

MELLEN, ROBIN L
 249 ROBERTS RIDGE ROAD
 EAST WATERBORO ME 04030

B13727P107 B15766P56

Previous Owner
 LIMANNI ANTHONY M & DEBRA D
 C/O GEORGE A WHITE
 PO BOX 453
 EAST WATERBORO ME 04030
 Sale Date: 11/23/2009

Previous Owner
 KEARNS GLENDA J
 249 ROBERTS RIDGE ROAD
 EAST WATERBORO ME 04030
 Sale Date: 3/24/2006

Property Data			Assessment Record						
Neighborhood 37 ROBERTS RIDGE RD			Year	Land	Buildings	Exempt	Total		
Tree Growth Year 0			2012	71,200	140,500	0	211,700		
1ST MORTGAGE 0			2013	71,200	140,500	0	211,700		
2ND MORTGAGE 0			2014	71,200	140,500	0	211,700		
Zone/Land Use 31 Agricultural/Residential			2015	71,200	140,500	0	211,700		
Secondary Zone			2016	60,300	132,600	0	192,900		
Topography 3 Above Street			2017	60,300	132,600	0	192,900		
1.Level 4.Below St 7.Steep			2018	60,300	132,600	0	192,900		
2.Rolling 5.Low 8.Wet			2019	60,300	132,600	0	192,900		
3.Above St 6.Swampy 9.Lev/Roll			2020	60,300	134,700	0	195,000		
Utilities 9 No Water/No Sewer			2021	66,300	134,700	0	201,000		
1.Public 4.Improve 7.Improve			2022	72,300	148,200	0	220,500		
2.Water 5.Improve 8.			2023	79,600	164,400	25,000	219,000		
3.Sewer 6.Improve 9.None			2024	89,200	184,600	25,000	248,800		
Street 1 Paved			2025	108,200	236,500	25,000	319,700		
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 11/23/2009			14.Rear Land			%		4.Size/Shape	
Price 220,900			15.Misc			%		5.Access or Rear	
Sale Type 2 Land & Buildings						%		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	2.00	100 %	0	35.Triangular Lot
3.Distress 6.Exempt 9.			22.Vacant Lot (Fr	26	1.00	100 %	0	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		3.00			45.Camp Lot	
								46.Site Improve	

Inspection Witnessed By:

X	Date
No./Date	Description
	Date Insp.

Notes: 19.1016 - removed George White, deceased 01/02/2011 -sb

Waterboro

Map Lot 008-030B-001

Account 912

Location 249 ROBERTS RIDGE ROAD

Card 1

Of 1

9/23/2024

Building Style	4 Cape Cod	SF Bsmt Living	0	Layout	1 Typical
1.Conv	5.Garr/Col	9.Other	Fin Bsmt Grade	0 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
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
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	2 Typical	
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)	
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	0	
OPEN-3-	0		# Bedrooms	3	
OPEN-4-	0		# Full Baths	1	
Year Built	1993		# Half Baths	1	
Year Remodeled	0		# Addn Fixtures	0	
Foundation	1 Concrete		# Fireplaces	0	
1.Concrete	4.Wood	7.			
2.C Block	5.Slab	8.			
3.Br/Stone	6.Prs/Post	9.			
Basement	4 Full Basement				
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	0				
Wet Basement	1 Dry Basement				
1.Dry	4.	7.			
2.Damp	5.	8.			
3.Wet	6.	9.			



Date Inspected

Additions, Outbuildings & Improvements

Type	Year	Units	Grade	Cond	Phys.	Funct.	Sound Value
68 Wood Deck	0	288	0 0	0	0	0 %	0 %
68 Wood Deck	0	360	0 0	0	0	0 %	0 %
1 One Story Frame	0	169	0 0	0	0	0 %	0 %
21 Open Frame	0	30	0 0	0	0	0 %	0 %
23 Frame Garage	0	672	0 0	0	0	0 %	0 %
						0 %	0 %
						0 %	0 %
						0 %	0 %
						0 %	0 %
						0 %	0 %
						0 %	0 %

- 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

