

YOUNG, PHILIP F
404 ROBERTS RIDGE ROAD
EAST WATERBORO ME 04030

B6534P48 B18329P102 B18331P249 B18529P202

Previous Owner
LAMB, JASON
5 KEYSTONE DRIVE

WINDHAM ME 04062
Sale Date: 1/15/2021

Previous Owner
SOLDIER BEAR LLC
52 WHITES BRIDGE ROAD

STANDISH ME 04084
Sale Date: 8/05/2020

Previous Owner
ABBOTT GEORGE C JR
C/O SOLDIER BEAR LLC
52 WHITES BRIDGE RD
STANDISH ME 04084
Sale Date: 8/04/2020

Inspection Witnessed By:

X	Date
No./Date	Description
	Date Insp.

Notes:

Waterboro

Property Data			Assessment Record						
Neighborhood 37 ROBERTS RIDGE RD			Year	Land	Buildings	Exempt	Total		
Tree Growth Year 0			2012	66,500	102,700	10,000	159,200		
1ST MORTGAGE 0			2013	66,500	102,700	10,000	159,200		
2ND MORTGAGE 0			2014	66,500	102,700	10,000	159,200		
Zone/Land Use 21 Village			2015	66,500	102,700	10,000	159,200		
Secondary Zone			2016	56,300	95,700	15,000	137,000		
Topography 4 Below Street			2017	56,300	95,700	15,000	137,000		
1.Level 4.Below St 7.Steep			2018	56,300	95,700	20,000	132,000		
2.Rolling 5.Low 8.Wet			2019	56,300	95,700	20,000	132,000		
3.Above St 6.Swampy 9.Lev/Roll			2020	56,300	95,700	20,000	132,000		
Utilities 9 No Water/No Sewer			2021	61,900	95,700	24,500	133,100		
1.Public 4.Improve 7.Improve			2022	67,600	105,300	0	172,900		
2.Water 5.Improve 8.			2023	74,300	116,800	0	191,100		
3.Sewer 6.Improve 9.None			2024	83,300	131,200	0	214,500		
Street 1 Paved			2025	101,000	177,400	0	278,400		
1.Paved 4.Proposed 7.ROW			Land Data						
2.Semi Imp 5.Pvt 8.None									
3.Gravel 6.Aband 9.TG PLAN			Front Foot	Type	Effective		Influence		Influence Codes
LAND USE 0			11.Ossipee WF		Frontage	Depth	Factor	Code	
BUILDING USE 0			12.Arrowhead WF				%		1.Unimproved
Sale Data			13.Waterfront				%		2.Excess Ftg /De
Sale Date 1/15/2021			14.Rear Land				%		3.Topography
Price 297,000			15.Misc				%		4.Size/Shape
Sale Type 2 Land & Buildings							%		5.Access or Rear
1.Land 4.Mobile 7.			Square Foot		Square Feet				6.Restriction
2.L & B 5.Other 8.			16.Regular Lot				%		7.Open Space
3.Building 6. 9.			17.Secondary Lot				%		8.View/Environ
Financing 9 Unknown			18.Excess Land				%		9.Fract Share
1.Convent 4.Seller 7.			19.Condominium				%		Acres
2.FHA/VA 5.Private 8.			20.Pavement				%		30.Rear (201+)
3.Assumed 6.Cash 9.Unknown							%		31.Tillable/Horti
Validity 1 Arms Length Sale			Fract. Acre		Acreege/Sites				32.Pasture
1.Valid 4.Split 7.Renovate			21.Homesite (Frac	21	1.00	100	%	0	33.Orchard
2.Related 5.Partial 8.Other			22.Vacant Lot (Fr	26	1.00	100	%	0	34.Frontage
3.Distress 6.Exempt 9.			23.Non Conforming				%		35.Triangular Lot
Verified 5 Public Record			Acres				%		36.Commercial
1.Buyer 4.Agent 7.Family			24.Excess (5-10)				%		37.Softwood
2.Seller 5.Pub Rec 8.Other			25.Excess (10+)				%		38.Mixed Wood
3.Lender 6.MLS 9.			26.Excess				%		39.Hardwood
			27.Rear (1-100)				%		40.Wasteland
			28.Rear (101-150)				%		41.Gravel Pit (Ac
			29.Rear (151-200)				%		42.Mobile Home Si
			Total Acreage		2.00				43.Condo Site
									44.Utility ROW
									45.Camp Lot
									46.Site Improve

