

EDELSTEIN JEFFREY L
PO BOX 255
EAST WATERBORO ME 04030

B6714P16 B16017P576

Previous Owner
EDELSTEIN JEFFREY L & DONNA L GIROUX
PO BOX 389

EAST WATERBORO ME 04030
Sale Date: 12/28/2010

Inspection Witnessed By:

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

Notes:

Waterboro

Property Data			Assessment Record						
Neighborhood 37 ROBERTS RIDGE RD			Year	Land	Buildings	Exempt	Total		
Tree Growth Year 0			2012	186,400	214,300	10,000	390,700		
1ST MORTGAGE 0			2013	186,400	214,300	10,000	390,700		
2ND MORTGAGE 0			2014	186,400	214,300	10,000	390,700		
Zone/Land Use 31 Agricultural/Residential			2015	186,400	214,300	10,000	390,700		
Secondary Zone			2016	146,900	214,300	15,000	346,200		
Topography 1 Level			2017	146,900	214,300	15,000	346,200		
1.Level 4.Below St 7.Steep			2018	146,900	214,300	20,000	341,200		
2.Rolling 5.Low 8.Wet			2019	146,900	214,300	20,000	341,200		
3.Above St 6.Swampy 9.Lev/Roll			2020	146,900	214,300	20,000	341,200		
Utilities 9 No Water/No Sewer			2021	161,600	214,300	24,500	351,400		
1.Public 4.Improve 7.Improve			2022	176,300	235,700	25,000	387,000		
2.Water 5.Improve 8.			2023	194,000	261,400	25,000	430,400		
3.Sewer 6.Improve 9.None			2024	187,900	294,700	25,000	457,600		
Street 1 Paved			2025	171,700	370,200	25,000	516,900		
1.Paved 4.Proposed 7.ROW			Land Data						
2.Semi Imp 5.Pvt 8.None			Front Foot	Type	Effective		Influence		Influence Codes
3.Gravel 6.Aband 9.TG PLAN					Frontage	Depth	Factor	Code	
LAND USE 0			11.Ossipee WF					1.Unimproved	
BUILDING USE 0			12.Arrowhead WF					2.Excess Ftg /De	
Sale Data			13.Waterfront					3.Topography	
Sale Date 12/28/2010			14.Rear Land					4.Size/Shape	
Price 200,350			15.Misc					5.Access or Rear	
Sale Type 2 Land & Buildings								6.Restriction	
1.Land 4.Mobile 7.			Square Foot	Square Feet				7.Open Space	
2.L & B 5.Other 8.								8.View/Environ	
3.Building 6. 9.			16.Regular Lot					9.Fract Share	
Financing 1 Conventional			17.Secondary Lot					Acres	
1.Convent 4.Seller 7.			18.Excess Land					30.Rear (201+)	
2.FHA/VA 5.Private 8.			19.Condominium					31.Tillable/Horti	
3.Assumed 6.Cash 9.Unknown			20.Pavement					32.Pasture	
Validity 1 Arms Length Sale			Fract. Acre	Acreege/Sites				33.Orchard	
1.Valid 4.Split 7.Renovate				21.Homesite (Frac	21	2.00	100 %	0	34.Frontage
2.Related 5.Partial 8.Other			22.Vacant Lot (Fr	26	64.50	100 %	0	35.Triangular Lot	
3.Distress 6.Exempt 9.			23.Non Conforming					36.Commercial	
Verified 1 Buyer			Acres					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	
			Total Acreage		66.50			44.Utility ROW	
								45.Camp Lot	
								46.Site Improve	

Waterboro

Map Lot 008-026

Account 829

Location 97 ROBERTS RIDGE ROAD

Card 1

Of 1

9/23/2024

Building Style	4 Cape Cod	SF Bsmt Living	0	Layout	1 Typical	
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	100%	1 Hot Water BB	
4.Cape	8.Log	12.	1.HWBB	5.FWA	9.No Heat	
Dwelling Units 1		2.HWCI		6.GravWA	10.	
Other Units 0		3.HWRAD		7.Electric	11.	
Stories 1 One Story		4.Steam		8.F/WallM	12.	
1.1	4.1.50	7.1.25	Cool Type	0%	9 None	
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 4 Asbestos/Asphalt		3.H Pump		6.	9.None	
0.Wood	4.Asb/Asph	8.Alum/Vin	Kitchen Style		2 Typical	
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 3 Metal		Bath(s) Style		2 Typical Bath(s)		
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 0		# Rooms		0		
OPEN-3- 0		# Bedrooms		2		
OPEN-4- 0		# Full Baths		1		
Year Built 1800		# Half Baths		0		
Year Remodeled 2004		# Addn Fixtures		0		
Foundation 3 Brick &/or Stone		# Fireplaces		0		
1.Concrete	4.Wood	7.	<div style="display: flex; align-items: center; justify-content: center;"> <div style="background-color: #2e7d72; color: white; padding: 10px; font-size: 2em; 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 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.				

Date Inspected

Additions, Outbuildings & Improvements

Type	Year	Units	Grade	Cond	Phys.	Funct.	Sound Value
159 2.00 ST BARN	0	2260	0 0	0	0	0 %	0 %
24 Frame Shed	0	160	0 0	0	0	0 %	0 %
24 Frame Shed	0	96	0 0	0	0	0 %	0 %
96 APT/GAR	0	1224	0 0	0	0	0 %	0 %
27 Unfin Basement	0	2260	0 0	0	0	0 %	0 %
1 One Story Frame	0	488	0 0	0	0	0 %	0 %
						%	%
						%	%
						%	%
						%	%

- 1.One Story Fram
- 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

