

FOX, ALEXANDER
 FOX, MARINA
 8 CORNUCOPIA LANE
 GORHAM ME 04038

B17936P807 B18673P258 B19033P886 B19258P466

Previous Owner
 AREL, STEVEN M
 AREL, JILL K
 4 moor view ave
 OGUNQUIT ME 03907
 Sale Date: 6/20/2023

Previous Owner
 GIRARD, DAVID M
 GIRARD, CAROL A
 17 HILLSIDE RD
 N WATERBORO ME 04061
 Sale Date: 5/23/2022

Previous Owner
 LAKE ARROWHEAD COMMUNITY
 206 OLD PORTLAND ROAD
 NORTH WATERBORO ME 04061
 Sale Date: 5/20/2021

Inspection Witnessed By:

X	Date
No./Date	Description
	Date Insp.

No./Date	Description	Date Insp.

Notes:
 19.1211 - deed in lieu of foreclosure from Olivolo to LAC -sb
 24.0509 - changed to regular lot - vw

Waterboro

Property Data			Assessment Record							
Neighborhood 1 LAC WEST			Year	Land	Buildings	Exempt	Total			
Tree Growth Year 0			2012	15,000	0	0	15,000			
1ST MORTGAGE 0			2013	15,000	0	0	15,000			
2ND MORTGAGE 0			2014	15,000	0	0	15,000			
Zone/Land Use 47 Lake Arrowhead			2015	15,000	0	0	15,000			
Secondary Zone			2016	7,500	0	0	7,500			
Topography 2 Rolling			2017	7,500	0	0	7,500			
1.Level 4.Below St 7.Steep			2018	7,500	0	0	7,500			
2.Rolling 5.Low 8.Wet			2019	7,500	0	0	7,500			
3.Above St 6.Swampy 9.Lev/Roll			2020	7,500	0	0	7,500			
Utilities 9 No Water/No Sewer			2021	8,300	0	0	8,300			
1.Public 4.Improve 7.Improve			2022	9,000	0	0	9,000			
2.Water 5.Improve 8.			2023	9,900	0	0	9,900			
3.Sewer 6.Improve 9.None			2024	11,100	0	0	11,100			
Street 3 Gravel			2025	30,000	0	0	30,000			
1.Paved 4.Proposed 7.ROW			Land Data							
2.Semi Imp 5.Pvt 8.None										
3.Gravel 6.Aband 9.TG PLAN			Front Foot	Type	Effective		Influence		Influence Codes	
LAND USE 0			11.Ossipee WF		Frontage	Depth	Factor	Code		
BUILDING USE 0			12.Arrowhead WF				%		1.Unimproved	
Sale Data			13.Waterfront				%		2.Excess Ftg /De	
Sale Date 6/20/2023			14.Rear Land				%		3.Topography	
Price 56,000			15.Misc				%		4.Size/Shape	
Sale Type 1 Land Only							%		5.Access or Rear	
1.Land 4.Mobile 7.			Square Foot		Square Feet				6.Restriction	
2.L & B 5.Other 8.			16.Regular Lot	16		1	100	%	0	7.Open Space
3.Building 6. 9.			17.Secondary Lot				%		8.View/Environ	
Financing 9 Unknown			18.Excess Land				%		9.Fract Share	
1.Convent 4.Seller 7.			19.Condominium				%		Acres	
2.FHA/VA 5.Private 8.			20.Pavement				%		30.Rear (201+)	
3.Assumed 6.Cash 9.Unknown							%		31.Tillable/Horti	
Validity 1 Arms Length Sale			Fract. Acre		Acreege/Sites				32.Pasture	
1.Valid 4.Split 7.Renovate			21.Homesite (Frac				%		33.Orchard	
2.Related 5.Partial 8.Other			22.Vacant Lot (Fr				%		34.Frontage	
3.Distress 6.Exempt 9.			23.Non Conforming				%		35.Triangular Lot	
Verified 5 Public Record			Acres				%		36.Commercial	
1.Buyer 4.Agent 7.Family			24.Excess (5-10)				%		37.Softwood	
2.Seller 5.Pub Rec 8.Other			25.Excess (10+)				%		38.Mixed Wood	
3.Lender 6.MLS 9.			26.Excess				%		39.Hardwood	
			27.Rear (1-100)				%		40.Wasteland	
			28.Rear (101-150)				%		41.Gravel Pit (Ac	
			29.Rear (151-200)				%		42.Mobile Home Si	
			Total Acreage		0.00				43.Condo Site	
									44.Utility ROW	
									45.Camp Lot	
									46.Site Improve	

