

DAGHER, IBRAHIM B  
DAGHER, RAFIF S  
24 CROWN RIDGE ROAD  
WESSESLY MA 02482

B11479P134 B17601P346 B17925P513

Previous Owner  
ZIMBA TYLER BOYD  
ATTN: IBRAHIM & RAFIF DAGHER  
71 RIDGEWAY CIR  
NORTH WATERBORO ME 04061  
Sale Date: 4/03/2019

Previous Owner  
ORR, ANGELA M  
ATTN: TYLER BOYD ZIMBA  
71 RIDGEWAY CIR  
N WATERBORO ME 04061  
Sale Date: 11/09/2017

Inspection Witnessed By:

X		Date
No./Date	Description	Date Insp.

Notes:  
20.0707 - changed condition from avg to avg+, added 5x20 deck -sb

Waterboro

Property Data			Assessment Record						
Neighborhood <b>1 LAC WEST</b>			Year	Land	Buildings	Exempt	Total		
Tree Growth Year <b>0</b>			2012	190,200	75,300	10,000	255,500		
1ST MORTGAGE <b>0</b>			2013	190,200	75,300	10,000	255,500		
2ND MORTGAGE <b>0</b>			2014	190,200	75,300	10,000	255,500		
Zone/Land Use <b>47 Lake Arrowhead</b>			2015	190,200	75,300	10,000	255,500		
Secondary Zone			2016	180,700	72,100	15,000	237,800		
Topography <b>2 Rolling</b>			2017	180,700	72,100	15,000	237,800		
1.Level 4.Below St 7.Steep			2018	180,700	72,100	20,000	232,800		
2.Rolling 5.Low 8.Wet			2019	180,700	72,100	0	252,800		
3.Above St 6.Swampy 9.Lev/Roll			2020	180,700	73,200	0	253,900		
Utilities <b>9 No Water/No Sewer</b>			2021	198,700	92,500	0	291,200		
1.Public 4.Improve 7.Improve			2022	216,800	101,700	0	318,500		
2.Water 5.Improve 8.			2023	238,500	112,800	0	351,300		
3.Sewer 6.Improve 9.None			2024	267,400	126,700	0	394,100		
Street <b>3 Gravel</b>			2025	248,500	177,500	0	426,000		
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>Effective</b>		<b>Influence</b>		<b>Influence Codes</b>
LAND USE <b>0</b>			11.Ossipee WF	Type	Frontage	Depth	Factor	Code	
BUILDING USE <b>0</b>									12.Arrowhead WF
<b>Sale Data</b>			13.Waterfront	13	110	220	50 %	6	1.Unimproved
			14.Rear Land	13	200	100	32 %	6	2.Excess Ftg /De
Sale Date <b>4/03/2019</b>			15.Misc	13	100	200	25 %	6	3.Topography
Price <b>330,000</b>									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.									7.Open Space
3.Building 6. 9.									8.View/Environ
Financing <b>9 Unknown</b>									9.Fract Share
1.Convent 4.Seller 7.			<b>Square Foot</b>		<b>Square Feet</b>				<b>Acres</b>
2.FHA/VA 5.Private 8.			16.Regular Lot						30.Rear (201+)
3.Assumed 6.Cash 9.Unknown			17.Secondary Lot						31.Tillable/Horti
Validity <b>1 Arms Length Sale</b>			18.Excess Land						32.Pasture
1.Valid 4.Split 7.Renovate			19.Condominium						33.Orchard
2.Related 5.Partial 8.Other			20.Pavement						34.Frontage
3.Distress 6.Exempt 9.									35.Triangular Lot
Verified <b>5 Public Record</b>			<b>Fract. Acre</b>		<b>Acreege/Sites</b>				36.Commercial
1.Buyer 4.Agent 7.Family			21.Homesite (Frac						37.Softwood
2.Seller 5.Pub Rec 8.Other			22.Vacant Lot (Fr						38.Mixed Wood
3.Lender 6.MLS 9.			23.Non Conforming						39.Hardwood
			<b>Acres</b>						40.Wasteland
			24.Excess ( 5-10)						41.Gravel Pit (Ac
			25.Excess (10+)						42.Mobile Home Si
			26.Excess						43.Condo Site
			27.Rear (1-100)						44.Utility ROW
			28.Rear (101-150)						45.Camp Lot
			29.Rear (151-200)						46.Site Improve
			<b>Total Acreage</b>		<b>0.95</b>				

