

HILTON CHARLES P
HILTON, TABITHA P
54 ROBERTS RIDGE RD
E WATERBORO ME 04030

B14943P824

Previous Owner
WINSLOW DONALD R ESTATE OF
C/O PATCO CONSTRUCTION (WENDY)
1293 MAIN STREET
SANFORD ME 04073
Sale Date: 11/02/2006

Inspection Witnessed By:

X	Date	Date Insp.
No./Date	Description	Date Insp.

Notes:

Waterboro

Property Data			Assessment Record						
Neighborhood 34 DEERING RIDGE RD			Year	Land	Buildings	Exempt	Total		
Tree Growth Year 0			2012	69,300	131,400	10,000	190,700		
1ST MORTGAGE 0			2013	69,300	131,400	10,000	190,700		
2ND MORTGAGE 0			2014	69,300	131,400	10,000	190,700		
Zone/Land Use 31 Agricultural/Residential			2015	69,300	131,400	10,000	190,700		
Secondary Zone			2016	58,900	131,400	15,000	175,300		
Topography 2 Rolling			2017	58,900	131,400	15,000	175,300		
1.Level 4.Below St 7.Steep			2018	58,900	131,400	20,000	170,300		
2.Rolling 5.Low 8.Wet			2019	58,900	131,400	20,000	170,300		
3.Above St 6.Swampy 9.Lev/Roll			2020	58,900	132,100	20,000	171,000		
Utilities 9 No Water/No Sewer			2021	64,800	132,100	24,500	172,400		
1.Public 4.Improve 7.Improve			2022	70,700	145,300	25,000	191,000		
2.Water 5.Improve 8.			2023	77,800	161,200	25,000	214,000		
3.Sewer 6.Improve 9.None			2024	87,200	181,000	25,000	243,200		
Street 1 Paved			2025	106,700	247,800	25,000	329,500		
1.Paved 4.Proposed 7.ROW			Land Data						
2.Semi Imp 5.Pvt 8.None			Front Foot	Type	Effective		Influence		Influence Codes
3.Gravel 6.Aband 9.TG PLAN					Frontage	Depth	Factor	Code	
LAND USE 0			11.Ossipee WF			%		1.Unimproved	
BUILDING USE 0			12.Arrowhead WF			%		2.Excess Ftg /De	
Sale Data			13.Waterfront			%		3.Topography	
Sale Date 9/01/2006			14.Rear Land			%		4.Size/Shape	
Price 60,000			15.Misc			%		5.Access or Rear	
Sale Type 1 Land Only						%		6.Restriction	
1.Land 4.Mobile 7.			Square Foot	Square Feet				7.Open Space	
2.L & B 5.Other 8.							%	8.View/Environ	
3.Building 6. 9.			16.Regular Lot			%		9.Fract Share	
Financing 1 Conventional			17.Secondary Lot			%		Acres	
1.Convent 4.Seller 7.			18.Excess Land			%		30.Rear (201+)	
2.FHA/VA 5.Private 8.			19.Condominium			%		31.Tillable/Horti	
3.Assumed 6.Cash 9.Unknown			20.Pavement			%		32.Pasture	
Validity 1 Arms Length Sale						%		33.Orchard	
1.Valid 4.Split 7.Renovate			Fract. Acre	Acreege/Sites				34.Frontage	
2.Related 5.Partial 8.Other				21.Homesite (Frac	21	1.91	100 %	0	35.Triangular Lot
3.Distress 6.Exempt 9.			22.Vacant Lot (Fr			%		36.Commercial	
Verified 1 Buyer			23.Non Conforming			%		37.Softwood	
1.Buyer 4.Agent 7.Family			Acres			%		38.Mixed Wood	
2.Seller 5.Pub Rec 8.Other			24.Excess (5-10)			%		39.Hardwood	
3.Lender 6.MLS 9.			25.Excess (10+)			%		40.Wasteland	
			26.Excess			%		41.Gravel Pit (Ac	
			27.Rear (1-100)			%		42.Mobile Home Si	
			28.Rear (101-150)			%		43.Condo Site	
			29.Rear (151-200)			%		44.Utility ROW	
			Total Acreage 1.91					45.Camp Lot	
								46.Site Improve	

