

MAP LOT

ACCOUNT NO. 1673

ADDRESS

TOWN OF WATERBORO, MAINE

CARD NO. OF

00 CHK 602  
41107

017-09C

JIPSON TROY A & RAYMOND JENNIFER J  
13 RIVER RIDGE ROAD  
B 13734 P 93

PROPERTY DATA

NEIGHBORHOOD CODE	<u>16</u>
STREET CODE	<u>---</u>
LAND USE	<u>---</u>
11. Residential 21. Village 22. Village/Res. 31. Agricultural/Res. 33. Forest/Agri. 40. Conservation 45. General Purpose 48. Shoreland 49. Resource Protection	<u>---</u>
SECONDARY ZONE	<u>---</u>
TOPOGRAPHY	<u>---</u>
1. Level      5. Low 2. Rolling   6. Swampy 3. Above St. 7. Steep 4. Below St. 8.	<u>12</u>
UTILITIES	<u>46</u>
1. All Public    5. Dug Well 2. Public Water 6. Septic 3. Public Sewer 7. Cess Pool 4. Drilled Well 9. No Utilities	<u>3</u>
STREET <u>PRIVATE</u>	<u>---</u>
1. Paved      4. Proposed 2. Semi-Improved 3. Gravel    9. No Street	<u>---</u>

BOOK	PAGE	DATE	CONSIDERATION

ASSESSMENT RECORD

YEAR	LAND	BUILDINGS	EXEMPT	TOTAL

LAND DATA

TYPE	EFFECTIVE		INFLUENCE		INFLUENCE CODES
	Frontage	Depth	Factor	Code	
<b>FRONT FOOT</b>					
11. Regular Lot			---	%	
12. Delta Triangle			---	%	
13. Nabla Triangle			---	%	
14. Rear Land			---	%	
15.			---	%	
<b>SQUARE FOOT</b>	SQUARE FEET				
16. Regular Lot			---	%	
17. Secondary			---	%	
18. Excess Land			---	%	
19. Condo.			---	%	
20.			---	%	
<b>FRACT. ACRE</b>	ACREAGE/SITES				
21. Homesite			---	%	
22. Baselot			---	%	
23.			---	%	
<b>ACRES</b>					
24. Homesite			---	%	
25. Baselot			---	%	
26. Secondary			---	%	
27. Frontage			---	%	
28. Rear 1			---	%	
29. Rear 2			---	%	
30. Rear 3			---	%	
31. Tillable			---	%	
32. Pasture			---	%	
33. Orchard			---	%	
<b>Total</b>					

- 1=Vacancy
- 2=Excess Frontage
- 3=Topography
- 4=Size/Shape
- 5=Access
- 6=Restrictions
- 7=Corner
- 8=Environment
- 9=Fractional Share

- ACRES (cont.)
- 34. Softwood (F&O)
  - 35. Mixed Wood (F&O)
  - 36. Hardwood (F&O)
  - 37. Softwood (T.G.)
  - 38. Mixed Wood (T.G.)
  - 39. Hardwood (T.G.)
  - 40. Waste
  - 41. Gravel Pit

- SITE
- 42. Moho Site
  - 43. Condo Site
  - 44. Lot Improvements

SALE DATA

DATE(MM/YY)	<u>  /  /  </u>
PRICE	<u>  </u>
SALE TYPE	<u>  </u>
1. Land      4. Mobile 2. Land & Bldg. Home 3. Building Only 5. Other	<u>  </u>
FINANCING	<u>  </u>
1. Conv.      5. Private 2. FHA/VA   6. Cash 3. Assumed   7. FMHA 4. Seller    9. Unknown	<u>  </u>
VERIFIED	<u>  </u>
1. Buyer      6. MLS 2. Seller     7. Family 3. Lender     8. Other 4. Agent     9. Confid. 5. Record	<u>  </u>
VALIDITY	<u>  </u>
1. Valid      5. Partial 2. Related   6. Exempt 3. Distress 7. Changed 4. Split     8. Other	<u>  </u>

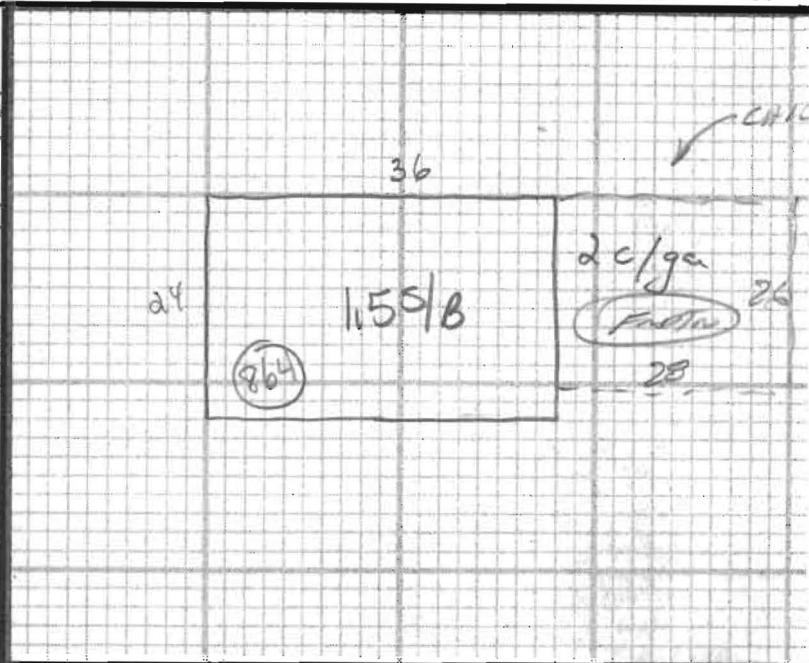
No./Date	Description	Date Insp.
NOTES: <u>4/1/06 CAR FROM USMA</u>		
<u>CHK 4/1/07 R</u>		

