

JIPSON TROY A
JIPSON, JENNIFER J
13 RIVER RIDGE ROAD
NORTH WATERBORO ME 04061

B14431P434

Previous Owner
JIPSON TROY A & RAYMOND JENNIFER J
13 BEAVER RIDGE ROAD

NORTH WATERBORO ME 04061
Sale Date: 4/15/2005

Inspection Witnessed By:

X	Date	Description	Date Insp.

Notes:

Waterboro

Property Data			Assessment Record						
Neighborhood 16 BEAVER RIDGE RD			Year	Land	Buildings	Exempt	Total		
Tree Growth Year 0			2012	62,000	147,900	10,000	199,900		
1ST MORTGAGE 0			2013	62,000	147,900	10,000	199,900		
2ND MORTGAGE 0			2014	62,000	147,900	10,000	199,900		
Zone/Land Use 33 Forest/Agricultural..			2015	62,000	147,900	10,000	199,900		
Secondary Zone			2016	52,700	147,900	15,000	185,600		
Topography 1 Level 2 Rolling			2017	52,700	147,900	15,000	185,600		
1.Level 4.Below St 7.Steep			2018	52,700	147,900	20,000	180,600		
2.Rolling 5.Low 8.Wet			2019	52,700	147,900	20,000	180,600		
3.Above St 6.Swampy 9.Lev/Roll			2020	52,700	147,900	20,000	180,600		
Utilities 9 No Water/No Sewer			2021	58,000	147,900	24,500	181,400		
1.Public 4.Improve 7.Improve			2022	63,200	162,700	25,000	200,900		
2.Water 5.Improve 8.			2023	69,600	180,500	25,000	225,100		
3.Sewer 6.Improve 9.None			2024	78,000	203,400	25,000	256,400		
Street 3 Gravel			2025	97,900	276,600	25,000	349,500		
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			14.Rear Land				%		3.Topography
Price			15.Misc				%		4.Size/Shape
Sale Type							%		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				%		Acres
2.FHA/VA 5.Private 8.			20.Pavement				%		30.Rear (201+)
3.Assumed 6.Cash 9.Unknown							%		31.Tillable/Horti
Validity			Fract. Acre	Acreege/Sites			%		32.Pasture
1.Valid 4.Split 7.Renovate			21.Homesite (Frac	21	1.40	100	%	0	33.Orchard
2.Related 5.Partial 8.Other			22.Vacant Lot (Fr				%		34.Frontage
3.Distress 6.Exempt 9.			23.Non Conforming				%		35.Triangular Lot
Verified			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		1.40				43.Condo Site
									44.Utility ROW
									45.Camp Lot
									46.Site Improve

Waterboro

Map Lot 017-009C


Account 1673

Location 13 RIVER 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	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	0		
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	4 One & 1/2 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	0		
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	8 Alumunum/Vinyl	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 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)	864		
2.Slate	5.Wood 8.	2.Typical	5. 8.	Condition	7 Very Good		
3.Metal	6.Other 9.	3.Old Type	6. 9.None	1.Poor	4.Avg 7.V G		
SF Masonry Trim	0	# Rooms	6	2.Fair	5.Avg+ 8.Exc		
OPEN-3-	0	# Bedrooms	3	3.Avg-	6.Good 9.Same		
OPEN-4-	0	# Full Baths	2	Phys. % Good	0%		
Year Built	2003	# 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.					2.O-Built	5.CDU 8.Other
3.Br/Stone	6.Prs/Post 9.					3.Damage	6.Style 9.None
Basement	4 Full Basement					Econ. % Good	100%
1.1/4 Bmt	4.Full Bmt 7.					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	0					2.Encroach	9.None 9.
Wet Basement	1 Dry Basement					Entrance Code	0
1.Dry	4. 7.					1.Interior	4.Vacant 7.
2.Damp	5. 8.	2.Refusal	5.Estimate 8.				
3.Wet	6. 9.	3.Informed	6.Office 9.RS				
Date Inspected		Information Code	0				
		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	
24 Frame Shed	0	100	0 0	0	0	0	%	1.One Story Fram
111 CONC. SLAB	2005	728	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

