

REGAN DANIEL P (JT)
 REGAN, KAYLA L
 13 RIDGEWAY CIRCLE
 NORTH WATERBORO ME 04061

B14161P200 B16067P227 B16110P367 B16321P599
 Previous Owner
 SCHMIDT, NICOLE D & BELL, SAMUEL I (JT)
 13 RIDGEWAY CIR
 N WATERBORO ME 04061
 Sale Date: 8/13/2018

Previous Owner
 DEUTSCHE BANK NATIONAL TRUST COMPANY
 C/O SAMUEL I BELL & JUSTINE M HIGGINS
 13 RIDGEWAY CIR
 N WATERBORO ME 04061
 Sale Date: 6/13/2011

Previous Owner
 GARTLEY RANDEL B & JENNIFER C
 13 RIDGEWAY CIRCLE
 NORTH WATERBORO ME 04061
 Sale Date: 2/17/2011

Inspection Witnessed By:

X	Date
No./Date	Description
	Date Insp.

Notes:

Property Data			Assessment Record							
Neighborhood 1 LAC WEST			Year	Land	Buildings	Exempt	Total			
Tree Growth Year 0			2012	30,000	100,900	0	130,900			
1ST MORTGAGE 0			2013	30,000	100,900	0	130,900			
2ND MORTGAGE 0			2014	30,000	100,900	0	130,900			
Zone/Land Use 47 Lake Arrowhead			2015	30,000	100,900	0	130,900			
Secondary Zone			2016	15,000	100,900	0	115,900			
Topography 2 Rolling			2017	15,000	100,900	0	115,900			
1.Level 4.Below St 7.Steep			2018	15,000	100,900	0	115,900			
2.Rolling 5.Low 8.Wet			2019	15,000	100,900	0	115,900			
3.Above St 6.Swampy 9.Lev/Roll			2020	15,000	100,900	0	115,900			
Utilities 9 No Water/No Sewer			2021	16,500	100,900	0	117,400			
1.Public 4.Improve 7.Improve			2022	18,000	111,000	0	129,000			
2.Water 5.Improve 8.			2023	19,800	123,100	0	142,900			
3.Sewer 6.Improve 9.None			2024	22,200	138,300	0	160,500			
Street 3 Gravel			2025	30,000	193,800	0	223,800			
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 8/13/2018			14.Rear Land				%		3.Topography	
Price 172,000			15.Misc				%		4.Size/Shape	
Sale Type 2 Land & Buildings							%		5.Access or Rear	
1.Land 4.Mobile 7.							%		6.Restriction	
2.L & B 5.Other 8.			Square Foot		Square Feet				7.Open Space	
3.Building 6. 9.			16.Regular Lot	16		1	100	%	0	8.View/Environ
Financing 9 Unknown			17.Secondary Lot				%			9.Fract Share
1.Convent 4.Seller 7.			18.Excess Land				%			Acres
2.FHA/VA 5.Private 8.			19.Condominium				%			30.Rear (201+)
3.Assumed 6.Cash 9.Unknown			20.Pavement				%			31.Tillable/Horti
Validity 1 Arms Length Sale							%			32.Pasture
1.Valid 4.Split 7.Renovate			Fract. Acre		Acreege/Sites					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 5 Public Record			23.Non Conforming				%			36.Commercial
1.Buyer 4.Agent 7.Family			Acres				%			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
			Total Acreage		0.00					

Waterboro

Map Lot 043-864


Account 4762

Location 13 RIDGEWAY CIRCLE

Card 1

Of 1

9/23/2024

Building Style	3 Raised Ranch	SF Bsmt Living	391	Layout	1 Typical
1.Conv	5.Garr/Col	9.Other	Fin Bsmt Grade	3 110	1.Typical
2.Ranch	6.Split	10.Mohome	OPEN 5 OPTIONAL 0		
3.R Ranch	7.Contemp/	11.Condo	Heat Type	100%	1 Hot Water BB
4.Cape	8.Log	12.	1.HWBB	5.FWA	9.No Heat
Dwelling Units 1			2.HWCI	6.GravWA	10.
Other Units 0			3.HWRAD	7.Electric	11.
Stories 1 One Story			4.Steam	8.F/WallM	12.
1.1	4.1.50	7.1.25	Cool Type	0%	9 None
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 8 Alumunum/Vinyl			3.H Pump	6.	9.None
0.Wood	4.Asb/Asph	8.Alum/Vin	Kitchen Style 2 Typical		
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 1 Asphalt Shingles			Bath(s) Style 2 Typical Bath(s)		
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 0			# Rooms	5	
OPEN-3- 0			# Bedrooms	3	
OPEN-4- 0			# Full Baths	1	
Year Built 2004			# Half Baths	0	
Year Remodeled 0			# Addn Fixtures	0	
Foundation 1 Concrete			# Fireplaces	0	
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.			

Date Inspected

Additions, Outbuildings & Improvements

Type	Year	Units	Grade	Cond	Phys.	Funct.	Sound Value	
26 1SFr Overhang	0	28	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

3.Not func	6.	9.
Attic 9 None		
1.1/4 Fin	4.Full Fin	7.1/4 Unfi
2.1/2 Fin	5.F/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 110%		
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) 782		
Condition 7 Very 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

