

NEWSOME, GINA M  
88 RIDGEWAY CIRCLE  
NORTH WATERBORO ME 04061

B14835P740 B15123P62 B16742P348 B16807P668 B17962P7

Previous Owner  
FIN LLC  
320 OSSIPEE TRAIL W

STANDISH ME 04084  
Sale Date: 12/27/2019

Previous Owner  
LINK DYLAN M & CLOUTIER ASHLEIGH D (JT)  
ATTN: J P MORGAN CHASE BANK N A  
444 BIG HILL AVE  
RICHMOND KY 40475 2566  
Sale Date: 5/31/2019

Previous Owner  
SBM CORPORATION  
C/O DYLAN M LINK & ASHLEIGH CLOUTIER  
88 RIDGEWAY CIRCLE  
N WATERBORO ME 04061  
Sale Date: 4/23/2014

Inspection Witnessed By:

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

Notes:  
20.0707 - added 10x12 and 6x22 decks -sb

Waterboro

Property Data			Assessment Record							
Neighborhood <b>1 LAC WEST</b>			Year	Land	Buildings	Exempt	Total			
Tree Growth Year <b>0</b>			2012	39,800	74,900	0	114,700			
1ST MORTGAGE <b>0</b>			2013	39,800	74,900	0	114,700			
2ND MORTGAGE <b>0</b>			2014	39,800	74,900	0	114,700			
Zone/Land Use <b>47 Lake Arrowhead</b>			2015	39,800	74,900	0	114,700			
Secondary Zone			2016	19,900	71,500	0	91,400			
Topography <b>2 Rolling</b>			2017	19,900	71,500	0	91,400			
1.Level 4.Below St 7.Steep			2018	19,900	71,500	0	91,400			
2.Rolling 5.Low 8.Wet			2019	19,900	71,500	0	91,400			
3.Above St 6.Swampy 9.Lev/Roll			2020	19,900	71,500	0	91,400			
Utilities <b>9 No Water/No Sewer</b>			2021	21,900	74,100	0	96,000			
1.Public 4.Improve 7.Improve			2022	23,900	81,600	0	105,500			
2.Water 5.Improve 8.			2023	26,200	90,400	0	116,600			
3.Sewer 6.Improve 9.None			2024	29,400	101,600	0	131,000			
Street <b>3 Gravel</b>			2025	43,000	133,500	0	176,500			
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		Frontage	Depth	Factor	Code		
BUILDING USE <b>0</b>			12.Arrowhead WF				%		1.Unimproved	
<b>Sale Data</b>			13.Waterfront				%		2.Excess Ftg /De	
Sale Date <b>12/27/2019</b>			14.Rear Land				%		3.Topography	
Price <b>200,000</b>			15.Misc				%		4.Size/Shape	
Sale Type <b>2 Land &amp; Buildings</b>							%		5.Access or Rear	
1.Land 4.Mobile 7.							%		6.Restriction	
2.L & B 5.Other 8.			<b>Square Foot</b>				%		7.Open Space	
3.Building 6. 9.			16.Regular Lot	16		1	100	%	0	8.View/Environ
Financing <b>9 Unknown</b>			17.Secondary Lot	17		1	65	%	3	9.Fract Share
1.Convent 4.Seller 7.			18.Excess Land				%			<b>Acres</b>
2.FHA/VA 5.Private 8.			19.Condominium				%			30.Rear (201+)
3.Assumed 6.Cash 9.Unknown			20.Pavement				%			31.Tillable/Horti
Validity <b>1 Arms Length Sale</b>							%			32.Pasture
1.Valid 4.Split 7.Renovate			<b>Fract. Acre</b>				%			33.Orchard
2.Related 5.Partial 8.Other			21.Homesite (Frac				%			34.Frontage
3.Distress 6.Exempt 9.			22.Vacant Lot (Fr				%			35.Triangular Lot
Verified <b>5 Public Record</b>			23.Non Conforming				%			36.Commercial
1.Buyer 4.Agent 7.Family			<b>Acres</b>				%			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
			<b>Total Acreage</b>		0.00					44.Utility ROW
										45.Camp Lot
										46.Site Improve

## Waterboro

Map Lot 043-837

Account 2852

Location 88 RIDGEWAY CIRCLE

Card 1 Of 1 9/23/2024

Building Style	<b>2 Ranch</b>			SF Bsmt Living	<b>300</b>			Layout	<b>1 Typical</b>		
1.Conv	5.Garr/Col	9.Other		Fin Bsmt Grade	<b>3 100</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>2 Typical</b>			Unfinished %	<b>0%</b>		
1.Wood	5.T-111	9.Other		1.Modern	4.Obsolete	7.		Grade & Factor	<b>3 Average 105%</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>672</b>		
2.Slate	5.Wood	8.		2.Typical	5.	8.		Condition	<b>4 Average</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>2</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>1991</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.						2.O-Built	5.CDU	8.Other	
2.C Block	5.Slab	8.						3.Damage	6.Style	9.None	
3.Br/Stone	6.Prs/Post	9.						Econ. % Good	<b>100%</b>		
Basement	<b>4 Full Basement</b>							Economic Code	<b>None</b>		
1.1/4 Bmt	4.Full Bmt	7.						0.None	3.Services	7.	
2.1/2 Bmt	5.None	8.						1.Location	4.Traffic	8.	
3.3/4 Bmt	6.	9.None						2.Encroach	9.None	9.	
Bsmt Gar # Cars	<b>0</b>							Entrance Code	<b>5 Estimated</b>		
Wet Basement	<b>1 Dry Basement</b>							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	<b>5 Estimate</b>		
								1.Owner	4.Agent	7.	
								2.Relative	5.Estimate	8.	
								3.Tenant	6.Other	9.SNY	



Date Inspected 6/21/2005

### Additions, Outbuildings & Improvements

Type	Year	Units	Grade	Cond	Phys.	Funct.	Sound Value	
68 Wood Deck	2019	120	0 0	0	0	0 %	%	1.One Story Fram
68 Wood Deck	2019	132	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

