MAP LOT ACCOUNT NO. 02852 ADDRESS TOWN OF WATERBORO, MAINE CARD NO. OF

043-837

GOGAN RONALD P & DONNA M
88 RIDGEWAY CIRCLE
B 12364 P 29

043-837

GROVER CHARLES N
88 RIDGEWAY CIRCLE
05/15/2006 $120,000

GROVER PROPERTIES LLC 2852
B15123P62 B14835P740
Maplot: 043-837
88 RIDGEWAY CIRCLE
Acres 0.00

No./Date	Description	Date Insp.

NOTES:

PROPERTY DATA

NEIGHBORHOOD CODE

STREET CODE

LAND USE
11. Residential
21. Village
22. Village/Res.
[illegible] Agricultural/Res.
[illegible] Forest/Agri.
[illegible] Conservation
[illegible] General Purpose
[illegible] Wetland
[illegible] Source Protection

[illegible]NDARY ZONE

[illegible]OGRAPHY
1. Level 5. Low
2. Rolling 6. Swampy
3. Above St. 7. Steep
4. Below St. 8.

UTILITIES
1. All Public 5. Dug Well
2. Public Water 6. Septic
3. Public Sewer 7. Cess Pool
4. Drilled Well 9. No Utilities

STREET
1. Paved 4. Proposed
2. Semi-Improved
3. Gravel 9. No Street
3

SALE DATA
DATE(MM/YY) __/__
PRICE __,__,__

SALE TYPE
1. Land 4. Mobile Home
2. Land & Bldg.
3. Building Only 5. Other

FINANCING
1. Conv. 5. Private
2. FHA/VA 6. Cash
3. Assumed 7. FMHA
4. Seller 9. Unknown

VERIFIED
1. Buyer 6. MLS
2. Seller 7. Family
3. Lender 8. Other
4. Agent 9. Confid.
5. Record

VALIDITY
1. Valid 5. Partial
2. Related 6. Exempt
3. Distress 7. Changed
4. Split 8. Other

BOOK	PAGE	DATE	CONSIDERATION
		5/15/06	120,000

ASSESSMENT RECORD

YEAR	LAND	BUILDINGS	EXEMPT	TOTAL

LAND DATA

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

INFLUENCE CODES
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

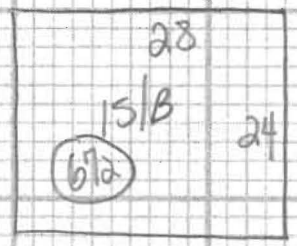
TOWN OF WATERBORO, MAINE

B8

BUILDING RECORD

MAP	LOT	ACCOUNT NO.	ADDRESS	CARD NO.	OF

BUILDING STYLE		S/F BSMT LIVING	300 P.S.	INSULATION	
1. Conv. 6. Split Lev.	2	FIN BSMT GRADE	3	1. Full 4. Minimal	1
2. Ranch 7. Contemp.				2. Heavy 9. None	
3. R. Ranch 8. Log		HEAT TYPE		3. Capped	
4. Cape 9. Other		1. HW BB 6. Grav. WA	1	UNFINISHED %	%
5. Garrison		2. HW CI 7. Electric		GRADE & FACTOR	
DWELLING UNITS	1	3. HW Radiant 8. Units		1. E 4. B	3+
OTHER UNITS		4. Steam 9. No Heat		2. D 5. A	
STORIES		5. FWA	100 %	3. C 6. AA	
1. One 4. 1 1/2	1	COOL TYPE		SQ. FOOTAGE	
2. Two 5. 1 3/4		1. Central 9. None	9 %	CONDITION	
3. Three 6. 2 1/2				1. Poor 5. Avg +	5
EXTERIOR WALLS		KITCHEN STYLE		2. Fair 6. Good	
1. Clapboard 6. BR./Stone	8	1. Good 3. Old Style	2	3. Avg - 7. V Good	
2. WD.SH. 7. Novelty		2. Typical 4. Obsolete		4 Avg. 8. Exc.	%
3. Comp. 8. AL/Vinyl		BATH(S) STYLE		PHYS. % GOOD	100 %
4. ASB/ASP 9. Other		1. Good 3. Old Style	2	FUNCT. % GOOD	100 %
5. T1-11		2. Typical 4. Obsolete		FUNCT. CODE	
ROOF SURFACE		# ROOMS	3	1. Incomp. 5. CDU	9
1. Asphalt 4. Comp.	1	# BEDROOMS	2	2. Overbuilt 6. Style	
2. Slate 5. Wood		#FULL BATHS	1	3. Delap. 7. Layout	
3. Metal 6. Other		# HALF BATHS		4. Small Size 8. Other	
S/F MASONERY TRIM		# ADDN FIXTURES		9. None	
YEAR BUILT	1991	# FIREPLACES		ECON. % GOOD	100 %
YEAR REMODELED		# HEARTHS		ECON. CODE	
FOUNDATION		LAYOUT	1	1. Location 3. Services	9
1. Conc. 4. Wood	1	1. Typical 2. In adeq.		2. Encroach 9. None	
2. C Blk 5. Slab		ATTIC		ENTRANCE CODE	
3. Br./Stone 6. Piers		1. 1/4 Fin 4. Full Fin.	9	1. Inspct. 3. Vacant	5
BASEMENT		2. 1/2 Fin. 5. Fl/Stairs		2. Refused 5. Estim.	
1. 1/4 3. 3/4 5 Crawl	4	3. 3/4 Fin. 9. None		3. Info Only	
2. 1/2 4. Full 6. None		INT COMP TO EXIT + = -		INFO. CODE	
BSMT GAR # CARS		INSPECTED BY	KSH	1. Owner 4. Agent	5
WET BASEMENT				2. Relative 5. Estimate	
1. Dry 3. Wet	1	DATE INSPECTED	6/6/05	3. Tenant 6. Other	
2. Damp 9. None				2. Refused 5. Estim.	



ADDITIONS, OUTBUILDINGS & IMPROVEMENTS

	TYPE	YEAR	UNITS	GRADE	COND	PERCENT GOOD Phys.	PERCENT GOOD Funct.
1	15/B		672			%	%
						%	%
						%	%
						%	%
						%	%
						%	%
						%	%
						%	%
						%	%
						%	%

NOTES: Part of the Bsmt Part finished –

CODES

1. 1S Fr.
2. 2S Fr.
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. Attaic

Add 20 for 2 Story

61. Carport
62. Patio
63. Swimming Pool
64. Tennis Court
65. Stable w/loft
66. Greenhouse
67. Natatorium
68. Wood Deck
69. Jacuzzi

PHOTO