

BRYANT THOMAS  
56 RIDGEWAY CIR  
N WATERBORO ME 04061

B7039P130 B15166P84 B15661P582

Previous Owner  
ABN AMRO MORTGAGE GROUP INC  
C/O THOMAS R BRYANT  
423 RIVER RD  
BUXTON ME 04093  
Sale Date: 6/23/2009

Previous Owner  
WILLIS RICHARD  
2132-A CENTRAL AVENUE SE  
#181  
ALBUQUERQUE NM 87106  
Sale Date: 5/25/2007

Inspection Witnessed By:

X	Date
No./Date	Description
	Date Insp.

Notes:  
6/28/17 - removed 42 sq ft upper deck, added homestead exemption SB

Waterboro

Property Data			Assessment Record						
Neighborhood <b>1 LAC WEST</b>			Year	Land	Buildings	Exempt	Total		
Tree Growth Year <b>0</b>			2012	30,000	81,500	0	111,500		
1ST MORTGAGE <b>0</b>			2013	30,000	81,500	0	111,500		
2ND MORTGAGE <b>0</b>			2014	30,000	81,500	0	111,500		
Zone/Land Use <b>47 Lake Arrowhead</b>			2015	30,000	81,500	0	111,500		
Secondary Zone			2016	15,000	79,600	0	94,600		
Topography <b>2 Rolling</b>			2017	15,000	79,600	0	94,600		
1.Level 4.Below St 7.Steep			2018	15,000	79,300	20,000	74,300		
2.Rolling 5.Low 8.Wet			2019	15,000	79,300	20,000	74,300		
3.Above St 6.Swampy 9.Lev/Roll			2020	15,000	79,700	20,000	74,700		
Utilities <b>9 No Water/No Sewer</b>			2021	16,500	79,700	24,500	71,700		
1.Public 4.Improve 7.Improve			2022	18,000	87,700	25,000	80,700		
2.Water 5.Improve 8.			2023	19,800	97,200	25,000	92,000		
3.Sewer 6.Improve 9.None			2024	22,200	109,200	25,000	106,400		
Street <b>3 Gravel</b>			2025	30,000	148,100	25,000	153,100		
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>6/23/2009</b>			14.Rear Land				%		3.Topography
Price <b>69,900</b>			15.Misc				%		4.Size/Shape
Sale Type <b>2 Land &amp; Buildings</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	16	1	100	%	0	7.Open Space
3.Building 6. 9.			17.Secondary Lot				%		8.View/Environ
Financing <b>9 Unknown</b>			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 <b>3 Distressed Sale</b>			<b>Fract. Acre</b>	<b>Acres/Sites</b>			%		32.Pasture
1.Valid 4.Split 7.Renovate			21.Homesite (Frac				%		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>5 Public Record</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>		0.00				43.Condo Site
									44.Utility ROW
									45.Camp Lot
									46.Site Improve

## Waterboro

Map Lot 043-848


Account 2861

Location 56 RIDGEWAY CIRCLE

Card 1

Of 1

9/23/2024

Building Style	<b>4 Cape Cod</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>4 One &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>1 Wood Siding</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 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>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>560</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>1989</b>		# Half Baths	<b>0</b>	Funct. % Good <b>100%</b>	
Year Remodeled <b>0</b>		# Addn Fixtures	<b>0</b>	Functional Code <b>5 Cond/Des/Util</b>	
Foundation <b>1 Concrete</b>		# Fireplaces	<b>0</b>	1.Incomp	4.Small 7.Layout
1.Concrete	4.Wood 7.				
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 6/02/2005		# Addn Fixtures <b>0</b>		Economic Code <b>None</b>	
		# Fireplaces <b>0</b>		0.None 3.Services 7.	
				1.Location 4.Traffic 8.	
				2.Encroach 9.None 9.	
				Entrance Code <b>5 Estimated</b>	
				1.Interior 4.Vacant 7.	
				2.Refusal 5.Estimate 8.	
				3.Informed 6.Office 9.RS	
				Information Code <b>5 Estimate</b>	
				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	
68 Wood Deck	1989	100	2 100	1	95 %	100 %		1.One Story Fram
68 Wood Deck	0	42	0 0	0	0 %	0 %		2.Two Story Fram
1 One Story Frame	0	120	0 0	0	0 %	0 %		3.Three Story Fr
37 Unfin Basement	0	120	0 0	0	0 %	0 %		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