Waterboro

Map Lot 008-023-005

Account 4799

Location 54 ROBERTS RIDGE ROAD

Card 1 Of 1 9/23/2024

Building Style	2 Ranch			SF Bsmt Living	0	Layout	1 Typical			
1.Conv	5.Garr/Col	9.Other		Fin Bsmt Grade	0 0	1.Typical	4.	7.		
2.Ranch	6.Split	10.Mohome		OPEN 5 OPTIONAL	0	2.Inadeq	5.	8.		
3.R Ranch	7.Contemp/	11.Condo		Heat Type	100% 1 Hot Water BB	3.Not func	6.	9.		
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			Insulation	1 Full	
2.2	5.1.75	8.		1.Refrig	4.W&C Air	7.		1.Full	4.Minimal	7.
3.3	6.2.50	9.		2.Evapor	5.	8.		2.Heavy	5.Unk	8.
Exterior Walls	8 Aluminum/Vinyl			3.H Pump	6.	9.None		3.Capped	6.	9.None
0.Wood	4.Asb/Asph	8.Alum/Vin		Kitchen Style	2 Typical			Unfinished %	0%	
1.Wood	5.T-111	9.Other		1.Modern	4.Obsolete	7.		Grade & Factor	3 Average 110%	
2.Wd Sh	6.Br/St	11.		2.Typical	5.	8.		1.E Grade	4.B Grade	7.AAA Grad
3.Compos.	7.Nov	12.		3.Old Type	6.	9.None		2.D Grade	5.A Grade	8.
Roof Surface	1 Asphalt Shingles			Bath(s) Style	2 Typical Bath(s)			3.C Grade	6.AA Grade	9.Same
1.Asphalt	4.Composit	7.		1.Modern	4.Obsolete	7.		SQFT (Footprint)	1008	
2.Slate	5.Wood	8.		2.Typical	5.	8.		Condition	7 Very Good	
3.Metal	6.Other	9.		3.Old Type	6.	9.None		1.Poor	4.Avg	7.V G
SF Masonry Trim	0			# Rooms	5			2.Fair	5.Avg+	8.Exc
OPEN-3-	0			# Bedrooms	2			3.Avg-	6.Good	9.Same
OPEN-4-	0			# Full Baths	1			Phys. % Good	0%	
Year Built	2006			# Half Baths	0			Funct. % Good	100%	
Year Remodeled	0			# Addn Fixtures	0			Functional Code	9 None	
Foundation	1 Concrete			# Fireplaces	0			1.Incomp	4.Small	7.Layout
1.Concrete	4.Wood	7.						2.O-Built	5.CDU	8.Other
2.C Block	5.Slab	8.						3.Damage	6.Style	9.None
3.Br/Stone	6.Prs/Post	9.						Econ. % Good	100%	
Basement	4 Full Basement							Economic Code	None	
1.1/4 Bmt	4.Full Bmt	7.						0.None	3.Services	7.
2.1/2 Bmt	5.None	8.						1.Location	4.Traffic	8.
3.3/4 Bmt	6.	9.None						2.Encroach	9.None	9.
Bsmt Gar # Cars	0							Entrance Code	0	
Wet Basement	1 Dry Basement							1.Interior	4.Vacant	7.
1.Dry	4.	7.						2.Refusal	5.Estimate	8.
2.Damp	5.	8.						3.Informed	6.Office	9.RS
3.Wet	6.	9.						Information Code	0	
								1.Owner	4.Agent	7.
								2.Relative	5.Estimate	8.
								3.Tenant	6.Other	9.SNY



Date Inspected

Additions, Outbuildings & Improvements								
Type	Year	Units	Grade	Cond	Phys.	Funct.	Sound Value	
21 Open Frame	0	126	0 0	0	0	0	0	1.One Story Fram
68 Wood Deck	0	168	0 0	0	0	0	0	2.Two Story Fram
23 Frame Garage	0	672	0 0	0	0	0	0	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

