

WORSTER, CLEVE  
PO BOX 1716  
SACO ME 04072

B17487P346 B19416P895 B19418P179

Previous Owner  
MCCONIHE, SCOTT T  
MCCONIHE, CAROLINE  
PO BOX 215  
EAST WATERBORO ME 04087  
Sale Date: 4/12/2024

Inspection Witnessed By:

X	Date	
No./Date	Description	Date Insp.

Notes:  
 23.0627 - separated from 008-039-001 per owner, two separate deeds -sb  
 23.0725 - should not be separated, combined back with 008-039-001, account deleted -sb  
 24.0905 - undeleted account; 3.68ac split from 008-039-001 -vw

**Waterboro**

Property Data			Assessment Record																																																																																																																																																																																																																										
Neighborhood <b>37 ROBERTS RIDGE RD</b>			Year	Land	Buildings	Exempt	Total																																																																																																																																																																																																																						
Tree Growth Year <b>0</b>			2025	66,300	0	0	66,300																																																																																																																																																																																																																						
1ST MORTGAGE																																																																																																																																																																																																																													
2ND MORTGAGE																																																																																																																																																																																																																													
Zone/Land Use <b>31 Agricultural/Residential</b>																																																																																																																																																																																																																													
Secondary Zone																																																																																																																																																																																																																													
Topography <b>3 Above Street</b>																																																																																																																																																																																																																													
1.Level	4.Below St	7.Steep																																																																																																																																																																																																																											
2.Rolling	5.Low	8.Wet																																																																																																																																																																																																																											
3.Above St	6.Swampy	9.Lev/Roll																																																																																																																																																																																																																											
Utilities																																																																																																																																																																																																																													
1.Public	4.Improve	7.Improve																																																																																																																																																																																																																											
2.Water	5.Improve	8.																																																																																																																																																																																																																											
3.Sewer	6.Improve	9.None																																																																																																																																																																																																																											
Street <b>1 Paved</b>																																																																																																																																																																																																																													
1.Paved	4.Proposed	7.ROW																																																																																																																																																																																																																											
2.Semi Imp	5.Pvt	8.None																																																																																																																																																																																																																											
3.Gravel	6.Aband	9.TG PLAN																																																																																																																																																																																																																											
LAND USE <b>0</b>			<table border="1"> <thead> <tr> <th rowspan="2">Front Foot</th> <th rowspan="2">Type</th> <th colspan="2">Effective</th> <th colspan="2">Influence</th> <th rowspan="2">Influence Codes</th> </tr> <tr> <th>Frontage</th> <th>Depth</th> <th>Factor</th> <th>Code</th> </tr> </thead> <tbody> <tr><td>11.Ossipee WF</td><td></td><td></td><td></td><td>%</td><td></td><td>1.Unimproved</td></tr> <tr><td>12.Arrowhead WF</td><td></td><td></td><td></td><td>%</td><td></td><td>2.Excess Ftg /De</td></tr> <tr><td>13.Waterfront</td><td></td><td></td><td></td><td>%</td><td></td><td>3.Topography</td></tr> <tr><td>14.Rear Land</td><td></td><td></td><td></td><td>%</td><td></td><td>4.Size/Shape</td></tr> <tr><td>15.Misc</td><td></td><td></td><td></td><td>%</td><td></td><td>5.Access or Rear</td></tr> <tr><td></td><td></td><td></td><td></td><td>%</td><td></td><td>6.Restriction</td></tr> <tr><td></td><td></td><td></td><td></td><td>%</td><td></td><td>7.Open Space</td></tr> <tr><td></td><td></td><td></td><td></td><td>%</td><td></td><td>8.View/Environ</td></tr> <tr><td></td><td></td><td></td><td></td><td>%</td><td></td><td>9.Fract Share</td></tr> <tr><td></td><td></td><td></td><td></td><td>%</td><td></td><td><b>Acres</b></td></tr> <tr><td></td><td></td><td></td><td></td><td>%</td><td></td><td>30.Rear (201+)</td></tr> <tr><td></td><td></td><td></td><td></td><td>%</td><td></td><td>31.Tillable/Horti</td></tr> <tr><td></td><td></td><td></td><td></td><td>%</td><td></td><td>32.Pasture</td></tr> <tr><td></td><td></td><td></td><td></td><td>%</td><td></td><td>33.Orchard</td></tr> <tr><td></td><td></td><td></td><td></td><td>%</td><td></td><td>34.Frontage</td></tr> <tr><td></td><td></td><td></td><td></td><td>%</td><td></td><td>35.Triangular Lot</td></tr> <tr><td></td><td></td><td></td><td></td><td>%</td><td></td><td>36.Commercial</td></tr> <tr><td>22</td><td></td><td>2.00</td><td></td><td>100</td><td>%</td><td>0</td></tr> <tr><td>24</td><td></td><td>1.68</td><td></td><td>100</td><td>%</td><td>0</td></tr> <tr><td></td><td></td><td></td><td></td><td>%</td><td></td><td>37.Softwood</td></tr> <tr><td></td><td></td><td></td><td></td><td>%</td><td></td><td>38.Mixed Wood</td></tr> <tr><td></td><td></td><td></td><td></td><td>%</td><td></td><td>39.Hardwood</td></tr> <tr><td></td><td></td><td></td><td></td><td>%</td><td></td><td>40.Wasteland</td></tr> <tr><td></td><td></td><td></td><td></td><td>%</td><td></td><td>41.Gravel Pit (Ac</td></tr> <tr><td></td><td></td><td></td><td></td><td>%</td><td></td><td>42.Mobile Home Si</td></tr> <tr><td></td><td></td><td></td><td></td><td>%</td><td></td><td>43.Condo Site</td></tr> <tr><td></td><td></td><td></td><td></td><td>%</td><td></td><td>44.Utility ROW</td></tr> <tr><td></td><td></td><td></td><td></td><td>%</td><td></td><td>45.Camp Lot</td></tr> <tr><td></td><td></td><td></td><td></td><td>%</td><td></td><td>46.Site Improve</td></tr> </tbody> </table>					Front Foot	Type	Effective		Influence		Influence Codes	Frontage	Depth	Factor	Code	11.Ossipee WF				%		1.Unimproved	12.Arrowhead WF				%		2.Excess Ftg /De	13.Waterfront				%		3.Topography	14.Rear Land				%		4.Size/Shape	15.Misc				%		5.Access or Rear					%		6.Restriction					%		7.Open Space					%		8.View/Environ					%		9.Fract Share					%		<b>Acres</b>					%		30.Rear (201+)					%		31.Tillable/Horti					%		32.Pasture					%		33.Orchard					%		34.Frontage					%		35.Triangular Lot					%		36.Commercial	22		2.00		100	%	0	24		1.68		100	%	0					%		37.Softwood					%		38.Mixed Wood					%		39.Hardwood					%		40.Wasteland					%		41.Gravel Pit (Ac					%		42.Mobile Home Si					%		43.Condo Site					%		44.Utility ROW					%		45.Camp Lot					%		46.Site Improve
Front Foot	Type	Effective								Influence		Influence Codes																																																																																																																																																																																																																	
		Frontage	Depth	Factor	Code																																																																																																																																																																																																																								
11.Ossipee WF				%		1.Unimproved																																																																																																																																																																																																																							
12.Arrowhead WF				%		2.Excess Ftg /De																																																																																																																																																																																																																							
13.Waterfront				%		3.Topography																																																																																																																																																																																																																							
14.Rear Land				%		4.Size/Shape																																																																																																																																																																																																																							
15.Misc				%		5.Access or Rear																																																																																																																																																																																																																							
				%		6.Restriction																																																																																																																																																																																																																							
