

MCCONIHE SCOTT T
MCCONIHE, CAROLINE
PO BOX 215
EAST WATERBORO ME 04087

B8476P55 B16390P828 B17487P346 B19416P895

Inspection Witnessed By:

No./Date	Description	Date Insp.
X		

Notes:
18.0613 - added 4.50 acres transferred from 008-039 -sb
24.0905 - removed 3.68ac conveyed to Worster B19418/P179;
5ac remaining - vw

Waterboro

Property Data			Assessment Record						
Neighborhood 37 ROBERTS RIDGE RD			Year	Land	Buildings	Exempt	Total		
Tree Growth Year 0			2012	72,900	125,400	10,000	188,300		
1ST MORTGAGE 0			2013	72,900	125,400	10,000	188,300		
2ND MORTGAGE 0			2014	72,900	125,400	10,000	188,300		
Zone/Land Use 31 Agricultural/Residential			2015	72,900	125,400	10,000	188,300		
Secondary Zone			2016	61,500	125,400	15,000	171,900		
Topography 3 Above Street			2017	61,500	125,400	15,000	171,900		
1.Level 4.Below St 7.Steep			2018	61,500	125,400	20,000	166,900		
2.Rolling 5.Low 8.Wet			2019	68,600	125,400	20,000	174,000		
3.Above St 6.Swampy 9.Lev/Roll			2020	68,600	126,100	20,000	174,700		
Utilities 9 No Water/No Sewer			2021	75,400	126,100	24,500	177,000		
1.Public 4.Improve 7.Improve			2022	82,300	138,700	25,000	196,000		
2.Water 5.Improve 8.			2023	90,500	153,800	25,000	219,300		
3.Sewer 6.Improve 9.None			2024	101,500	172,700	25,000	249,200		
Street 1 Paved			2025	123,900	243,900	25,000	342,800		
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 6/06/2017			14.Rear Land			%		4.Size/Shape	
Price			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 9 Unknown			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 2 Related Parties						%		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	24	3.00	100 %	0	36.Commercial	
Verified 5 Public Record			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		5.00			45.Camp Lot	
								46.Site Improve	

Waterboro

Map Lot 008-039-001


Account 842

Location 320 ROBERTS RIDGE RD

Card 1

Of 1

9/23/2024

Building Style	8 Log Home			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		Attic 9 None							
Dwelling Units 1			2.HWCI	6.GravWA	10.		1.1/4 Fin	4.Full Fin	7.1/4 Unfi						
Other Units 0			3.HWRAD	7.Electric	11.		2.1/2 Fin	5.FI/Stair	8.						
Stories 5 One & 3/4 Story			4.Steam	8.FI/WallM	12.		3.3/4 Fin	6.1/2 Unfi	9.None						
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 9 Other			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 100%							
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 3 Metal			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) 720							
2.Slate	5.Wood	8.		2.Typical	5.	8.		Condition 6 Good							
3.Metal	6.Other	9.		3.Old Type	6.	9.None		1.Poor	4.Avg	7.V G					
SF Masonry Trim 0			# Rooms 0						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 1990			# 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							0.None	3.Services	7.			
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							1.Interior	4.Vacant	7.			
Wet Basement 1 Dry Basement			1.Interior				4.Vacant	7.		2.Refusal	5.Estimate	8.			
1.Dry	4.	7.					3.Informed			6.Office	9.RS				
2.Damp	5.	8.		Information Code 0						1.Owner	4.Agent	7.			
3.Wet	6.	9.		2.Relative			5.Estimate	8.		2.Relative	5.Estimate	8.			
Date Inspected			3.Tenant			6.Other	9.SNY								

Date Inspected									
Additions, Outbuildings & Improvements									
Type	Year	Units	Grade	Cond	Phys.	Funct.	Sound Value		
21 Open Frame	0	192	0 0	0	0	% 0	%	1.One Story Fram	
68 Wood Deck	0	162	0 0	0	0	% 0	%	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	

