

LABBE KENNETH G  
22 RIVER RIDGE ROAD  
NORTH WATERBORO ME 04061

B14070P386

Previous Owner  
PAWLING SHIRLEY HARMON &  
(LABBE KEN S WATERBORO RD LYMAN (04002)  
22275 MELODY LANE  
BROOKSVILLE FL 34601  
Sale Date: 5/04/2004

Inspection Witnessed By:

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

Notes:

Waterboro

Property Data			Assessment Record						
Neighborhood <b>16 BEAVER RIDGE RD</b>			Year	Land	Buildings	Exempt	Total		
Tree Growth Year <b>0</b>			2012	61,400	242,900	10,000	294,300		
1ST MORTGAGE <b>0</b>			2013	61,400	242,900	10,000	294,300		
2ND MORTGAGE <b>0</b>			2014	61,400	242,900	10,000	294,300		
Zone/Land Use <b>33 Forest/Agricultural..</b>			2015	61,400	242,900	10,000	294,300		
Secondary Zone			2016	52,200	242,900	15,000	280,100		
Topography <b>1 Level</b>			2017	52,200	242,900	15,000	280,100		
1.Level 4.Below St 7.Steep			2018	52,200	242,900	20,000	275,100		
2.Rolling 5.Low 8.Wet			2019	52,200	242,900	20,000	275,100		
3.Above St 6.Swampy 9.Lev/Roll			2020	52,200	244,700	20,000	276,900		
Utilities <b>9 No Water/No Sewer</b>			2021	57,400	244,700	24,500	277,600		
1.Public 4.Improve 7.Improve			2022	62,700	269,100	25,000	306,800		
2.Water 5.Improve 8.			2023	68,900	298,500	25,000	342,400		
3.Sewer 6.Improve 9.None			2024	77,300	335,200	25,000	387,500		
Street <b>3 Gravel</b>			2025	97,000	446,300	25,000	518,300		
1.Paved 4.Proposed 7.ROW			<b>Land Data</b>						
2.Semi Imp 5.Pvt 8.None									
3.Gravel 6.Aband 9.TG PLAN			<b>Front Foot</b>	<b>Type</b>	<b>Effective</b>		<b>Influence</b>		<b>Influence Codes</b>
LAND USE <b>0</b>			11.Ossipee WF		<b>Frontage</b>	<b>Depth</b>	<b>Factor</b>	<b>Code</b>	
BUILDING USE <b>0</b>			12.Arrowhead WF				%		1.Unimproved
<b>Sale Data</b>			13.Waterfront				%		2.Excess Ftg /De
Sale Date <b>5/04/2004</b>			14.Rear Land				%		3.Topography
Price <b>24,000</b>			15.Misc				%		4.Size/Shape
Sale Type <b>1 Land Only</b>							%		5.Access or Rear
1.Land 4.Mobile 7.			<b>Square Foot</b>	<b>Square Feet</b>					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 <b>1 Conventional</b>			18.Excess Land				%		9.Fract Share
1.Convent 4.Seller 7.			19.Condominium				%		<b>Acres</b>
2.FHA/VA 5.Private 8.			20.Pavement				%		30.Rear (201+)
3.Assumed 6.Cash 9.Unknown							%		31.Tillable/Horti
Validity <b>1 Arms Length Sale</b>			<b>Fract. Acre</b>	<b>Acreege/Sites</b>					32.Pasture
1.Valid 4.Split 7.Renovate			21.Homesite (Frac	21	1.35	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 <b>1 Buyer</b>			<b>Acres</b>				%		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
			<b>Total Acreage</b>		<b>1.35</b>				43.Condo Site
									44.Utility ROW
									45.Camp Lot
									46.Site Improve

# Waterboro

Map Lot 017-009H

Account 1678

Location 22 RIVER RIDGE ROAD

Card 1

Of 1

9/23/2024

Building Style	<b>1 Conventional</b>			SF Bsmt Living	<b>0</b>			Layout	<b>1 Typical</b>		
1.Conv	5.Garr/Col	9.Other		Fin Bsmt Grade	<b>0 0</b>			1.Typical	4.	7.	
2.Ranch	6.Split	10.Mohome		OPEN 5 OPTIONAL <b>0</b>			2.Inadeq	5.	8.		
3.R Ranch	7.Contemp/	11.Condo		Heat Type	<b>100% 1 Hot Water BB</b>			3.Not func	6.	9.	
4.Cape	8.Log	12.		1.HWBB	5.FWA	9.No Heat	Attic	<b>9 None</b>			
Dwelling Units <b>1</b>				2.HWCI	6.GravWA	10.	1.1/4 Fin	4.Full Fin	7.1/4 Unfi		
Other Units <b>0</b>				3.HWRAD	7.Electric	11.	2.1/2 Fin	5.FI/Stair	8.		
Stories <b>6 Two &amp; 1/2 Story</b>				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	<b>0% 9 None</b>			Insulation	<b>1 Full</b>		
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 <b>8 Aluminum/Vinyl</b>				3.H Pump	6.	9.None	3.Capped	6.	9.None		
0.Wood	4.Asb/Asph	8.Alum/Vin		Kitchen Style	<b>2 Typical</b>			Unfinished %	<b>0%</b>		
1.Wood	5.T-111	9.Other		1.Modern	4.Obsolete	7.	Grade & Factor	<b>3 Average 120%</b>			
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 <b>1 Asphalt Shingles</b>				Bath(s) Style	<b>2 Typical Bath(s)</b>			3.C Grade	6.AA Grade	9.Same	
1.Asphalt	4.Composit	7.		1.Modern	4.Obsolete	7.	SQFT (Footprint) <b>990</b>				
2.Slate	5.Wood	8.		2.Typical	5.	8.	Condition <b>8 Excellent</b>				
3.Metal	6.Other	9.		3.Old Type	6.	9.None	1.Poor	4.Avg	7.V G		
SF Masonry Trim <b>0</b>				# Rooms	<b>8</b>			2.Fair	5.Avg+	8.Exc	
OPEN-3- <b>0</b>				# Bedrooms	<b>4</b>			3.Avg-	6.Good	9.Same	
OPEN-4- <b>0</b>				# Full Baths	<b>2</b>			Phys. % Good	<b>0%</b>		
Year Built <b>2006</b>				# Half Baths	<b>1</b>			Funct. % Good	<b>100%</b>		
Year Remodeled <b>0</b>				# Addn Fixtures	<b>0</b>			Functional Code	<b>9 None</b>		
Foundation <b>1 Concrete</b>				# Fireplaces	<b>1</b>			1.Incomp	4.Small	7.Layout	
1.Concrete	4.Wood	7.		<div style="display: flex; align-items: center; justify-content: center;"> <div style="background-color: #00728f; color: white; padding: 10px; font-size: 2em; margin-right: 10px;">T</div> <div style="font-size: 2em; font-weight: bold;">TRIO</div> </div>							
2.C Block	5.Slab	8.									
3.Br/Stone	6.Prs/Post	9.									
Basement <b>4 Full Basement</b>											
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 <b>0</b>											
Wet Basement <b>1 Dry Basement</b>											
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
77 1.50 ST GARAGE	0	875	0 0	0	0	50 %	
68 Wood Deck	0	384	0 0	0	0	0 %	
26 1SFr Overhang	0	72	0 0	0	0	0 %	
						%	
						%	
						%	
						%	
						%	
						%	
						%	
						%	