				%		7.Open Space																																																																																																																																																																																																																							
				%		8.View/Environ																																																																																																																																																																																																																							
				%		9.Fract Share																																																																																																																																																																																																																							
				%		<b>Acres</b>																																																																																																																																																																																																																							
				%		30.Rear (201+)																																																																																																																																																																																																																							
				%		31.Tillable/Horti																																																																																																																																																																																																																							
				%		32.Pasture																																																																																																																																																																																																																							
				%		33.Orchard																																																																																																																																																																																																																							
				%		34.Frontage																																																																																																																																																																																																																							
				%		35.Triangular Lot																																																																																																																																																																																																																							
				%		36.Commercial																																																																																																																																																																																																																							
22		2.00		100	%	0																																																																																																																																																																																																																							
24		1.68		100	%	0																																																																																																																																																																																																																							
				%		37.Softwood																																																																																																																																																																																																																							
				%		38.Mixed Wood																																																																																																																																																																																																																							
				%		39.Hardwood																																																																																																																																																																																																																							
				%		40.Wasteland																																																																																																																																																																																																																							
				%		41.Gravel Pit (Ac																																																																																																																																																																																																																							
				%		42.Mobile Home Si																																																																																																																																																																																																																							
				%		43.Condo Site																																																																																																																																																																																																																							
				%		44.Utility ROW																																																																																																																																																																																																																							
				%		45.Camp Lot																																																																																																																																																																																																																							
				%		46.Site Improve																																																																																																																																																																																																																							
BUILDING USE <b>0</b>			<b>Land Data</b>																																																																																																																																																																																																																										
<b>Sale Data</b>			<b>Front Foot</b>																																																																																																																																																																																																																										
Sale Date <b>4/12/2024</b>			11.Ossipee WF																																																																																																																																																																																																																										
Price <b>130,000</b>			12.Arrowhead WF																																																																																																																																																																																																																										
Sale Type <b>1 Land Only</b>			13.Waterfront																																																																																																																																																																																																																										
1.Land	4.Mobile	7.	14.Rear Land																																																																																																																																																																																																																										
2.L & B	5.Other	8.	15.Misc																																																																																																																																																																																																																										
3.Building	6.	9.	<b>Square Foot</b>																																																																																																																																																																																																																										
Financing <b>9 Unknown</b>			16.Regular Lot																																																																																																																																																																																																																										
1.Convent	4.Seller	7.	17.Secondary Lot																																																																																																																																																																																																																										
2.FHA/VA	5.Private	8.	18.Excess Land																																																																																																																																																																																																																										
3.Assumed	6.Cash	9.Unknown	19.Condominium																																																																																																																																																																																																																										
Validity <b>1 Arms Length Sale</b>			20.Pavement																																																																																																																																																																																																																										
1.Valid	4.Split	7.Renovate	<b>Fract. Acre</b>																																																																																																																																																																																																																										
2.Related	5.Partial	8.Other	<b>Acres</b>																																																																																																																																																																																																																										
3.Distress	6.Exempt	9.	24.Excess ( 5-10)																																																																																																																																																																																																																										
Verified <b>5 Public Record</b>			25.Excess (10+)																																																																																																																																																																																																																										
1.Buyer	4.Agent	7.Family	26.Excess																																																																																																																																																																																																																										
2.Seller	5.Pub Rec	8.Other	27.Rear (1-100)																																																																																																																																																																																																																										
3.Lender	6.MLS	9.	28.Rear (101-150)																																																																																																																																																																																																																										
			29.Rear (151-200)																																																																																																																																																																																																																										
			<b>Total Acreage 3.68</b>																																																																																																																																																																																																																										