Waterboro

Map Lot 008-042

Account 845

Location 404 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	Fin Bsmt Grade	0 0	1.Typical	4. 7.
2.Ranch	6.Split	OPEN 5 OPTIONAL 0		2.Inadeq	5. 8.
3.R Ranch	7.Contemp/	Heat Type	100% 1 Hot Water BB	3.Not func	6. 9.
4.Cape	8.Log	1.HWBB	5.FWA	Attic 9 None	
Dwelling Units 1		2.HWCI	6.GravWA	1.1/4 Fin	4.Full Fin
Other Units 0		3.HWRAD	7.Electric	2.1/2 Fin	5.FI/Stair
Stories	4 One & 1/2 Story	4.Steam	8.FI/WallM	3.3/4 Fin	6.1/2 Unfi
1.1	4.1.50	Cool Type	0% 9 None	Insulation 1 Full	
2.2	5.1.75	1.Refrig	4.W&C Air	1.Full	4.Minimal
3.3	6.2.50	2.Evapor	5. 8.	2.Heavy	5.Unk
Exterior Walls 2 Wood Shingle		3.H Pump	6. 9.None	3.Capped	6. 9.None
0.Wood	4.Asb/Asph	Kitchen Style 2 Typical		Unfinished % 0%	
1.Wood	5.T-111	1.Modern	4.Obsolete	Grade & Factor 3 Average 100%	
2.Wd Sh	6.Br/St	2.Typical	5. 8.	1.E Grade	4.B Grade
3.Compos.	7.Nov	3.Old Type	6. 9.None	2.D Grade	5.A Grade
Roof Surface 1 Asphalt Shingles		Bath(s) Style 2 Typical Bath(s)		3.C Grade	6.AA Grade
1.Asphalt	4.Composit	1.Modern	4.Obsolete	SQFT (Footprint) 768	
2.Slate	5.Wood	2.Typical	5. 8.	Condition 4 Average	
3.Metal	6.Other	3.Old Type	6. 9.None	1.Poor	4.Avg
SF Masonry Trim 0		# Rooms 0		2.Fair	5.Avg+
OPEN-3- 0		# Bedrooms 3		3.Avg-	6.Good
OPEN-4- 0		# Full Baths 1		Phys. % Good 0%	
Year Built 1968		# 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
1.Concrete	4.Wood	7.Layout			
2.C Block	5.Slab	8.Other			
3.Br/Stone	6.Prs/Post	9.None			
Basement 4 Full Basement		Econ. % Good 100%			
1.1/4 Bmt	4.Full Bmt	Economic Code None			
2.1/2 Bmt	5.None	0.None			
3.3/4 Bmt	6. 9.None	3.Services			
Bsmt Gar # Cars 0		1.Location			
Wet Basement 1 Dry Basement		2.Encroach			
1.Dry	4. 7.	9.None			
2.Damp	5. 8.	Entrance Code 0			
3.Wet	6. 9.	1.Interior			
		4.Vacant			
		2.Refusal			
		5.Estimate			
		3.Informed			
		6.Office			
		9.RS			
		Information Code 0			
		1.Owner			
		4.Agent			
		2.Relative			
		5.Estimate			
		6.Other			
		9.SNY			



Date Inspected

Additions, Outbuildings & Improvements

Type	Year	Units	Grade	Cond	Phys.	Funct.	Sound Value	
22 Encl Frame Porch	0	84	0 0	0	0	0	%	1.One Story Fram
23 Frame Garage	0	700	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

