.Related 5.Partial 8.Other			21.Homesite (Frac				%		34.Frontage	
3.Distress 6.Exempt 9.			22.Vacant Lot (Fr				%		35.Triangular Lot	
Verified <b>5 Public Record</b>			23.Non Conforming				%		36.Commercial	
1.Buyer 4.Agent 7.Family			<b>Acres</b>				%		37.Softwood	
2.Seller 5.Pub Rec 8.Other			24.Excess ( 5-10)				%		38.Mixed Wood	
3.Lender 6.MLS 9.			25.Excess (10+)				%		39.Hardwood	
			26.Excess				%		40.Wasteland	
			27.Rear (1-100)				%		41.Gravel Pit (Ac	
			28.Rear (101-150)				%		42.Mobile Home Si	
			29.Rear (151-200)				%		43.Condo Site	
			<b>Total Acreage 0.00</b>							44.Utility ROW
										45.Camp Lot
										46.Site Improve

## Waterboro

Map Lot 042-00A-166

Account 2556

Location 15 FOXRIDGE COURT

Card 1

Of 1

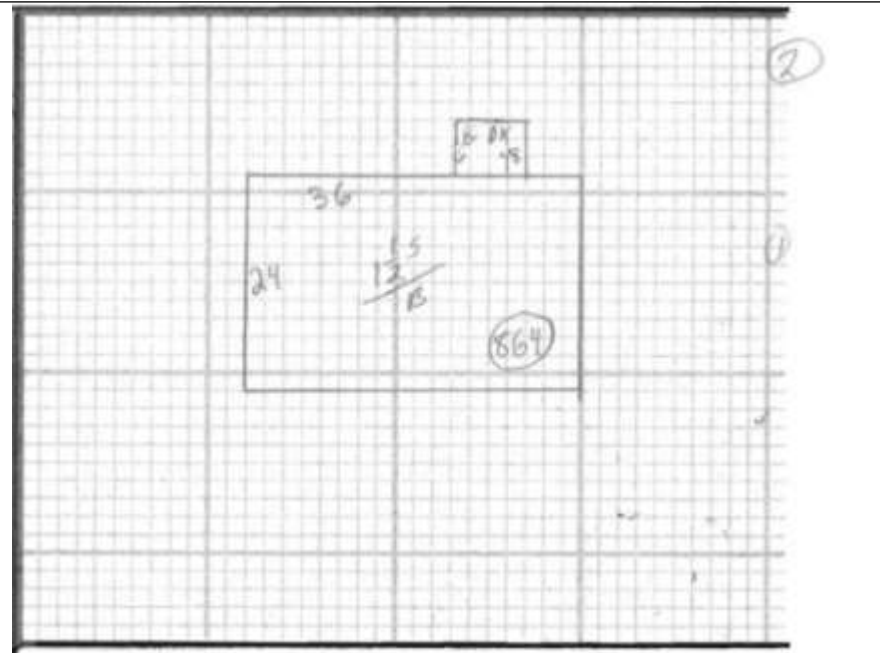
9/23/2024

Building Style	<b>4 Cape Cod</b>	SF Bsmt Living	<b>0</b>	Layout	<b>2 Inadequate</b>
1.Conv	5.Garr/Col	9.Other	Fin Bsmt Grade	<b>0 0</b>	1.Typical
2.Ranch	6.Split	10.Mohome	OPEN 5 OPTIONAL <b>0</b>		2.Inadeq
3.R Ranch	7.Contemp/	11.Condo	Heat Type	<b>100% 1 Hot Water BB</b>	3.Not func
4.Cape	8.Log	12.	1.HWBB	5.FWA	9.No Heat
Dwelling Units <b>1</b>			2.HWCI	6.GravWA	10.
Other Units <b>0</b>			3.HWRAD	7.Electric	11.
Stories		<b>4 One &amp; 1/2 Story</b>	4.Steam	8.Fl/WallM	12.
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.
3.3	6.2.50	9.	2.Evapor	5.	8.
Exterior Walls		<b>8 Aluminum/Vinyl</b>	3.H Pump	6.	9.None
0.Wood	4.Asb/Asph	8.Alum/Vin	Kitchen Style		<b>2 Typical</b>
1.Wood	5.T-111	9.Other	1.Modern	4.Obsolete	7.
2.Wd Sh	6.Br/St	11.	2.Typical	5.	8.
3.Compos.	7.Nov	12.	3.Old Type	6.	9.None
Roof Surface		<b>1 Asphalt Shingles</b>	Bath(s) Style		<b>2 Typical Bath(s)</b>
1.Asphalt	4.Composit	7.	1.Modern	4.Obsolete	7.
2.Slate	5.Wood	8.	2.Typical	5.	8.
3.Metal	6.Other	9.	3.Old Type	6.	9.None
SF Masonry Trim		<b>0</b>	# Rooms		<b>0</b>
OPEN-3-		<b>0</b>	# Bedrooms		<b>3</b>
OPEN-4-		<b>0</b>	# Full Baths		<b>1</b>
Year Built		<b>1999</b>	# Half Baths		<b>1</b>
Year Remodeled		<b>0</b>	# Addn Fixtures		<b>0</b>
Foundation		<b>1 Concrete</b>	# Fireplaces		<b>0</b>
1.Concrete	4.Wood	7.	<div style="display: flex; align-items: center; justify-content: center;"> <div style="background-color: #008080; color: white; padding: 10px 20px; font-size: 2em; margin-right: 10px;">T</div> <div style="font-size: 2em; font-weight: bold;">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

### Additions, Outbuildings & Improvements

Type	Year	Units	Grade	Cond	Phys.	Funct.	Sound Value
68 Wood Deck	0	48	0 0	0	0	0 %	0 %
23 Frame Garage	0	672	0 0	0	0	0 %	0 %
24 Frame Shed	0	80	0 0	0	0	0 %	0 %
						%	%
						%	%
						%	%
						%	%
						%	%
						%	%
						%	%
						%	%



- 1.One Story Fram
- 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