

BOWIE-HASKELL, JEREMY  
 52 PILLSBURY STREET  
 SOUTH PORTLAND ME 04106

B14580P155 B15415P213 B16984P68 B17135P468

Previous Owner  
 PIERCE JUSTIN R  
 PIERCE, MELISSA S  
 26 RIDGEWAY CIR  
 N WATERBORO ME 04061  
 Sale Date: 12/07/2020

Previous Owner  
 SECRETARY OF HOUSING AND URBAN DEVELOPMENT  
 ATTN: JUSTIN R & MELISSA S PIERCE  
 26 RIDGEWAY CIR  
 N WATERBORO ME 04061  
 Sale Date: 5/25/2016

Previous Owner  
 OCWEN LOAN SERVICING LLC  
 1661 WORTHINGTON ROAD SUITE 100

WEST PALM BEACH FL 33409  
 Sale Date: 11/16/2015

Inspection Witnessed By:

X	Date
No./Date	Description
	Date Insp.

No./Date	Description	Date Insp.

Notes:

Validity	1 Arms Length Sale
1.Valid	4.Split 7.Renovate
2.Related	5.Partial 8.Other
3.Distress	6.Exempt 9.
Verified	5 Public Record
1.Buyer	4.Agent 7.Family
2.Seller	5.Pub Rec 8.Other
3.Lender	6.MLS 9.

Property Data		
Neighborhood	1 LAC WEST	
Tree Growth Year	0	
1ST MORTGAGE	0	
2ND MORTGAGE	0	
Zone/Land Use	47 Lake Arrowhead	
Secondary Zone		
Topography	2 Rolling	
1.Level	4.Below St	7.Steep
2.Rolling	5.Low	8.Wet
3.Above St	6.Swampy	9.Lev/Roll
Utilities	9 No Water/No Sewer	
1.Public	4.Improve	7.Improve
2.Water	5.Improve	8.
3.Sewer	6.Improve	9.None
Street	3 Gravel	
1.Paved	4.Proposed	7.ROW
2.Semi Imp	5.Pvt	8.None
3.Gravel	6.Aband	9.TG PLAN
LAND USE	0	
BUILDING USE	0	
Sale Data		
Sale Date	12/07/2020	
Price	254,700	
Sale Type	2 Land & Buildings	
1.Land	4.Mobile	7.
2.L & B	5.Other	8.
3.Building	6.	9.
Financing	9 Unknown	
1.Convent	4.Seller	7.
2.FHA/VA	5.Private	8.
3.Assumed	6.Cash	9.Unknown
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Assessment Record				
Year	Land	Buildings	Exempt	Total
2012	30,000	150,000	0	180,000
2013	30,000	150,000	0	180,000
2014	30,000	150,000	0	180,000
2015	30,000	150,000	0	180,000
2016	15,000	150,000	0	165,000
2017	15,000	150,000	0	165,000
2018	15,000	150,000	0	165,000
2019	15,000	150,000	0	165,000
2020	15,000	151,300	0	166,300
2021	16,500	151,300	0	167,800
2022	18,000	166,500	0	184,500
2023	19,800	184,600	0	204,400
2024	22,200	208,300	0	230,500
2025	30,000	291,400	0	321,400

Land Data						
Front Foot	Type	Effective		Influence		Influence Codes
		Frontage	Depth	Factor	Code	
11.Ossipee WF				%		1.Unimproved
12.Arrowhead WF				%		2.Excess Ftg /De
13.Waterfront				%		3.Topography
14.Rear Land				%		4.Size/Shape
15.Misc				%		5.Access or Rear
				%		6.Restriction
				%		7.Open Space
				%		8.View/Environ
Square Foot	Square Feet					9.Fract Share
16.Regular Lot	16	1	100	%	0	Acres
17.Secondary Lot				%		30.Rear (201+)
18.Excess Land				%		31.Tillable/Horti
19.Condominium				%		32.Pasture
20.Pavement				%		33.Orchard
				%		34.Frontage
				%		35.Triangular Lot
				%		36.Commercial
				%		37.Softwood
				%		38.Mixed Wood
				%		39.Hardwood
				%		40.Wasteland
				%		41.Gravel Pit (Ac
				%		42.Mobile Home Si
				%		43.Condo Site
				%		44.Utility ROW
				%		45.Camp Lot
				%		46.Site Improve
<b>Total Acreage</b>			0.00			

