

ROCRA Y, BRIAN RALPH JR  
 744 OSS IPEE HILL ROAD  
 WATERBORO ME 04087

B2082P10 B17903P702 B18739P679 B18925P820

Previous Owner  
 CONTINENTAL INVESTMENTS LLC  
 17 PUTNAM RIDGE ROAD

LIMINGTON ME 04049  
 Sale Date: 1/12/2022

Previous Owner  
 JAAK BUILDERS LLC  
 17 PUTNAM RIDGE RD

LIMINGTON ME 04049  
 Sale Date: 7/19/2021

Previous Owner  
 LAKE ARROWHEAD COMMUNITY INC  
 206 OLD PORTLAND RD

N WATERBORO ME 04061  
 Sale Date: 2/28/2019

Inspection Witnessed By:

X	Date
No./Date	Description
	Date Insp.

No./Date	Description	Date Insp.

Notes:

06132019 - added e911 address - tb  
 20.0715 - added 28x40 house, 20% incomplete, check 2021 - sb  
 21.0707 - added .5 site improvements for septic system -sb  
 22.0802 - removed incomplete -sb

Waterboro

Property Data			Assessment Record																																																																																																																																																																																		
Neighborhood <b>2 LAC EAST</b>			Year	Land	Buildings	Exempt	Total																																																																																																																																																																														
Tree Growth Year <b>0</b>			2012	15,000	0	0	15,000																																																																																																																																																																														
1ST MORTGAGE <b>0</b>			2013	15,000	0	0	15,000																																																																																																																																																																														
2ND MORTGAGE <b>0</b>			2014	15,000	0	0	15,000																																																																																																																																																																														
Zone/Land Use <b>47 Lake Arrowhead</b>			2015	15,000	0	0	15,000																																																																																																																																																																														
Secondary Zone			2016	7,500	0	0	7,500																																																																																																																																																																														
Topography <b>2 Rolling</b>			2017	7,500	0	0	7,500																																																																																																																																																																														
1.Level 4.Below St 7.Steep			2018	7,500	0	0	7,500																																																																																																																																																																														
2.Rolling 5.Low 8.Wet			2019	7,500	0	0	7,500																																																																																																																																																																														
3.Above St 6.Swampy 9.Lev/Roll			2020	7,500	0	0	7,500																																																																																																																																																																														
Utilities <b>9 No Water/No Sewer</b>			2021	16,500	108,700	0	125,200																																																																																																																																																																														
1.Public 4.Improve 7.Improve			2022	27,000	119,600	0	146,600																																																																																																																																																																														
2.Water 5.Improve 8.			2023	29,700	169,600	0	199,300																																																																																																																																																																														
3.Sewer 6.Improve 9.None			2024	33,300	190,400	0	223,700																																																																																																																																																																														
Street <b>3 Gravel</b>			2025	37,500	258,700	0	296,200																																																																																																																																																																														
1.Paved 4.Proposed 7.ROW			<table border="1"> <thead> <tr> <th colspan="2">Front Foot</th> <th colspan="2">Effective</th> <th colspan="2">Influence</th> <th rowspan="2">Influence Codes</th> </tr> <tr> <th>Type</th> <th>Frontage</th> <th>Depth</th> <th>Factor</th> <th>Code</th> </tr> </thead> <tbody> <tr> <td>11.Ossipee WF</td> <td></td> <td></td> <td>%</td> <td></td> <td>1.Unimproved</td> </tr> <tr> <td>12.Arrowhead WF</td> <td></td> <td></td> <td>%</td> <td></td> <td>2.Excess Ftg /De</td> </tr> <tr> <td>13.Waterfront</td> <td></td> <td></td> <td>%</td> <td></td> <td>3.Topography</td> </tr> <tr> <td>14.Rear Land</td> <td></td> <td></td> <td>%</td> <td></td> <td>4.Size/Shape</td> </tr> <tr> <td>15.Misc</td> <td></td> <td></td> <td>%</td> <td></td> <td>5.Access or Rear</td> </tr> <tr> <td></td> <td></td> <td></td> <td>%</td> <td></td> <td>6.Restriction</td> </tr> <tr> <td></td> <td></td> <td></td> <td>%</td> <td></td> <td>7.Open Space</td> </tr> <tr> <td></td> <td></td> <td></td> <td>%</td> <td></td> <td>8.View/Environ</td> </tr> <tr> <td></td> <td></td> <td></td> <td>%</td> <td></td> <td>9.Fract Share</td> </tr> <tr> <td></td> <td></td> <td></td> <td>%</td> <td></td> <td><b>Acres</b></td> </tr> <tr> <td></td> <td></td> <td></td> <td>%</td> <td></td> <td>30.Rear (201+)</td> </tr> <tr> <td></td> <td></td> <td></td> <td>%</td> <td></td> <td>31.Tillable/Horti</td> </tr> <tr> <td></td> <td></td> <td></td> <td>%</td> <td></td> <td>32.Pasture</td> </tr> <tr> <td></td> <td></td> <td></td> <td>%</td> <td></td> <td>33.Orchard</td> </tr> <tr> <td></td> <td></td> <td></td> <td>%</td> <td></td> <td>34.Frontage</td> </tr> <tr> <td></td> <td></td> <td></td> <td>%</td> <td></td> <td>35.Triangular Lot</td> </tr> <tr> <td></td> <td></td> <td></td> <td>%</td> <td></td> <td>36.Commercial</td> </tr> <tr> <td></td> <td></td> <td></td> <td>%</td> <td></td> <td>37.Softwood</td> </tr> <tr> <td></td> <td></td> <td></td> <td>%</td> <td></td> <td>38.Mixed Wood</td> </tr> <tr> <td></td> <td></td> <td></td> <td>%</td> <td></td> <td>39.Hardwood</td> </tr> <tr> <td></td> <td></td> <td></td> <td>%</td> <td></td> <td>40.Wasteland</td> </tr> <tr> <td></td> <td></td> <td></td> <td>%</td> <td></td> <td>41.Gravel Pit (Ac</td> </tr> <tr> <td></td> <td></td> <td></td> <td>%</td> <td></td> <td>42.Mobile Home Si</td> </tr> <tr> <td></td> <td></td> <td></td> <td>%</td> <td></td> <td>43.Condo Site</td> </tr> <tr> <td></td> <td></td> <td></td> <td>%</td> <td></td> <td>44.Utility ROW</td> </tr> <tr> <td></td> <td></td> <td></td> <td>%</td> <td></td> <td>45.Camp Lot</td> </tr> <tr> <td></td> <td></td> <td></td> <td>%</td> <td></td> <td>46.Site Improve</td> </tr> </tbody> </table>					Front Foot		Effective		Influence		Influence Codes	Type	Frontage	Depth	Factor	Code	11.Ossipee WF			%		1.Unimproved	12.Arrowhead WF			%		2.Excess Ftg /De	13.Waterfront			%		3.Topography	14.Rear Land			%		4.Size/Shape	15.Misc			%		5.Access or Rear				%		6.Restriction				%		7.Open Space				%		8.View/Environ				%		9.Fract Share				%		<b>Acres</b>				%		30.Rear (201+)				%		31.Tillable/Horti				%		32.Pasture				%		33.Orchard				%		34.Frontage				%		35.Triangular Lot				%		36.Commercial				%		37.Softwood				%		38.Mixed Wood				%		39.Hardwood				%		40.Wasteland				%		41.Gravel Pit (Ac				%		42.Mobile Home Si				%		43.Condo Site				%		44.Utility ROW				%		45.Camp Lot				%		46.Site Improve
Front Foot		Effective						Influence		Influence Codes																																																																																																																																																																											
Type	Frontage	Depth	Factor	Code																																																																																																																																																																																	
11.Ossipee WF			%		1.Unimproved																																																																																																																																																																																
12.Arrowhead WF			%		2.Excess Ftg /De																																																																																																																																																																																
13.Waterfront			%		3.Topography																																																																																																																																																																																
14.Rear Land			%		4.Size/Shape																																																																																																																																																																																
15.Misc			%		5.Access or Rear																																																																																																																																																																																
			%		6.Restriction																																																																																																																																																																																
			%		7.Open Space																																																																																																																																																																																
			%		8.View/Environ																																																																																																																																																																																
			%		9.Fract Share																																																																																																																																																																																
			%		<b>Acres</b>																																																																																																																																																																																
			%		30.Rear (201+)																																																																																																																																																																																
			%		31.Tillable/Horti																																																																																																																																																																																
			%		32.Pasture																																																																																																																																																																																
			%		33.Orchard																																																																																																																																																																																
			%		34.Frontage																																																																																																																																																																																
			%		35.Triangular Lot																																																																																																																																																																																
			%		36.Commercial																																																																																																																																																																																