Waterboro

Map Lot 043-854

Account 2867

Location 42 RIDGEWAY CIRCLE

Card 1

Of 1

9/23/2024

Building Style 0			SF Bsmt Living 0			Layout 0					
1.Conv	5.Garr/Col	9.Other	Fin Bsmt Grade 0 0			1.Typical 4. 7.					
2.Ranch	6.Split	10.Mohome	OPEN 5 OPTIONAL 0			2.Inadeq 5. 8.					
3.R Ranch	7.Contemp/	11.Condo	Heat Type 100% 0			3.Not func 6. 9.					
4.Cape	8.Log	12.	1.HWBB	5.FWA	9.No Heat	Attic 0					
Dwelling Units 0			2.HWCI	6.GravWA	10.	1.1/4 Fin 4.Full Fin 7.1/4 Unfi					
Other Units 0			3.HWRAD	7.Electric	11.	2.1/2 Fin 5.FI/Stair 8.					
Stories 0			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 0% 9 None			Insulation 0					
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 0 Wood Siding			3.H Pump	6.	9.None	3.Capped 6. 9.None					
0.Wood	4.Asb/Asph	8.Alum/Vin	Kitchen Style 0			Unfinished % 0%					
1.Wood	5.T-111	9.Other	1.Modern	4.Obsolete	7.	Grade & Factor 0 0%					
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 0			Bath(s) Style 0			3.C Grade 6.AA Grade 9.Same					
1.Asphalt	4.Composit	7.	1.Modern	4.Obsolete	7.	SQFT (Footprint) 0					
2.Slate	5.Wood	8.	2.Typical	5.	8.	Condition 0					
3.Metal	6.Other	9.	3.Old Type	6.	9.None	1.Poor 4.Avg 7.V G					
SF Masonry Trim 0			# Rooms 0			2.Fair 5.Avg+ 8.Exc					
OPEN-3- 0			# Bedrooms 0			3.Avg- 6.Good 9.Same					
OPEN-4- 0			# Full Baths 0			Phys. % Good 0%					
Year Built 0			# Half Baths 0			Funct. % Good 100%					
Year Remodeled 0			# Addn Fixtures 0			Functional Code 9 None					
Foundation 0			# Fireplaces 0			1.Incomp 4.Small 7.Layout					
1.Concrete	4.Wood	7.									
2.C Block	5.Slab	8.							2.O-Built 5.CDU 8.Other		
3.Br/Stone	6.Prs/Post	9.							3.Damage 6.Style 9.None		
Basement 0									Econ. % Good 100%		
1.1/4 Bmt	4.Full Bmt	7.							Economic Code None		
2.1/2 Bmt	5.None	8.							0.None 3.Services 7.		
3.3/4 Bmt	6.	9.None							1.Location 4.Traffic 8.		
Bsmt Gar # Cars 0									2.Encroach 9.None 9.		
Wet Basement 0									Entrance Code 0		
1.Dry	4.	7.							1.Interior 4.Vacant 7.		
2.Damp	5.	8.	2.Refusal 5.Estimate 8.								
3.Wet	6.	9.	3.Informed 6.Office 9.RS								
Date Inspected			Information Code 0			1.Owner 4.Agent 7.					
						2.Relative 5.Estimate 8.					
						3.Tenant 6.Other 9.SNY					
Additions, Outbuildings & Improvements								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			