# Waterboro

Map Lot 043-856


Account 4630

Location 26 RIDGEWAY CIRCLE

Card 1

Of 1

9/23/2024

Building Style	4 Cape Cod	SF Bsmt Living	100	Layout	1 Typical						
1.Conv	5.Garr/Col 9.Other	Fin Bsmt Grade	3 115	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% 5 Force Warm Air	3.Not func	6.	9.					
4.Cape	8.Log 12.	1.HWBB	5.FWA 9.No Heat	Attic 9 None							
Dwelling Units	1	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	4 One & 1/2 Story	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 1 Full							
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	1 Wood Siding	3.H Pump	6. 9.None	3.Capped	6.	9.None					
0.Wood	4.Asb/Asph 8.Alum/Vin	Kitchen Style	1 Modern	Unfinished % 0%							
1.Wood	5.T-111 9.Other	1.Modern	4.Obsolete 7.	Grade & Factor 3 Average 115%							
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	1 Asphalt Shingles	Bath(s) Style	1 Modern Bath(s)	3.C Grade	6.AA Grade	9.Same					
1.Asphalt	4.Composit 7.	1.Modern	4.Obsolete 7.	SQFT (Footprint) 800							
2.Slate	5.Wood 8.	2.Typical	5. 8.	Condition 6 Good							
3.Metal	6.Other 9.	3.Old Type	6. 9.None	1.Poor	4.Avg	7.V G					
SF Masonry Trim	0	# Rooms	6	2.Fair	5.Avg+	8.Exc					
OPEN-3-	0	# Bedrooms	3	3.Avg-	6.Good	9.Same					
OPEN-4-	0	# Full Baths	1	Phys. % Good 0%							
Year Built	1988	# Half Baths	1	Funct. % Good 100%							
Year Remodeled	0	# Addn Fixtures	0	Functional Code 9 None							
Foundation	1 Concrete	# Fireplaces	0	1.Incomp	4.Small	7.Layout					
1.Concrete	4.Wood 7.										
2.C Block	5.Slab 8.						Econ. % Good 100%				
3.Br/Stone	6.Prs/Post 9.						Economic Code None				
Basement	4 Full Basement						0.None 3.Services 7.				
1.1/4 Bmt	4.Full Bmt 7.						1.Location 4.Traffic 8.				
2.1/2 Bmt	5.None 8.						2.Encroach 9.None 9.				
3.3/4 Bmt	6. 9.None						Entrance Code 5 Estimated				
Bsmt Gar # Cars	0						1.Interior 4.Vacant 7.				
Wet Basement	1 Dry Basement						2.Refusal 5.Estimate 8.				
1.Dry	4. 7.						3.Informed 6.Office 9.RS				
2.Damp	5. 8.	Information Code 5 Estimate									
3.Wet	6. 9.	1.Owner 4.Agent 7.									
		2.Relative 5.Estimate 8.									
		3.Tenant 6.Other 9.SNY									

Date Inspected 6/02/2005

### Additions, Outbuildings & Improvements

Type	Year	Units	Grade	Cond	Phys.	Funct.	Sound Value	
21 Open Frame	0	110	0 0	0	0	% 0	%	1.One Story Fram
68 Wood Deck	0	105	0 0	0	0	% 0	%	2.Two Story Fram
68 Wood Deck	0	200	0 0	0	0	% 0	%	3.Three Story Fr
24 Frame Shed	0	120	0 0	0	0	% 0	%	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

