

Map Lot 043-859

Account 2871

Location 18 RIDGEWAY CIRCLE

Card 1 Of 1

9/23/2024

VILLACCI, EVAN
18 RIDGEWAY CIRCLE
NORTH WATERBORO ME 04061

B9902P148 B15924P798 B18106P504 B18210P216

Previous Owner
S & T INVESTMENT GROUP LLC
273 WEST ROAD

WATERBORO ME 04087
Sale Date: 4/01/2020

Previous Owner
LAPIERRE JASON R
LAPIERRE, TALIA M
P O BOX 771
CAPE NEDDICK ME 03902 0771
Sale Date: 11/22/2019

Inspection Witnessed By:

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

Notes:
20.0505 - added new deck, OP -sb

Waterboro

Property Data			Assessment Record							
Neighborhood 1 LAC WEST			Year	Land	Buildings	Exempt	Total			
Tree Growth Year 0			2012	30,000	124,400	0	154,400			
1ST MORTGAGE 0			2013	30,000	124,400	0	154,400			
2ND MORTGAGE 0			2014	30,000	124,400	0	154,400			
Zone/Land Use 47 Lake Arrowhead			2015	30,000	124,400	0	154,400			
Secondary Zone			2016	15,000	123,100	0	138,100			
Topography 2 Rolling			2017	15,000	123,100	0	138,100			
1.Level 4.Below St 7.Steep			2018	15,000	123,100	0	138,100			
2.Rolling 5.Low 8.Wet			2019	15,000	123,100	0	138,100			
3.Above St 6.Swampy 9.Lev/Roll			2020	15,000	123,300	0	138,300			
Utilities 9 No Water/No Sewer			2021	16,500	123,900	0	140,400			
1.Public 4.Improve 7.Improve			2022	18,000	136,300	0	154,300			
2.Water 5.Improve 8.			2023	19,800	151,200	0	171,000			
3.Sewer 6.Improve 9.None			2024	22,200	169,800	0	192,000			
Street 3 Gravel			2025	30,000	237,300	0	267,300			
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 4/01/2020			14.Rear Land				%		3.Topography	
Price 235,800			15.Misc				%		4.Size/Shape	
Sale Type 2 Land & Buildings							%		5.Access or Rear	
1.Land 4.Mobile 7.			Square Foot				%		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 9 Unknown			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 1 Arms Length Sale			Fract. Acre				%		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 5 Public Record			Acres				%		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	
			Total Acreage		0.00					

46.Site Improve

Waterboro

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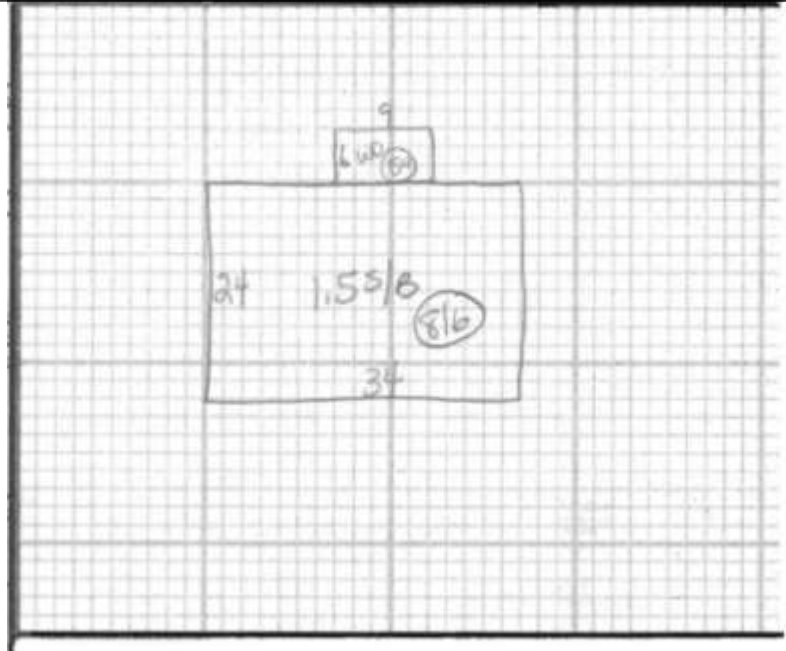
Building Style	4 Cape Cod	
1.Conv	5.Garr/Col	9.Other
2.Ranch	6.Split	10.Mohome
3.R Ranch	7.Contemp/	11.Condo
4.Cape	8.Log	12.
Dwelling Units	1	
Other Units	0	
Stories	4 One & 1/2 Story	
1.1	4.1.50	7.1.25
2.2	5.1.75	8.
3.3	6.2.50	9.
Exterior Walls	8 Alumunum/Vinyl	
0.Wood	4.Asb/Asph	8.Alum/Vin
1.Wood	5.T-111	9.Other
2.Wd Sh	6.Br/St	11.
3.Compos.	7.Nov	12.
Roof Surface	1 Asphalt Shingles	
1.Asphalt	4.Composit	7.
2.Slate	5.Wood	8.
3.Metal	6.Other	9.
SF Masonry Trim	0	
OPEN-3-	0	
OPEN-4-	0	
Year Built	1999	
Year Remodeled	0	
Foundation	1 Concrete	
1.Concrete	4.Wood	7.
2.C Block	5.Slab	8.
3.Br/Stone	6.Prs/Post	9.
Basement	4 Full Basement	
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	0	
Wet Basement	1 Dry Basement	
1.Dry	4.	7.
2.Damp	5.	8.
3.Wet	6.	9.

