

KEEGAN, JOSEPH P JR
78 RIDGEWAY CIRCLE
NORTH WATERBORO ME 04061

B9688P301 B18237P136 B19123P855

Previous Owner
ROY DANIEL R
ROY, MELISSA L
78 RIDGEWAY CIR
N WATERBORO ME 04061
Sale Date: 9/29/2022

Previous Owner
STEVE MORSE CARPENTRY
C/O DANIEL ROY
PO BOX 11305
PORTLAND ME 04104
Sale Date: 4/13/2007

Previous Owner
NOLAN ERIC
16 MURRAY STREET

AUGUSTA ME 04330
Sale Date: 12/27/2004

Inspection Witnessed By:

X	Date
No./Date	Description
	Date Insp.

Notes:

Waterboro

Property Data			Assessment Record							
Neighborhood 1 LAC WEST			Year	Land	Buildings	Exempt	Total			
Tree Growth Year 0			2012	30,000	161,400	0	191,400			
1ST MORTGAGE 0			2013	30,000	161,400	0	191,400			
2ND MORTGAGE 0			2014	30,000	161,400	0	191,400			
Zone/Land Use 47 Lake Arrowhead			2015	30,000	161,400	0	191,400			
Secondary Zone			2016	15,000	161,400	0	176,400			
Topography 1 Level			2017	15,000	161,400	0	176,400			
1.Level 4.Below St 7.Steep			2018	15,000	161,400	0	176,400			
2.Rolling 5.Low 8.Wet			2019	15,000	161,400	0	176,400			
3.Above St 6.Swampy 9.Lev/Roll			2020	15,000	161,400	0	176,400			
Utilities 9 No Water/No Sewer			2021	16,500	161,400	24,500	153,400			
1.Public 4.Improve 7.Improve			2022	18,000	177,500	25,000	170,500			
2.Water 5.Improve 8.			2023	19,800	196,900	25,000	191,700			
3.Sewer 6.Improve 9.None			2024	22,200	221,100	0	243,300			
Street 3 Gravel			2025	30,000	291,700	0	321,700			
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 9/29/2022			14.Rear Land				%		3.Topography	
Price 380,000			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	16	1	100	%	0	8.View/Environ	
Financing 9 Unknown			17.Secondary Lot				%		9.Fract Share	
1.Convent 4.Seller 7.			18.Excess Land				%		Acres	
2.FHA/VA 5.Private 8.			19.Condominium				%		30.Rear (201+)	
3.Assumed 6.Cash 9.Unknown			20.Pavement				%		31.Tillable/Horti	
Validity 1 Arms Length Sale							%		32.Pasture	
1.Valid 4.Split 7.Renovate			Fract. Acre	Acreege/Sites					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 5 Public Record			23.Non Conforming				%		36.Commercial	
1.Buyer 4.Agent 7.Family			Acres				%		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	
			Total Acreage 0.00							44.Utility ROW
										45.Camp Lot
										46.Site Improve

Waterboro

Map Lot 043-840

Account 2854

Location 78 RIDGEWAY CIRCLE

Card 1

Of 1

9/23/2024

Building Style	2 Ranch			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.HWBB	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	1 One 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	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 105%		
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)	1716		
2.Slate	5.Wood	8.		2.Typical	5. 8.			Condition	8 Excellent		
3.Metal	6.Other	9.		3.Old Type	6. 9.None			1.Poor	4.Avg	7.V G	
SF Masonry Trim	0			# Rooms	5			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	2006			# Half Baths	1			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.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	100%		
Basement	4 Full Basement							Economic Code	None		
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	2							Entrance Code	0		
Wet Basement	1 Dry Basement							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	0		
								1.Owner	4.Agent 7.		
								2.Relative	5.Estimate 8.		
								3.Tenant	6.Other 9.SNY		



Date Inspected

Additions, Outbuildings & Improvements

Type	Year	Units	Grade	Cond	Phys.	Funct.	Sound Value
					%	%	1.One Story Fram
					%	%	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