			%		37.Softwood																																																																																																																																																																																
			%		38.Mixed Wood																																																																																																																																																																																
			%		39.Hardwood																																																																																																																																																																																
			%		40.Wasteland																																																																																																																																																																																
			%		41.Gravel Pit (Ac																																																																																																																																																																																
			%		42.Mobile Home Si																																																																																																																																																																																
			%		43.Condo Site																																																																																																																																																																																
			%		44.Utility ROW																																																																																																																																																																																
			%		45.Camp Lot																																																																																																																																																																																
			%		46.Site Improve																																																																																																																																																																																
LAND USE <b>0</b>			<b>Land Data</b>																																																																																																																																																																																		
BUILDING USE <b>0</b>			<table border="1"> <thead> <tr> <th colspan="2">Square Foot</th> <th colspan="2">Square Feet</th> <th colspan="2">Total Acreeage</th> </tr> <tr> <th>16</th> <th>1</th> <th>100</th> <th>%</th> <th>0</th> </tr> </thead> <tbody> <tr> <td>16.Regular Lot</td> <td></td> <td></td> <td>%</td> <td></td> </tr> <tr> <td>17.Secondary Lot</td> <td></td> <td></td> <td>%</td> <td></td> </tr> <tr> <td>18.Excess Land</td> <td></td> <td></td> <td>%</td> <td></td> </tr> <tr> <td>19.Condominium</td> <td></td> <td></td> <td>%</td> <td></td> </tr> <tr> <td>20.Pavement</td> <td></td> <td></td> <td>%</td> <td></td> </tr> <tr> <td colspan="2"><b>Fract. Acre</b></td> <td colspan="4"><b>Acreeage/Sites</b></td> </tr> <tr> <td>21.Homesite (Frac</td> <td>46</td> <td>0.50</td> <td>100</td> <td>%</td> <td>0</td> </tr> <tr> <td>22.Vacant Lot (Fr</td> <td></td> <td></td> <td>%</td> <td></td> <td></td> </tr> <tr> <td>23.Non Conforming</td> <td></td> <td></td> <td>%</td> <td></td> <td></td> </tr> <tr> <td colspan="2"><b>Acres</b></td> <td colspan="4"></td> </tr> <tr> <td>24.Excess ( 5-10)</td> <td></td> <td></td> <td>%</td> <td></td> <td></td> </tr> <tr> <td>25.Excess (10+)</td> <td></td> <td></td> <td>%</td> <td></td> <td></td> </tr> <tr> <td>26.Excess</td> <td></td> <td></td> <td>%</td> <td></td> <td></td> </tr> <tr> <td>27.Rear (1-100)</td> <td></td> <td></td> <td>%</td> <td></td> <td></td> </tr> <tr> <td>28.Rear (101-150)</td> <td></td> <td></td> <td>%</td> <td></td> <td></td> </tr> <tr> <td>29.Rear (151-200)</td> <td></td> <td></td> <td>%</td> <td></td> <td></td> </tr> </tbody> </table>					Square Foot		Square Feet		Total Acreeage		16	1	100	%	0	16.Regular Lot			%		17.Secondary Lot			%		18.Excess Land			%		19.Condominium			%		20.Pavement			%		<b>Fract. Acre</b>		<b>Acreeage/Sites</b>				21.Homesite (Frac	46	0.50	100	%	0	22.Vacant Lot (Fr			%			23.Non Conforming			%			<b>Acres</b>						24.Excess ( 5-10)			%			25.Excess (10+)			%			26.Excess			%			27.Rear (1-100)			%			28.Rear (101-150)			%			29.Rear (151-200)			%																																																																										
Square Foot		Square Feet		Total Acreeage																																																																																																																																																																																	
16	1	100	%	0																																																																																																																																																																																	
16.Regular Lot			%																																																																																																																																																																																		
17.Secondary Lot			%																																																																																																																																																																																		
18.Excess Land			%																																																																																																																																																																																		
19.Condominium			%																																																																																																																																																																																		
20.Pavement			%																																																																																																																																																																																		
<b>Fract. Acre</b>		<b>Acreeage/Sites</b>																																																																																																																																																																																			