SF Bsmt Living	0	
Fin Bsmt Grade	0 0	
OPEN 5 OPTIONAL	0	
Heat Type	100%	1 Hot Water BB
1.HWBB	5.FWA	9.No Heat
2.HWCI	6.GravWA	10.
3.HWRAD	7.Electric	11.
4.Steam	8.F/WallM	12.
Cool Type	0%	9 None
1.Refrig	4.W&C Air	7.
2.Evapor	5.	8.
3.H Pump	6.	9.None
Kitchen Style	2 Typical	
1.Modern	4.Obsolete	7.
2.Typical	5.	8.
3.Old Type	6.	9.None
Bath(s) Style	2 Typical Bath(s)	
1.Modern	4.Obsolete	7.
2.Typical	5.	8.
3.Old Type	6.	9.None
# Rooms	6	
# Bedrooms	3	
# Full Baths	1	
# Half Baths	1	
# Addn Fixtures	0	
# Fireplaces	0	



Date Inspected 6/02/2005

Layout	1 Typical	
1.Typical	4.	7.
2.Inadeq	5.	8.
3.Not func	6.	9.
Attic	9 None	
1.1/4 Fin	4.Full Fin	7.1/4 Unfi
2.1/2 Fin	5.F/Stair	8.
3.3/4 Fin	6.1/2 Unfi	9.None
Insulation	1 Full	
1.Full	4.Minimal	7.
2.Heavy	5.Unk	8.
3.Capped	6.	9.None
Unfinished %	0%	
Grade & Factor	3 Average 100%	
1.E Grade	4.B Grade	7.AAA Grad
2.D Grade	5.A Grade	8.
3.C Grade	6.AA Grade	9.Same
SQFT (Footprint)	816	
Condition	5 Above Average	
1.Poor	4.Avg	7.V G
2.Fair	5.Avg+	8.Exc
3.Avg-	6.Good	9.Same
Phys. % Good	0%	
Funct. % Good	100%	
Functional Code	9 None	
1.Incomp	4.Small	7.Layout
2.O-Built	5.CDU	8.Other
3.Damage	6.Style	9.None
Econ. % Good	100%	
Economic Code	None	
0.None	3.Services	7.
1.Location	4.Traffic	8.
2.Encroach	9.None	9.
Entrance Code	5 Estimated	
1.Interior	4.Vacant	7.
2.Refusal	5.Estimate	8.
3.Informed	6.Office	9.RS
Information Code	5 Estimate	
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	2020	54	0 0	0	0	0 %	0 %	1.One Story Fram
21 Open Frame	2020	24	0 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