

HOPKINS KEVIN C  
87 RIDGEWAY CIRCLE  
NORTH WATERBORO ME 04061

B10297P153 B16237P233 B17502P566

Previous Owner  
DAVIS GILBERT F  
ATTN: KEVIN C HOPKINS  
87 RIDGEWAY CIRCLE  
NORTH WATERBORO ME 04061  
Sale Date: 6/27/2017

Property Data			Assessment Record						
Neighborhood <b>1 LAC WEST</b>			Year	Land	Buildings	Exempt	Total		
Tree Growth Year <b>0</b>			2012	101,200	198,700	10,000	289,900		
1ST MORTGAGE <b>0</b>			2013	101,200	198,700	10,000	289,900		
2ND MORTGAGE <b>0</b>			2014	101,200	198,700	10,000	289,900		
Zone/Land Use <b>47 Lake Arrowhead</b>			2015	101,200	198,700	10,000	289,900		
Secondary Zone			2016	96,200	198,700	15,000	279,900		
Topography <b>2 Rolling</b>			2017	96,200	198,700	15,000	279,900		
1.Level 4.Below St 7.Steep			2018	96,200	198,700	20,000	274,900		
2.Rolling 5.Low 8.Wet			2019	96,200	198,700	0	294,900		
3.Above St 6.Swampy 9.Lev/Roll			2020	96,200	199,900	0	296,100		
Utilities <b>9 No Water/No Sewer</b>			2021	105,800	199,900	0	305,700		
1.Public 4.Improve 7.Improve			2022	115,400	219,800	0	335,200		
2.Water 5.Improve 8.			2023	127,000	243,800	0	370,800		
3.Sewer 6.Improve 9.None			2024	142,400	273,800	0	416,200		
Street <b>3 Gravel</b>			2025	141,700	370,900	0	512,600		
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	12	Frontage	Depth	Factor	Code	
BUILDING USE <b>0</b>			12.Arrowhead WF				%	2	1.Unimproved
<b>Sale Data</b>			13.Waterfront				%		2.Excess Ftg /De
			14.Rear Land				%		3.Topography
Sale Date <b>6/27/2017</b>			15.Misc				%		4.Size/Shape
Price <b>310,000</b>							%		5.Access or Rear
Sale Type <b>2 Land &amp; Buildings</b>							%		6.Restriction
1.Land 4.Mobile 7.			<b>Square Foot</b>	<b>Square Feet</b>					7.Open Space
2.L & B 5.Other 8.			16.Regular Lot				%		8.View/Environ
3.Building 6. 9.			17.Secondary Lot				%		9.Fract Share
Financing <b>1 Conventional</b>			18.Excess Land				%		<b>Acres</b>
1.Convent 4.Seller 7.			19.Condominium				%		30.Rear (201+)
2.FHA/VA 5.Private 8.			20.Pavement				%		31.Tillable/Horti
3.Assumed 6.Cash 9.Unknown							%		32.Pasture
Validity <b>1 Arms Length Sale</b>			<b>Fract. Acre</b>	<b>Acreege/Sites</b>					33.Orchard
1.Valid 4.Split 7.Renovate			21.Homesite (Frac				%		34.Frontage
2.Related 5.Partial 8.Other			22.Vacant Lot (Fr				%		35.Triangular Lot
3.Distress 6.Exempt 9.			23.Non Conforming				%		36.Commercial
Verified <b>5 Public Record</b>			<b>Acres</b>				%		37.Softwood
1.Buyer 4.Agent 7.Family			24.Excess ( 5-10)				%		38.Mixed Wood
2.Seller 5.Pub Rec 8.Other			25.Excess (10+)				%		39.Hardwood
3.Lender 6.MLS 9.			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 0.28</b>						44.Utility ROW
									45.Camp Lot
									46.Site Improve

Inspection Witnessed By:

X	Date
No./Date	Description
	Date Insp.

Notes:

# Waterboro

Map Lot 043-944

Account 2934

Location 87 Ridgeway Circle

Card 1

Of 1

9/23/2024

Building Style	<b>1 Conventional</b>			SF Bsmt Living	<b>800</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>2 Two 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 Aluminum/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>864</b>		
2.Slate	5.Wood	8.		2.Typical	5. 8.			Condition	<b>6 Good</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>6</b>			2.Fair	5.Avg+ 8.Exc		
OPEN-3-	<b>0</b>			# Bedrooms	<b>4</b>			3.Avg-	6.Good 9.Same		
OPEN-4-	<b>0</b>			# Full Baths	<b>2</b>			Phys. % Good	<b>0%</b>		
Year Built	<b>2001</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.		<div style="display: flex; align-items: center; justify-content: center;"> <div style="background-color: #2e7d32; color: white; padding: 10px; font-size: 2em; margin-right: 10px;">T</div> <div style="font-size: 2em; font-weight: bold;">TRIO</div> </div>	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>2</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 6/02/2005

### Additions, Outbuildings & Improvements

Type	Year	Units	Grade	Cond	Phys.	Funct.	Sound Value	
1 One Story Frame	2007	324	3 115	7	97 %	100 %		1.One Story Fram
27 Unfin Basement	2007	324	3 115	7	97 %	100 %		2.Two Story Fram
68 Wood Deck	2007	250	3 115	7	97 %	100 %		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