9E

BUILDING RECORD

MAP 17 LOT 90 ACCOUNT NO. 1673 ADDRESS CARD NO. OF

<b>BUILDING STYLE</b>	4	<b>S/F BSMT LIVING</b>		<b>INSULATION</b>	1
1. Conv. 6. Split Lev.		<b>FIN BSMT GRADE</b>		1. Full 4. Minimal	
2. Ranch 7. Contemp.				2. Heavy 9. None	
3. R. Ranch 8. Log		<b>HEAT TYPE</b>	1	3. Capped	
4. Cape 9. Other		1. HW BB 6. Grav. WA		<b>UNFINISHED %</b>	%
5. Garrison		2. HW CI 7. Electric		<b>GRADE &amp; FACTOR</b>	110
<b>DWELLING UNITS</b>	1	3. HW Radiant 8. Units		1. E 4. B	3
<b>OTHER UNITS</b>		4. Steam 9. No Heat	100	2. D 5. A	
<b>STORIES</b>	4	5. FWA	%	3. C 6. AA	
1. One 4. 1 1/2		<b>COOL TYPE</b>		<b>SQ. FOOTAGE</b>	864
2. Two 5. 1 3/4		1. Central 9. None	9	<b>CONDITION</b>	7
3. Three 6. 2 1/2			%	1. Poor 5. Avg +	
<b>EXTERIOR WALLS</b>	8	<b>KITCHEN STYLE</b>	2	2. Fair 6. Good	
1. Clapboard 6. BR./Stone		1. Good 3. Old Style		3. Avg - 7. V Good	
2. WD.SH. 7. Novelty		2. Typical 4. Obsolete		4. Avg. 8. Exc.	%
3. Comp. 8. AL/Vinyl		<b>BATH(S) STYLE</b>	2	<b>PHYS. % GOOD</b>	100
4. ASB/ASP 9. Other		1. Good 3. Old Style		<b>FUNCT. % GOOD</b>	100
5. T1-11		2. Typical 4. Obsolete		<b>FUNCT. CODE</b>	
<b>ROOF SURFACE</b>	1	<b># ROOMS</b>	6	1. Incomp. 5. CDU	
1. Asphalt 4. Comp.		<b># BEDROOMS</b>	2	2. Overbuilt 6. Style	
2. Slate 5. Wood		<b># FULL BATHS</b>		3. Delap. 7. Layout	
3. Metal 6. Other		<b># HALF BATHS</b>		4. Small Size 8. Other	
<b>S/F MASONRY TRIM</b>		<b># ADDN FIXTURES</b>		9. None	100
<b>YEAR BUILT</b>	2003	<b># FIREPLACES</b>		<b>ECON. % GOOD</b>	%
<b>YEAR REMODELED</b>		<b># HEARTHES</b>		<b>ECON. CODE</b>	
<b>FOUNDATION</b>	1	<b>LAYOUT</b>	1	1. Location 3. Services	
1. Conc. 4. Wood		1. Typical 2. In adeq.		2. Encroach 9. None	
2. C Blk 5. Stab		<b>ATTIC</b>	9	<b>ENTRANCE CODE</b>	5
3. Br./Stone 6. Piers		1. 1/4 Fin 4. Full Fin.		1. Inspect. 3. Vacant	
<b>BASEMENT</b>	4	2. 1/2 Fin. 5. Fl/Stairs		2. Refused 5. Estim.	
1. 1/4 3. 3/4 5. Crawl		3. 3/4 Fin. 9. None		3. Info Only	
2. 1/2 4. Full 6. None		<b>INT COMP TO EXIT + = -</b>		<b>INFO. CODE</b>	5
<b>BSMT GAR # CARS</b>		<b>INSPECTED BY</b>	JOE YSH	1. Owner 4. Agent	
<b>WET BASEMENT</b>	1	<b>DATE INSPECTED</b>	3/28/06 10/20/05	2. Relative 5. Estimate	
1. Dry 3. Wet				3. Tenant 6. Other	
2. Damp 9. None				2. Refused 5. Estim.	



3.28.06  
100-0065\*

PHOTO

ADDITIONS, OUTBUILDINGS & IMPROVEMENTS

	TYPE	YEAR	UNITS	GRADE	COND	PERCENT GOOD		CODES
						Phys.	Funct.	
155/B	4	2003	864			%	%	1. 1S Fr.
SHED	24		100			%	%	2. 2S Fr.
*GAR 23	116	2005	728			%	%	3. 3S Fr.
						%	%	4. 1 1/2S Fr.
						%	%	5. 1 3/4S Fr.
						%	%	6. 2 1/2S Fr.
						%	%	Add 10 for Bsmt
						%	%	21. OFP
						%	%	22. EFP
						%	%	23. Garage
						%	%	24. Shed
						%	%	25. Bay Window
						%	%	26. Overhang
						%	%	27. Unf. Bsmt
						%	%	28. Unf. Attic
						%	%	29. Fin. Attic
						%	%	Add 20 for 2 Story
						%	%	61. Carport
						%	%	62. Patio
						%	%	63. Swimming Pool
						%	%	64. Tennis Court
						%	%	65. Stable w/toft
						%	%	66. Greenhouse
						%	%	67. Natatorium
						%	%	68. Wood Deck
						%	%	69. Jacuzzi

\* NOTES: \* FINISH ONLY (GAR)