

RITCHEY, MELISSA S
28 CRESCENT DR
N WATERBORO ME 04061

B9140P150 B15964P785

Previous Owner
RITCHEY DORIS J
RITCHEY, MELISSA S
28 CRESCENT DR
N WATERBORO ME 04061
Sale Date: 10/25/2010

Previous Owner
CREEDON PAUL T & JESSICA B
28 CRESCENT DRIVE

NORTH WATERBORO ME 04061
Sale Date: 10/08/2010

Inspection Witnessed By:

X	Date
No./Date	Description
	Date Insp.

Notes:
22.1108 - DORIS RITCHEY DECEASED 10/25/2010; VERIFIED
JOINT TENANCY IN REGISTRY OF DEEDS - VLW

Waterboro

Property Data			Assessment Record							
Neighborhood 1 LAC WEST			Year	Land	Buildings	Exempt	Total			
Tree Growth Year 0			2012	30,000	134,000	0	164,000			
1ST MORTGAGE 0			2013	30,000	134,000	0	164,000			
2ND MORTGAGE 0			2014	30,000	134,000	0	164,000			
Zone/Land Use 47 Lake Arrowhead			2015	30,000	134,000	0	164,000			
Secondary Zone			2016	15,000	132,600	15,000	132,600			
Topography 2 Rolling			2017	15,000	132,600	15,000	132,600			
1.Level 4.Below St 7.Steep			2018	15,000	132,600	20,000	127,600			
2.Rolling 5.Low 8.Wet			2019	15,000	132,600	20,000	127,600			
3.Above St 6.Swampy 9.Lev/Roll			2020	15,000	133,000	20,000	128,000			
Utilities 9 No Water/No Sewer			2021	16,500	133,000	24,500	125,000			
1.Public 4.Improve 7.Improve			2022	18,000	146,300	25,000	139,300			
2.Water 5.Improve 8.			2023	19,800	162,300	25,000	157,100			
3.Sewer 6.Improve 9.None			2024	22,200	182,900	25,000	180,100			
Street 3 Gravel			2025	30,000	251,500	25,000	256,500			
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 10/25/2010			14.Rear Land				%		3.Topography	
Price			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 2 Related Parties							%		32.Pasture	
1.Valid 4.Split 7.Renovate			Fract. Acre	Acres/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 7 Family Member			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							44.Utility ROW
										45.Camp Lot
										46.Site Improve


Waterboro

Map Lot 045-001-467

Account 3297

Location 28 CRESCENT DRIVE

Card 1 Of 1 9/23/2024

Building Style	4 Cape Cod	SF Bsmt Living	204	Layout	1 Typical				
1.Conv	5.Garr/Col	9.Other	Fin Bsmt Grade	3 0	1.Typical				
2.Ranch	6.Split	10.Mohome	OPEN 5 OPTIONAL 0		2.Inadeq				
3.R Ranch	7.Contemp/	11.Condo	Heat Type	100% 1 Hot Water BB	3.Not func				
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	4 One & 1/2 Story		4.Steam	8.F/WallM	12.				
1.1	4.1.50	7.1.25	Cool Type	0% 9 None	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	8 Aluminum/Vinyl		3.H Pump	6.	9.None				
0.Wood	4.Asb/Asph	8.Alum/Vin	Kitchen Style	1 Modern	Unfinished %				
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)	Grade & Factor				
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	6	SQFT (Footprint)				
OPEN-3-	0		# Bedrooms	3	816				
OPEN-4-	0		# Full Baths	2	Condition				
Year Built	1998		# Half Baths	0	5 Above Average				
Year Remodeled	0		# Addn Fixtures	0	1.Poor				
Foundation	1 Concrete		# Fireplaces	0	4.Avg				
1.Concrete	4.Wood	7.				7.V G			
2.C Block	5.Slab	8.				2.Fair	5.Avg+	8.Exc	
3.Br/Stone	6.Prs/Post	9.				3.Avg-	6.Good	9.Same	
Basement	4 Full Basement					Phys. % Good	0%	Funct. % Good	
1.1/4 Bmt	4.Full Bmt	7.				Functional Code	9 None	1.Incomp	
2.1/2 Bmt	5.None	8.				1.Incomp	4.Small	7.Layout	
3.3/4 Bmt	6.	9.None				2.O-Built	5.CDU	8.Other	
Bsmt Gar # Cars	0					3.Damage	6.Style	9.None	
Wet Basement	1 Dry Basement					Econ. % Good	100%	Economic Code	
1.Dry	4.	7.				0.None	3.Services	7.	
2.Damp	5.	8.	1.Location	4.Traffic	8.				
3.Wet	6.	9.	2.Encroach	9.None	9.				
Date Inspected	8/10/2005		Entrance Code	3 Information Only	1.Interior				
Additions, Outbuildings & Improvements			1.Refusal	5.Estimate	8.				
			3.Informed	6.Office	9.RS				
Type	Year	Units	Grade	Cond	Phys.	Funct.	Sound Value	Information Code	3 Tenant
24 Frame Shed	0	96	0 0	0	0	0	%	1.Owner	4.Agent
68 Wood Deck	0	96	0 0	0	0	0	%	2.Relative	5.Estimate
							%	3.Tenant	6.Other
							%	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	

