

TURGEON, RICHARD A
705 DEERING RIDGE ROAD
EAST WATERBORO ME 04030

B3055P149 B17989P134

Previous Owner
TURGEON RICHARD A
BOHANON, KELLEY M
705 DEERING RIDGE ROAD
EAST WATERBORO ME 04030
Sale Date: 5/21/2019

Previous Owner
TURGEON RICHARD A
705 DEERING RIDGE ROAD

E WATERBORO ME 04030
Sale Date: 6/16/2004

Inspection Witnessed By:

X	Date	Date Insp.
No./Date	Description	Date Insp.

Notes:

Waterboro

Property Data			Assessment Record						
Neighborhood 34 DEERING RIDGE RD			Year	Land	Buildings	Exempt	Total		
Tree Growth Year 0			2012	74,200	73,900	10,000	138,100		
1ST MORTGAGE 0			2013	74,200	73,900	10,000	138,100		
2ND MORTGAGE 0			2014	74,200	73,900	10,000	138,100		
Zone/Land Use 31 Agricultural/Residential			2015	74,200	73,900	10,000	138,100		
Secondary Zone			2016	62,400	70,400	15,000	117,800		
Topography 4 Below Street			2017	62,400	70,400	15,000	117,800		
1.Level 4.Below St 7.Steep			2018	62,400	70,400	20,000	112,800		
2.Rolling 5.Low 8.Wet			2019	62,400	70,400	20,000	112,800		
3.Above St 6.Swampy 9.Lev/Roll			2020	62,400	70,700	20,000	113,100		
Utilities 9 No Water/No Sewer			2021	68,600	70,700	24,500	114,800		
1.Public 4.Improve 7.Improve			2022	74,800	77,800	25,000	127,600		
2.Water 5.Improve 8.			2023	82,300	86,200	25,000	143,500		
3.Sewer 6.Improve 9.None			2024	92,300	96,800	25,000	164,100		
Street 1 Paved			2025	110,200	127,400	25,000	212,600		
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 5/21/2019			14.Rear Land				%		3.Topography
Price			15.Misc				%		4.Size/Shape
Sale Type 2 Land & Buildings							%		5.Access or Rear
1.Land 4.Mobile 7.							%		6.Restriction
2.L & B 5.Other 8.			Square Foot	Square Feet					7.Open Space
3.Building 6. 9.			16.Regular Lot				%		8.View/Environ
Financing 9 Unknown			17.Secondary Lot				%		9.Fract Share
1.Convent 4.Seller 7.			18.Excess Land				%		Acres
2.FHA/VA 5.Private 8.			19.Condominium				%		30.Rear (201+)
3.Assumed 6.Cash 9.Unknown			20.Pavement				%		31.Tillable/Horti
Validity 1 Arms Length Sale							%		32.Pasture
1.Valid 4.Split 7.Renovate			Fract. Acre	Acreege/Sites					33.Orchard
2.Related 5.Partial 8.Other			21.Homesite (Frac	21	2.00	100	%	0	34.Frontage
3.Distress 6.Exempt 9.			22.Vacant Lot (Fr	26	3.00	100	%	0	35.Triangular Lot
Verified 5 Public Record			23.Non Conforming				%		36.Commercial
1.Buyer 4.Agent 7.Family			Acres				%		37.Softwood
2.Seller 5.Pub Rec 8.Other			24.Excess (5-10)				%		38.Mixed Wood
3.Lender 6.MLS 9.			25.Excess (10+)				%		39.Hardwood
			26.Excess				%		40.Wasteland
			27.Rear (1-100)				%		41.Gravel Pit (Ac
			28.Rear (101-150)				%		42.Mobile Home Si
			29.Rear (151-200)				%		43.Condo Site
			Total Acreage		5.00				44.Utility ROW
									45.Camp Lot
									46.Site Improve

Waterboro

Map Lot 011-032A


Account 1332

Location 705 DEERING RIDGE ROAD

Card 1

Of 1

9/23/2024

Building Style	3 Raised Ranch	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	1 One 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	5 T-111	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	1 Asphalt Shingles	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)	784				
2.Slate	5.Wood 8.	2.Typical	5. 8.	Condition	4 Average				
3.Metal	6.Other 9.	3.Old Type	6. 9.None	1.Poor	4.Avg 7.V G				
SF Masonry Trim	0	# Rooms	5	2.Fair	5.Avg+ 8.Exc				
OPEN-3-	0	# Bedrooms	3	3.Avg-	6.Good 9.Same				
OPEN-4-	0	# Full Baths	1	Phys. % Good	0%				
Year Built	1984	# 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.C Block	5.Slab 8.					1.Incomp	4.Small	7.Layout	
3.Br/Stone	6.Prs/Post 9.					2.O-Built	5.CDU	8.Other	
Basement	4 Full Basement					3.Damage	6.Style	9.None	
1.1/4 Bmt	4.Full Bmt 7.					Econ. % Good	100%	Economic Code	None
2.1/2 Bmt	5.None 8.					0.None	3.Services	7.	
3.3/4 Bmt	6. 9.None					1.Location	4.Traffic	8.	
Bsmt Gar # Cars	2					2.Encroach	9.None	9.	
Wet Basement	1 Dry Basement					Entrance Code	0	1.Interior	4.Vacant 7.
1.Dry	4. 7.					2.Refusal	5.Estimate	8.	
2.Damp	5. 8.	3.Informed	6.Office	9.RS					
3.Wet	6. 9.	Information Code	0	1.Owner	4.Agent 7.				
		2.Relative	5.Estimate	8.					
		3.Tenant	6.Other	9.SNY					

Date Inspected

Additions, Outbuildings & Improvements

Type	Year	Units	Grade	Cond	Phys.	Funct.	Sound Value	
68 Wood Deck	0	96	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