21.Homesite (Frac	46	0.50	100	%	0																																																																																																																																																																																
22.Vacant Lot (Fr			%																																																																																																																																																																																		
23.Non Conforming			%																																																																																																																																																																																		
<b>Acres</b>																																																																																																																																																																																					
24.Excess ( 5-10)			%																																																																																																																																																																																		
25.Excess (10+)			%																																																																																																																																																																																		
26.Excess			%																																																																																																																																																																																		
27.Rear (1-100)			%																																																																																																																																																																																		
28.Rear (101-150)			%																																																																																																																																																																																		
29.Rear (151-200)			%																																																																																																																																																																																		
Sale Date <b>1/12/2022</b>			<b>Total Acreeage 0.00</b>																																																																																																																																																																																		
Price <b>315,000</b>																																																																																																																																																																																					
Sale Type <b>2 Land &amp; Buildings</b>																																																																																																																																																																																					
1.Land 4.Mobile 7.																																																																																																																																																																																					
2.L & B 5.Other 8.																																																																																																																																																																																					
3.Building 6. 9.																																																																																																																																																																																					
Financing <b>9 Unknown</b>																																																																																																																																																																																					
1.Convent 4.Seller 7.																																																																																																																																																																																					
2.FHA/VA 5.Private 8.																																																																																																																																																																																					
3.Assumed 6.Cash 9.Unknown																																																																																																																																																																																					
Validity <b>1 Arms Length Sale</b>																																																																																																																																																																																					
1.Valid 4.Split 7.Renovate																																																																																																																																																																																					
2.Related 5.Partial 8.Other																																																																																																																																																																																					
3.Distress 6.Exempt 9.																																																																																																																																																																																					
Verified <b>5 Public Record</b>																																																																																																																																																																																					
1.Buyer 4.Agent 7.Family																																																																																																																																																																																					
2.Seller 5.Pub Rec 8.Other																																																																																																																																																																																					
3.Lender 6.MLS 9.																																																																																																																																																																																					

