

BEADNELL, JAMIE M
 BEADNELL, JENNIFER L
 662 DEERING RIDGE ROAD
 EAST WATERBORO ME 04030

B6652P76 B15626P694 B15919P559 B18000P452

Previous Owner
 FAITH LISA B
 FAITH, FRANK M JR
 662 DEERING RIDGE ROAD
 EAST WATERBORO ME 04030
 Sale Date: 7/01/2019

Inspection Witnessed By:

No./Date	Description	Date Insp.
X		

Notes:

Waterboro

Property Data			Assessment Record						
Neighborhood 34 DEERING RIDGE RD			Year	Land	Buildings	Exempt	Total		
Tree Growth Year 0			2012	74,200	244,900	10,000	309,100		
1ST MORTGAGE 0			2013	74,200	244,900	10,000	309,100		
2ND MORTGAGE 0			2014	74,200	244,900	10,000	309,100		
Zone/Land Use 31 Agricultural/Residential			2015	74,200	244,900	10,000	309,100		
Secondary Zone			2016	62,400	242,700	15,000	290,100		
Topography 1 Level			2017	62,400	242,700	15,000	290,100		
1.Level 4.Below St 7.Steep			2018	62,400	242,700	20,000	285,100		
2.Rolling 5.Low 8.Wet			2019	62,400	242,700	20,000	285,100		
3.Above St 6.Swampy 9.Lev/Roll			2020	62,400	242,700	20,000	285,100		
Utilities 9 No Water/No Sewer			2021	68,700	242,700	0	311,400		
1.Public 4.Improve 7.Improve			2022	74,900	266,900	0	341,800		
2.Water 5.Improve 8.			2023	82,400	296,100	0	378,500		
3.Sewer 6.Improve 9.None			2024	92,400	336,100	0	428,500		
Street 1 Paved			2025	110,200	452,300	0	562,500		
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 7/01/2019			14.Rear Land				%		3.Topography
Price 397,000			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				%		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 1 Arms Length Sale							%		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	26	3.05	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		5.05				45.Camp Lot
									46.Site Improve

Waterboro

Map Lot 011-041


Account 1227

Location 662 DEERING RIDGE ROAD

Card 1

Of 1

9/23/2024

Building Style	1 Conventional	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.HWB	5.FWA 9.No Heat	Attic 5 Floor & Stairs	
Dwelling Units 1		2.HWCI	6.GravWA 10.	1.1/4 Fin	4.Full Fin 7.1/4 Unfi
Other Units 2		3.HWRAD	7.Electric 11.	2.1/2 Fin	5.FI/Stair 8.
Stories 2 Two 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 6 Brick/Stone		3.H Pump	6. 9.None	3.Capped	6. 9.None
0.Wood	4.Asb/Asph 8.Alum/Vin	Kitchen Style 1 Modern		Unfinished % 0%	
1.Wood	5.T-111 9.Other	1.Modern	4.Obsolete 7.	Grade & Factor 3 Average 110%	
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) 958	
2.Slate	5.Wood 8.	2.Typical	5. 8.	Condition 5 Above Average	
3.Metal	6.Other 9.	3.Old Type	6. 9.None	1.Poor	4.Avg 7.V G
SF Masonry Trim 0		# Rooms	8	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 1820		# Half Baths	1	Funct. % Good 100%	
Year Remodeled 2004		# Addn Fixtures	0	Functional Code 9 None	
Foundation 3 Brick &/or Stone		# Fireplaces	5	1.Incomp	4.Small 7.Layout
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		1.Owner 4.Agent 7. 2.Relative 5.Estimate 8. 3.Tenant 6.Other 9.SNY			

Additions, Outbuildings & Improvements

Type	Year	Units	Grade	Cond	Phys.	Funct.	Sound Value	
1 One Story Frame	2004	476	3 110	6	90 %	100 %		1.One Story Fram
60 1.25 ST Gar	2004	632	0 0	6	95 %	100 %		2.Two Story Fram
22 Encl Frame Porch	0	168	0 0	0	0 %	0 %		3.Three Story Fr
24 Frame Shed	0	64	0 0	0	0 %	0 %		4.1 & 1/2 Story
24 Frame Shed	0	480	0 0	0	0 %	0 %		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