# Waterboro

Map Lot 043-941

Account 2933

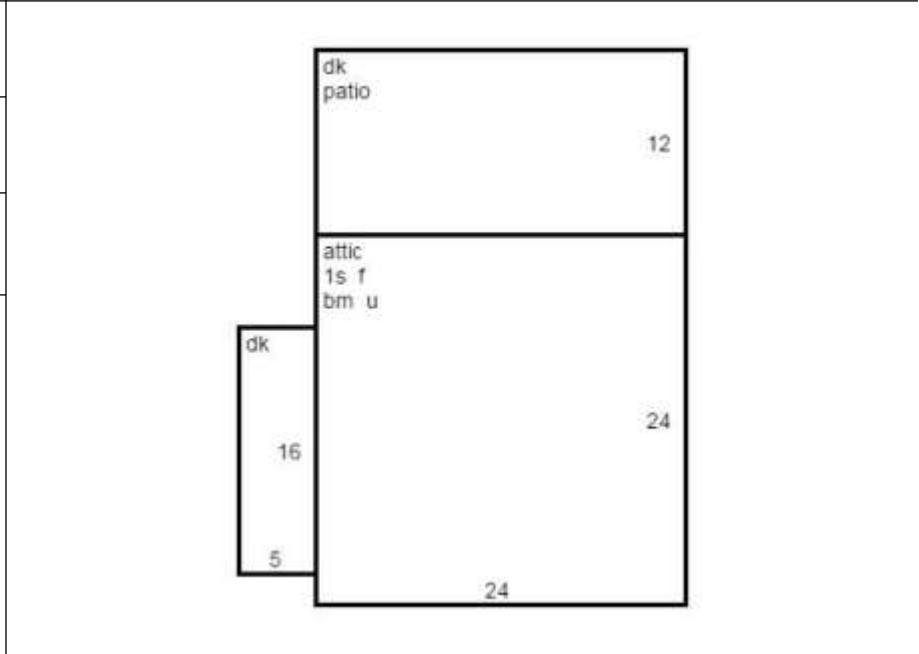
Location 71 RIDGEWAY CIRCLE

Card 1

Of 1

9/23/2024

Building Style	<b>4 Cape Cod</b>	SF Bsmt Living	0	Layout	<b>1 Typical</b>
1.Conv	5.Garr/Col	9.Other	Fin Bsmt Grade	0 0	1.Typical
2.Ranch	6.Split	10.Mohome	OPEN 5 OPTIONAL 0		2.Inadeq
3.R Ranch	7.Contemp/	11.Condo	Heat Type	<b>100%</b>	<b>1 Hot Water BB</b>
4.Cape	8.Log	12.	1.HWBB	5.FWA	9.No Heat
Dwelling Units <b>1</b>			2.HWCI	6.GravWA	10.
Other Units <b>0</b>			3.HWRAD	7.Electric	11.
Stories <b>1 One Story</b>			4.Steam	8.F/WallM	12.
1.1	4.1.50	7.1.25	Cool Type	<b>100%</b>	<b>3 Heat Pump</b>
2.2	5.1.75	8.	1.Refrig	4.W&C Air	7.
3.3	6.2.50	9.	2.Evapor	5.	8.
Exterior Walls <b>8 Alumunum/Vinyl</b>			3.H Pump	6.	9.None
0.Wood	4.Asb/Asph	8.Alum/Vin	Kitchen Style		<b>2 Typical</b>
1.Wood	5.T-111	9.Other	1.Modern	4.Obsolete	7.
2.Wd Sh	6.Br/St	11.	2.Typical	5.	8.
3.Compos.	7.Nov	12.	3.Old Type	6.	9.None
Roof Surface <b>3 Metal</b>			Bath(s) Style		<b>2 Typical Bath(s)</b>
1.Asphalt	4.Composit	7.	1.Modern	4.Obsolete	7.
2.Slate	5.Wood	8.	2.Typical	5.	8.
3.Metal	6.Other	9.	3.Old Type	6.	9.None
SF Masonry Trim <b>0</b>			# Rooms		<b>5</b>
OPEN-3- <b>0</b>			# Bedrooms		<b>2</b>
OPEN-4- <b>0</b>			# Full Baths		<b>1</b>
Year Built <b>1980</b>			# Half Baths		<b>0</b>
Year Remodeled <b>2019</b>			# Addn Fixtures		<b>0</b>
Foundation <b>1 Concrete</b>			# Fireplaces		<b>0</b>
1.Concrete	4.Wood	7.	<div style="display: flex; align-items: center; justify-content: center;"> <div style="background-color: #2e7d32; color: white; padding: 10px 15px; font-size: 2em; font-weight: bold; margin-right: 10px;">T</div> <div style="font-size: 2em; font-weight: bold;">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 6/02/2005

### Additions, Outbuildings & Improvements

Type	Year	Units	Grade	Cond	Phys.	Funct.	Sound Value	
62 Patio	0	576	0 0	0	0	0	0	1.One Story Fram
62 Patio	0	288	0 0	0	0	0	0	2.Two Story Fram
68 Wood Deck	0	288	0 0	0	0	0	0	3.Three Story Fr
68 Wood Deck	2015	80	0 0	0	0	0	0	4.1 & 1/2 Story
68 Wood Deck	2019	100	0 0	0	0	0	0	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