**Waterboro**

Map Lot 008-039-002


Account 5393

Location ROBERTS RIDGE ROAD

Card 1

Of 1

9/23/2024

Building Style	SF Bsmt Living			Layout						
1.Conv	5.Garr/Col	9.Other	Fin Bsmt Grade			1.Typical 4. 7.				
2.Ranch	6.Split	10.Mohome	OPEN 5 OPTIONAL			2.Inadeq 5. 8.				
3.R Ranch	7.Contemp/	11.Condo	Heat Type			3.Not func 6. 9.				
4.Cape	8.Log	12.	1.HWBB	5.FWA	9.No Heat	Attic				
Dwelling Units	2.HWCI			6.GravWA	10.	1.1/4 Fin 4.Full Fin 7.1/4 Unfi				
Other Units	3.HWRAD			7.Electric	11.	2.1/2 Fin 5.F/Stair 8.				
Stories	4.Steam			8.F/WallM	12.	3.3/4 Fin 6.1/2 Unfi 9.None				
1.1	4.1.50	7.1.25	Cool Type			Insulation				
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	3.H Pump			6.	9.None	3.Capped 6. 9.None				
0.Wood	4.Asb/Asph	8.Alum/Vin	Kitchen Style			Unfinished %				
1.Wood	5.T-111	9.Other	1.Modern	4.Obsolete	7.	Grade & Factor				
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	Bath(s) Style			3.C Grade 6.AA Grade 9.Same						
1.Asphalt	4.Composit	7.	1.Modern	4.Obsolete	7.	SQFT (Footprint)				
2.Slate	5.Wood	8.	2.Typical	5.	8.	Condition				
3.Metal	6.Other	9.	3.Old Type	6.	9.None	1.Poor 4.Avg 7.V G				
SF Masonry Trim	# Rooms			2.Fair 5.Avg+ 8.Exc						
OPEN-3-	# Bedrooms			3.Avg- 6.Good 9.Same						
OPEN-4-	# Full Baths			Phys. % Good						
Year Built	# Half Baths			Funct. % Good						
Year Remodeled	# Addn Fixtures			Functional Code						
Foundation	# Fireplaces			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			
Basement	Economic Code						0.None 3.Services 7.			
1.1/4 Bmt	4.Full Bmt	7.					1.Location 4.Traffic 8.			
2.1/2 Bmt	5.None	8.					2.Encroach 9.None 9.			
3.3/4 Bmt	6.	9.None					Entrance Code 0			
Bsmt Gar # Cars	1.Interior 4.Vacant 7.						2.Refusal 5.Estimate 8.			
Wet Basement	3.Informed 6.Office 9.RS						Information Code 0			
1.Dry	4.	7.					1.Owner 4.Agent 7.			
2.Damp	5.	8.	2.Relative 5.Estimate 8.							
3.Wet	6.	9.	3.Tenant 6.Other 9.SNY							

Date Inspected

**Additions, Outbuildings & Improvements**

Type	Year	Units	Grade	Cond	Phys.	Funct.	Sound Value
					%	%	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