

MAP LOT

ACCOUNT NO. 02854 ADDRESS

TOWN OF WATERBORO, MAINE

CARD NO. OF

CAR NH 4/10/07 4/11/06

043-840

MARSH COUNTRY

NOLAN ERIC
8400 RIDGEWAY CIRCLE
B 9688 P 301

Lot A40

043-840

ROY DANIEL R
78 RIDGEWAY CIRCLE
06/30/2006 \$198,300

PROPERTY DATA

NEIGHBORHOOD CODE

STREET CODE

LAND USE

- 11. Residential
- 21. Village
- 22. Village/Res.
- 31. Agricultural/Res.
- 33. Forest/Agri.
- 40. Conservation
- 45. General Purpose
- 48. Shoreland
- 49. Resource Protection

SECONDARY ZONE

TOPOGRAPHY

- 1. Level
- 2. Rolling
- 3. Above St.
- 4. Below St.
- 5. Low
- 6. Swampy
- 7. Steep
- 8.

UTILITIES

- 1. All Public
- 2. Public Water
- 3. Public Sewer
- 4. Drilled Well
- 5. Dug Well
- 6. Septic
- 7. Cess Pool
- 9. No Utilities

STREET

- 1. Paved
- 2. Semi-Improved
- 3. Gravel
- 4. Proposed
- 9. No Street

SALE DATA

DATE(MM/YY)

PRICE

SALE TYPE

- 1. Land
- 2. Land & Bldg.
- 3. Building Only
- 4. Mobile Home
- 5. Other

FINANCING

- 1. Conv.
- 2. FHA/VA
- 3. Assumed
- 4. Seller
- 5. Private
- 6. Cash
- 7. FMHA
- 9. Unknown

VERIFIED

- 1. Buyer
- 2. Seller
- 3. Lender
- 4. Agent
- 5. Record
- 6. MLS
- 7. Family
- 8. Other
- 9. Confid.

VALIDITY

- 1. Valid
- 2. Related
- 3. Distress
- 4. Split
- 5. Partial
- 6. Exempt
- 7. Changed
- 8. Other

BOOK

PAGE

DATE

CONSIDERATION

4/30/06 \$198,300

ASSESSMENT RECORD

YEAR	LAND	BUILDINGS	EXEMPT	TOTAL
1/27/06	—	Fronts 10530 x 55%		+5800

LAND DATA

	TYPE	EFFECTIVE		INFLUENCE		INFLUENCE CODES
		Frontage	Depth	Factor	Code	
FRONT FOOT						
11. Regular Lot					%	1=Vacancy
12. Delta Triangle					%	2=Excess Frontage
13. Nabra Triangle					%	3=Topography
14. Rear Land					%	4=Size/Shape
15.					%	5=Access
					%	6=Restrictions
					%	7=Corner
					%	8=Environment
					%	9=Fractional Share
SQUARE FOOT		SQUARE FEET				
16. Regular Lot					%	ACRES (cont.)
17. Secondary					%	34. Softwood (F&O)
18. Excess Land					%	35. Mixed Wood (F&O)
19. Condo.					%	36. Hardwood (F&O)
20.					%	37. Softwood (T.G.)
					%	38. Mixed Wood (T.G.)
FRACT. ACRE		ACREAGE/SITES				39. Hardwood (T.G.)
21. Homesite					%	40. Waste
22. Baselot					%	41. Gravel Pit
23.					%	
ACRES					%	SITE
24. Homesite					%	42. Moho Site
25. Baselot					%	43. Condo Site
26. Secondary					%	44. Lot
27. Frontage					%	Improvements
28. Rear 1					%	
29. Rear 2					%	
30. Rear 3					%	
31. Tillable					%	
32. Pasture					%	
33. Orchard					%	
Total					%	

No./Date	Description	Date Insp.