## Waterboro

Map Lot 042-00A-190

Account 2577

Location 23 DEERFIELD DRIVE

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>1 One 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 Alumunum/Vinyl</b>				3.H Pump	6.	9.None	3.Capped	6.	9.None																																																																																																	
0.Wood	4.Asb/Asph	8.Alum/Vin		Kitchen Style	<b>1 Modern</b>			Unfinished %	<b>0%</b>																																																																																																	
1.Wood	5.T-111	9.Other		1.Modern	4.Obsolete	7.	Grade & Factor	<b>4 Good 100%</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>1 Modern Bath(s)</b>			3.C Grade	6.AA Grade	9.Same																																																																																																
1.Asphalt	4.Composit	7.		1.Modern	4.Obsolete	7.	SQFT (Footprint) <b>1120</b>																																																																																																			
2.Slate	5.Wood	8.		2.Typical	5.	8.	Condition	<b>6 Good</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>5</b>			2.Fair	5.Avg+	8.Exc																																																																																																
OPEN-3- <b>0</b>				# Bedrooms	<b>3</b>			3.Avg-	6.Good	9.Same																																																																																																
OPEN-4- <b>0</b>				# Full Baths	<b>1</b>			Phys. % Good	<b>0%</b>																																																																																																	
Year Built <b>2020</b>				# Half Baths	<b>0</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>0</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: #2e7d32; color: white; padding: 10px 20px; font-size: 2em; font-weight: bold; margin-right: 10px;">T</div> <div style="font-size: 2em; font-weight: bold; margin-right: 10px;">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				<table border="1" style="width: 100%; border-collapse: collapse;"> <tr> <th colspan="8">Additions, Outbuildings &amp; Improvements</th> </tr> <tr> <th>Type</th> <th>Year</th> <th>Units</th> <th>Grade</th> <th>Cond</th> <th>Phys.</th> <th>Funct.</th> <th>Sound Value</th> </tr> <tr> <td></td> <td></td> <td></td> <td></td> <td></td> <td style="text-align: center;">%</td> <td style="text-align: center;">%</td> <td></td> </tr> <tr> <td></td> <td></td> <td></td> <td></td> <td></td> <td style="text-align: center;">%</td> <td style="text-align: center;">%</td> <td></td> </tr> <tr> <td></td> <td></td> <td></td> <td></td> <td></td> <td style="text-align: center;">%</td> <td style="text-align: center;">%</td> <td></td> </tr> <tr> <td></td> <td></td> <td></td> <td></td> <td></td> <td style="text-align: center;">%</td> <td style="text-align: center;">%</td> <td></td> </tr> <tr> <td></td> <td></td> <td></td> <td></td> <td></td> <td style="text-align: center;">%</td> <td style="text-align: center;">%</td> <td></td> </tr> <tr> <td></td> <td></td> <td></td> <td></td> <td></td> <td style="text-align: center;">%</td> <td style="text-align: center;">%</td> <td></td> </tr> <tr> <td></td> <td></td> <td></td> <td></td> <td></td> <td style="text-align: center;">%</td> <td style="text-align: center;">%</td> <td></td> </tr> <tr> <td></td> <td></td> <td></td> <td></td> <td></td> <td style="text-align: center;">%</td> <td style="text-align: center;">%</td> <td></td> </tr> <tr> <td></td> <td></td> <td></td> <td></td> <td></td> <td style="text-align: center;">%</td> <td style="text-align: center;">%</td> <td></td> </tr> <tr> <td></td> <td></td> <td></td> <td></td> <td></td> <td style="text-align: center;">%</td> <td style="text-align: center;">%</td> <td></td> </tr> </table>							Additions, Outbuildings & Improvements								Type	Year	Units	Grade	Cond	Phys.	Funct.	Sound Value						%	%							%	%							%	%							%	%							%	%							%	%							%	%							%	%							%	%							%	%	
Additions, Outbuildings & Improvements																																																																																																										
Type	Year	Units	Grade	Cond	Phys.	Funct.	Sound Value																																																																																																			
					%	%																																																																																																				
					%	%																																																																																																				
					%	%																																																																																																				
					%	%																																																																																																				
					%	%																																																																																																				
					%	%																																																																																																				
					%	%																																																																																																				
					%	%																																																																																																				
					%	%																																																																																																				
					%	%																																																																																																				



<p>1.One Story Fram</p> <p>2.Two Story Fram</p> <p>3.Three Story Fr</p> <p>4.1 &amp; 1/2 Story</p> <p>5.1 &amp; 3/4 Story</p> <p>6.2 &amp; 1/2 Story</p> <p>21.Open Frame Por</p> <p>22.Encl Frame Por</p> <p>23.Frame Garage</p> <p>24.Frame Shed</p> <p>25.Frame Bay Wind</p> <p>26.1SFr Overhang</p> <p>27.Unfin Basement</p> <p>28.Unfinished Att</p> <p>29.Finished Attic</p>							
--	--	--	--	--	--	--	--