

PERRY CHRISTOPHER J (JT)  
PERRY, KATIE M  
167 ROBERTS RIDGE ROAD  
EAST WATERBORO ME 04030

B4536P285 B16723P843 B17805P505

Previous Owner  
MAXFIELD, ROBERT E & MARY J (JT)  
442 FLAG POND ROAD

SACO ME 04072  
Sale Date: 8/29/2018

Previous Owner  
LANGILL DANIEL & SANDRA  
167 ROBERTS RIDGE ROAD

EAST WATERBORO ME 04030  
Sale Date: 10/31/2013

Inspection Witnessed By:

X	Date
No./Date	Description
	Date Insp.

Notes:

Waterboro

Property Data			Assessment Record						
Neighborhood <b>37 ROBERTS RIDGE RD</b>			Year	Land	Buildings	Exempt	Total		
Tree Growth Year <b>0</b>			2012	75,300	185,200	10,000	250,500		
1ST MORTGAGE <b>0</b>			2013	75,300	185,200	10,000	250,500		
2ND MORTGAGE <b>0</b>			2014	75,300	185,200	10,000	250,500		
Zone/Land Use <b>31 Agricultural/Residential</b>			2015	75,300	185,200	0	260,500		
Secondary Zone			2016	63,100	185,200	0	248,300		
Topography <b>4 Below Street</b>			2017	63,100	185,200	0	248,300		
1.Level 4.Below St 7.Steep			2018	63,100	185,200	0	248,300		
2.Rolling 5.Low 8.Wet			2019	63,100	185,200	0	248,300		
3.Above St 6.Swampy 9.Lev/Roll			2020	63,100	185,700	0	248,800		
Utilities <b>9 No Water/No Sewer</b>			2021	69,400	185,700	0	255,100		
1.Public 4.Improve 7.Improve			2022	75,800	204,300	25,000	255,100		
2.Water 5.Improve 8.			2023	83,300	226,600	25,000	284,900		
3.Sewer 6.Improve 9.None			2024	93,400	254,400	25,000	322,800		
Street <b>1 Paved</b>			2025	115,600	337,300	25,000	427,900		
1.Paved 4.Proposed 7.ROW			<b>Land Data</b>						
2.Semi Imp 5.Pvt 8.None			<b>Front Foot</b>	<b>Type</b>	<b>Effective</b>		<b>Influence</b>		<b>Influence Codes</b>
3.Gravel 6.Aband 9.TG PLAN			11.Ossipee WF		<b>Frontage</b>	<b>Depth</b>	<b>Factor</b>	<b>Code</b>	
LAND USE <b>0</b>			12.Arrowhead WF				%		1.Unimproved
BUILDING USE <b>0</b>			13.Waterfront				%		2.Excess Ftg /De
<b>Sale Data</b>			14.Rear Land				%		3.Topography
Sale Date <b>8/29/2018</b>			15.Misc				%		4.Size/Shape
Price <b>225,000</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>9 Unknown</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	21	2.00	100	%	0	34.Frontage
2.Related 5.Partial 8.Other			22.Vacant Lot (Fr	25	5.60	100	%	0	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</b>		<b>7.60</b>				44.Utility ROW
									45.Camp Lot
									46.Site Improve

## Waterboro

Map Lot 008-028D

Account 906

Location 167 ROBERTS RIDGE ROAD

Card 1 Of 1 9/23/2024

Building Style	<b>6 Split Level</b>	SF Bsmt Living	<b>188</b>	Layout	<b>1 Typical</b>	
1.Conv	5.Garr/Col	Fin Bsmt Grade	<b>3 100</b>	1.Typical	4. 7.	
2.Ranch	6.Split	OPEN 5 OPTIONAL <b>0</b>		2.Inadeq	5. 8.	
3.R Ranch	7.Contemp/	Heat Type	<b>100% 5 Force Warm Air</b>	3.Not func	6. 9.	
4.Cape	8.Log	1.HWBB	5.FWA	Attic <b>9 None</b>		
Dwelling Units <b>1</b>		2.HWCI	6.GravWA	1.1/4 Fin	4.Full Fin	
Other Units <b>0</b>		3.HWRAD	7.Electric	2.1/2 Fin	5.FI/Stair	
Stories	<b>1 One Story</b>	4.Steam	8.FI/WallM	3.3/4 Fin	6.1/2 Unfi	
1.1	4.1.50	Cool Type	<b>0% 9 None</b>	Insulation <b>1 Full</b>		
2.2	5.1.75	1.Refrig	4.W&C Air	1.Full	4.Minimal	
3.3	6.2.50	2.Evapor	5. 8.	2.Heavy	5.Unk	
Exterior Walls <b>8 Aluminum/Vinyl</b>		3.H Pump	6. 9.None	3.Capped	6. 9.None	
0.Wood	4.Asb/Asph	Kitchen Style		Unfinished % <b>0%</b>		
1.Wood	5.T-111	1.Modern	4.Obsolete	Grade & Factor <b>3 Average 110%</b>		
2.Wd Sh	6.Br/St	2.Typical	5. 8.	1.E Grade	4.B Grade	
3.Compos.	7.Nov	3.Old Type	6. 9.None	2.D Grade	5.A Grade	
Roof Surface <b>1 Asphalt Shingles</b>		Bath(s) Style		3.C Grade	6.AA Grade	
1.Asphalt	4.Composit	1.Modern	4.Obsolete	SQFT (Footprint) <b>1584</b>		
2.Slate	5.Wood	2.Typical	5. 8.	Condition <b>6 Good</b>		
3.Metal	6.Other	3.Old Type	6. 9.None	1.Poor	4.Avg	
SF Masonry Trim <b>0</b>		# Rooms		2.Fair	5.Avg+	
OPEN-3- <b>0</b>		# Bedrooms		3.Avg-	6.Good	
OPEN-4- <b>0</b>		# Full Baths		Phys. % Good <b>0%</b>		
Year Built <b>1987</b>		# Half Baths		Funct. % Good <b>100%</b>		
Year Remodeled <b>0</b>		# Addn Fixtures		Functional Code <b>9 None</b>		
Foundation <b>1 Concrete</b>		# Fireplaces		1.Incomp	4.Small	
1.Concrete	4.Wood	<div style="display: flex; align-items: center; justify-content: center;"> <div style="background-color: #2e7d72; color: white; padding: 10px 20px; font-size: 2em; margin-right: 10px;">T</div> <div style="font-size: 2em; font-weight: bold;">TRIO</div> </div>				
2.C Block	5.Slab					
3.Br/Stone	6.Prs/Post					
Basement <b>4 Full Basement</b>						
1.1/4 Bmt	4.Full Bmt					
2.1/2 Bmt	5.None					
3.3/4 Bmt	6. 9.None					
Bsmt Gar # Cars <b>2</b>						
Wet Basement <b>1 Dry Basement</b>						
1.Dry	4. 7.					
2.Damp	5. 8.					
3.Wet	6. 9.					
Date Inspected		1.Owner				4.Agent
		2.Relative				5.Estimate
		3.Tenant				6.Other

Additions, Outbuildings & Improvements							
Type	Year	Units	Grade	Cond	Phys.	Funct.	Sound Value
63 Swimming Pool	0	512	3 100	6	75 %	100 %	
68 Wood Deck	0	132	0 0	0	0 %	0 %	
21 Open Frame	0	45	0 0	0	0 %	0 %	
					%	%	
					%	%	
					%	%	
					%	%	
					%	%	
					%	%	
					%	%	
					%	%	
					%	%	