NOTES: *UNDEVELOPED CONSTRUCTION*
MT DECK OF HOUSING
 4/11/06 FRONT ONLY
 C.O. 26/26/06 NH (FIN PROB)

3

B10

BUILDING RECORD

MAP 043 LOT 840 ACCOUNT NO. ADDRESS CARD NO. OF

BUILDING STYLE		S/F BSMT LIVING		INSULATION	
1. Conv.	6. Split Lev.	FIN BSMT GRADE		1. Full	4. Minimal
2. Ranch	7. Contemp.			2. Heavy	9. None
3. R. Ranch	8. Log			3. Capped	
4. Cape	9. Other			UNFINISHED %	
5. Garrison				GRADE & FACTOR	
DWELLING UNITS		HEAT TYPE		1. E	4. B
1		1. HW BB	6. Grav. WA	2. D	5. A
OTHER UNITS		2. HW CI	7. Electric	3. C	6. AA
STORIES		3. HW Radiant	8. Units	SQ. FOOTAGE	
1. One	4. 1 1/2	4. Steam	9. No Heat	3+	
2. Two	5. 1 3/4	5. FWA		CONDITION	
3. Three	6. 2 1/2	COOL TYPE		1. Poor	5. Avg +
		1. Central	9. None	2. Fair	6. Good
EXTERIOR WALLS		KITCHEN STYLE		3. Avg -	7. V Good
1. Clapboard	6. BR./Stone	1. Good	3. Old Style	4. Avg.	8. Exc.
2. WD.SH.	7. Novelty	2. Typical	4. Obsolete	PHYS. % GOOD	
3. Comp.	8. AL/Vinyl	BATH(S) STYLE		FUNCT. % GOOD	
4. ASB/ASP	9. Other	1. Good	3. Old Style	FUNCT. CODE	
5. T1-11		2. Typical	4. Obsolete	1. Incomp.	5. CDU
ROOF SURFACE		# ROOMS		2. Overbuilt	6. Style
1. Asphalt	4. Comp.	3		3. Delap.	7. Layout
2. Slate	5. Wood	# BEDROOMS		4. Small Size	8. Other
3. Metal	6. Other	1		9. None	
S/F MASONRY TRIM		# FULL BATHS		ECON. % GOOD	
2006		1		ECON. CODE	
YEAR BUILT		# HALF BATHS		1. Location	3. Services
YEAR REMODELED		# ADDN FIXTURES		2. Encroach	9. None
FOUNDATION		# FIREPLACES		ENTRANCE CODE	
1. Conc.	4. Wood	1		1. Inspct.	3. Vacant
2. C Blk	5. Slab	# HEARTHES		2. Refused	5. Estim.
3. Br./Stone	6. Piers	1		3. Info Only	
BASEMENT		LAYOUT		INFO. CODE	
1. 1/4	3. 3/4	5. Full Fin.	9	1. Owner	4. Agent
2. 1/2	4. Full	6. Full Fin.		2. Relative	5. Estimate
BSMT GAR # CARS		ATTIC		3. Tenant	6. Other
1		1. 1/4 Fin.	4. Full Fin.	2. Refused	5. Estim.
WET BASEMENT		2. 1/2 Fin.	5. Full Fin.		
1. Dry	3. Wet	3. 3/4 Fin.	9. None		
2. Damp	9. None	INT COMP TO EXIT + = -			
		INSPECTED BY			
		DATE INSPECTED			



3-29-06

100-0086

PHOTO

ADDITIONS, OUTBUILDINGS & IMPROVEMENTS

	TYPE	YEAR	UNITS	GRADE	COND	PERCENT GOOD		CODES
						Phys.	Funct.	
15/14		2006	1732	3		%	%	1. 1S Fr.
ATT GAR		2006	484	3		%	%	2. 2S Fr.
						%	%	3. 3S Fr.
						%	%	4. 1 1/2S Fr.
						%	%	5. 1 3/4S Fr.
						%	%	6. 2 1/2S Fr.
						%	%	Add 10 for Bsmt
						%	%	21. OFF
						%	%	22. EFP
						%	%	23. Garage
						%	%	24. Shed
						%	%	25. Bay Window
						%	%	26. Overhang
						%	%	27. Unf. Bsmt
						%	%	28. Unf. Attic
						%	%	29. Fin. Attic
						%	%	Add 20 for 2 Story
						%	%	61. Carport
						%	%	62. Patio
						%	%	63. Swimming Pool
						%	%	64. Tennis Court
						%	%	65. Stable w/loft
						%	%	66. Greenhouse
						%	%	67. Natatorium
						%	%	68. Wood Deck
						%	%	69. Jacuzzi

NOTES: next to #76 Ridgeway