

JOHNSON JANIS A
JOHNSON, ROBERT H
PO BOX 284
E WATERBORO ME 04030

B9161P202 B9729P67 B17600P299 B17453P200

Inspection Witnessed By:

No./Date	Description	Date Insp.
X		

Notes:
 triangle is .5 acres detached from main lot
 16.1114 - did deed research, map had lot 69C, which is actually part of this lot. deed 97929-67 contains 2 parcels; parcel 2 is a square previously marked on map as 68C, overlaps diagonally in half with parcel 1, used half its acreage. adjusted acreages for this and neighbors. -AK
 16.1206 - owners conveyed discontinuous .25 acre triangle at road intersection (north of powerlines) to town. -AK
 17.0906 - added 24x36 garage sb
 Waterboro 2.13 acres purchased from Janice Deering

Property Data			Assessment Record						
Neighborhood 34 DEERING RIDGE RD			Year	Land	Buildings	Exempt	Total		
Tree Growth Year 0			2012	86,200	234,900	10,000	311,100		
1ST MORTGAGE 0			2013	86,200	234,900	10,000	311,100		
2ND MORTGAGE 0			2014	86,200	234,900	10,000	311,100		
Zone/Land Use 31 Agricultural/Residential			2015	86,200	234,900	10,000	311,100		
Secondary Zone			2016	70,800	218,500	15,000	274,300		
Topography 3 Above Street			2017	70,800	218,500	15,000	274,300		
1.Level 4.Below St 7.Steep			2018	80,000	241,100	20,000	301,100		
2.Rolling 5.Low 8.Wet			2019	80,600	241,100	20,000	301,700		
3.Above St 6.Swampy 9.Lev/Roll			2020	80,600	241,100	20,000	301,700		
Utilities 9 No Water/No Sewer			2021	88,700	241,100	24,500	305,300		
1.Public 4.Improve 7.Improve			2022	96,800	265,200	25,000	337,000		
2.Water 5.Improve 8.			2023	106,400	294,200	25,000	375,600		
3.Sewer 6.Improve 9.None			2024	119,300	332,900	25,000	427,200		
Street 1 Paved			2025	127,600	459,500	25,000	562,100		
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					Frontage	Depth	Factor	Code	
BUILDING USE 0			11.Ossipee WF			%		1.Unimproved	
Sale Data			12.Arrowhead WF			%		2.Excess Ftg /De	
Sale Date			13.Waterfront			%		3.Topography	
Price			14.Rear Land			%		4.Size/Shape	
Sale Type			15.Misc			%		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			18.Excess Land			%		9.Fract Share	
1.Convent 4.Seller 7.			19.Condominium			%		30.Rear (201+)	
2.FHA/VA 5.Private 8.			20.Pavement			%		31.Tillable/Horti	
3.Assumed 6.Cash 9.Unknown			Fract. Acre		Acreage/Sites			32.Pasture	
Validity			21.Homesite (Frac	21	2.00	100 %	0	33.Orchard	
1.Valid 4.Split 7.Renovate			22.Vacant Lot (Fr	26	20.39	100 %	0	34.Frontage	
2.Related 5.Partial 8.Other			23.Non Conforming			%		35.Triangular Lot	
3.Distress 6.Exempt 9.			Acres			%		36.Commercial	
Verified			24.Excess (5-10)			%		37.Softwood	
1.Buyer 4.Agent 7.Family			25.Excess (10+)			%		38.Mixed Wood	
2.Seller 5.Pub Rec 8.Other			26.Excess			%		39.Hardwood	
3.Lender 6.MLS 9.			27.Rear (1-100)			%		40.Wasteland	
			28.Rear (101-150)			%		41.Gravel Pit (Ac	
			29.Rear (151-200)			%		42.Mobile Home Si	
			Total Acreage		22.39			43.Condo Site	
								44.Utility ROW	
								45.Camp Lot	
								46.Site Improve	

Waterboro

Map Lot 008-069B

Account 933

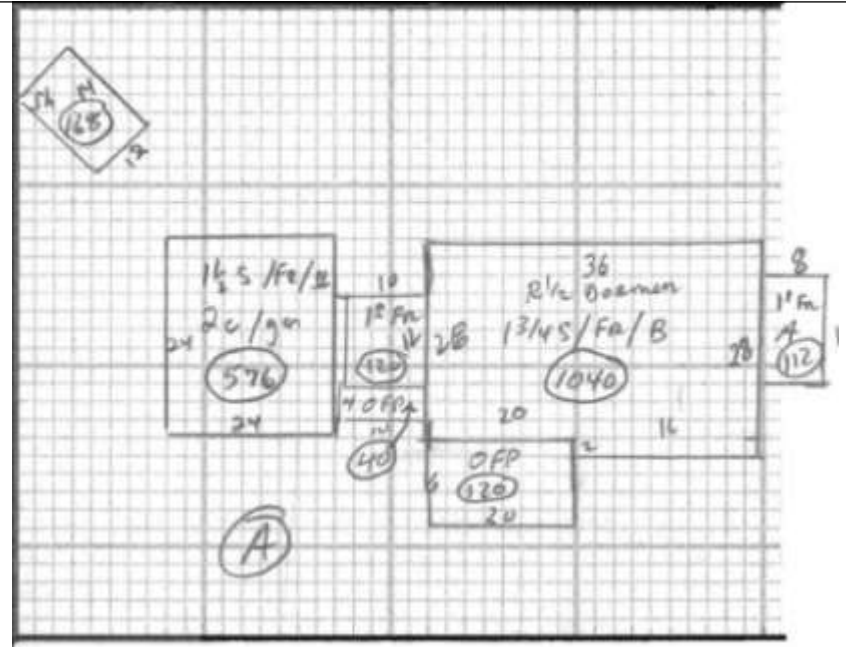
Location 258 DEERING RIDGE ROAD

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	5 One & 3/4 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	2	
OPEN-4-	0		# Full Baths	2	
Year Built	2000		# Half Baths	0	
Year Remodeled	0		# Addn Fixtures	0	
Foundation	1 Concrete		# Fireplaces	1	
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	
24 Frame Shed	0	168	0 0	0	0	0 %	0 %	1.One Story Fram
23 Frame Garage	0	576	0 0	0	0	0 %	0 %	2.Two Story Fram
1 One Story Frame	0	120	0 0	0	0	0 %	0 %	3.Three Story Fr
21 Open Frame	0	40	0 0	0	0	0 %	0 %	4.1 & 1/2 Story
21 Open Frame	0	120	0 0	0	0	0 %	0 %	5.1 & 3/4 Story
21 Open Frame	0	112	0 0	0	0	0 %	0 %	6.2 & 1/2 Story
24 Frame Shed	0	168	0 0	0	0	0 %	0 %	21.Open Frame Por
23 Frame Garage	2016	864	3 115	7	0	0 %	100 %	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