

Map Lot 043-937

Account 2930

Location 65 RIDGEWAY CIRCLE

Card 1 Of 1 9/23/2024

MCGAHAN JAMES  
47 NAUTILUS AVE  
NORTHPORT NY 11768

B12260P77 B15129P413 B19419P730

Previous Owner  
PYKE ADRIAN & LINDA  
34 LYNN VILLAGE WAY

READING MA 01867  
Sale Date: 4/11/2007

Previous Owner  
FOXWORTH ELIZABETH C  
C/O ANDRIAN & LINDA PYKE  
34 LYNN VILLAGE PARKWAY  
READING MA 01867  
Sale Date: 9/07/2005

Inspection Witnessed By:

X	Date	
No./Date	Description	Date Insp.

Notes:  
23.1220 - 8x32 deck replaced - vv  
24.0909 - B19419/P730 deed transfer to Elaine McGahan, 47 Nautilus Ave, Northport, NY 11768; James McGahan reserves a life estate - vv

Waterboro

Property Data			Assessment Record						
Neighborhood <b>1 LAC WEST</b>			Year	Land	Buildings	Exempt	Total		
Tree Growth Year <b>0</b>			2012	120,300	99,700	0	220,000		
1ST MORTGAGE <b>0</b>			2013	120,300	99,700	0	220,000		
2ND MORTGAGE <b>0</b>			2014	120,300	99,700	0	220,000		
Zone/Land Use <b>47 Lake Arrowhead</b>			2015	120,300	99,700	0	220,000		
Secondary Zone			2016	114,300	94,400	0	208,700		
Topography <b>2 Rolling</b>			2017	114,300	94,400	0	208,700		
1.Level 4.Below St 7.Steep			2018	114,300	94,400	0	208,700		
2.Rolling 5.Low 8.Wet			2019	114,300	94,400	0	208,700		
3.Above St 6.Swampy 9.Lev/Roll			2020	114,300	95,100	0	209,400		
Utilities <b>9 No Water/No Sewer</b>			2021	125,800	95,100	0	220,900		
1.Public 4.Improve 7.Improve			2022	137,200	104,600	0	241,800		
2.Water 5.Improve 8.			2023	150,900	116,000	0	266,900		
3.Sewer 6.Improve 9.None			2024	169,200	130,300	0	299,500		
Street <b>3 Gravel</b>			2025	168,500	170,700	0	339,200		
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	12	Frontage	Depth	Factor	Code	
BUILDING USE <b>0</b>			12.Arrowhead WF						1.Unimproved
<b>Sale Data</b>			13.Waterfront						2.Excess Ftg /De
Sale Date <b>4/11/2007</b>			14.Rear Land						3.Topography
Price <b>225,000</b>			15.Misc						4.Size/Shape
Sale Type <b>2 Land &amp; Buildings</b>			<b>Square Foot</b>		<b>Square Feet</b>				5.Access or Rear
1.Land 4.Mobile 7.			16.Regular Lot						6.Restriction
2.L & B 5.Other 8.			17.Secondary Lot						7.Open Space
3.Building 6. 9.			18.Excess Land						8.View/Environ
Financing <b>1 Conventional</b>			19.Condominium						9.Fract Share
1.Convent 4.Seller 7.			20.Pavement						<b>Acres</b>
2.FHA/VA 5.Private 8.			<b>Fract. Acre</b>		<b>Acreege/Sites</b>				30.Rear (201+)
3.Assumed 6.Cash 9.Unknown			21.Homesite (Frac						31.Tillable/Horti
Validity <b>1 Arms Length Sale</b>			22.Vacant Lot (Fr						32.Pasture
1.Valid 4.Split 7.Renovate			23.Non Conforming						33.Orchard
2.Related 5.Partial 8.Other			<b>Acres</b>						34.Frontage
3.Distress 6.Exempt 9.			24.Excess ( 5-10)						35.Triangular Lot
Verified <b>1 Buyer</b>			25.Excess (10+)						36.Commercial
1.Buyer 4.Agent 7.Family			26.Excess						37.Softwood
2.Seller 5.Pub Rec 8.Other			27.Rear (1-100)						38.Mixed Wood
3.Lender 6.MLS 9.			28.Rear (101-150)						39.Hardwood
			29.Rear (151-200)						40.Wasteland
			<b>Total Acreage</b>		0.34				41.Gravel Pit (Ac
									42.Mobile Home Si
									43.Condo Site
									44.Utility ROW
									45.Camp Lot
									46.Site Improve

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Building Style	<b>1 Conventional</b>	SF Bsmt Living	<b>0</b>	Layout	<b>1 Typical</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% 5 Force Warm Air</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.F/WallM	12.
1.1	4.1.50	7.1.25	Cool Type	<b>0% 9 None</b>	Insulation
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>5 T-111</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>5</b>	
OPEN-3-	<b>0</b>		# Bedrooms	<b>2</b>	
OPEN-4-	<b>0</b>		# Full Baths	<b>1</b>	
Year Built	<b>1971</b>		# Half Baths	<b>0</b>	
Year Remodeled	<b>0</b>		# Addn Fixtures	<b>0</b>	
Foundation	<b>2 Concrete Block</b>		# Fireplaces	<b>0</b>	
1.Concrete	4.Wood	7.			
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	6/02/2005				

### Additions, Outbuildings & Improvements

Type	Year	Units	Grade	Cond	Phys.	Funct.	Sound Value	
68 Wood Deck	2023	256	0 0	0	0	0 %	0 %	1.One Story Fram
21 Open Frame	1971	256	0 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

