

MAHER, MIKAYLA H
ROBERGE, JERED J
10 CHADBOURNE RIDGE ROAD
NORTH WATERBORO ME 04061

B17351P367 B17510P66 B17510P69 B19076P419 B19255P67

Previous Owner
ROBERGE, JERED J
10 EON WAY

NORTH WATERBORO ME 04061
Sale Date: 8/11/2023

Previous Owner
ROBERGE NANCY M FAMILY TRUST
10 EON WAY

NORTH WATERBORO ME 04061
Sale Date: 6/06/2023

Previous Owner
ROBERGE, JARED (1/2) & ROBERGE, AUNDREA (1/2)
10 EON WAY

NORTH WATERBORO ME 04061
Sale Date: 7/06/2017

Inspection Witnessed By:

X	Date
No./Date	Description
	Date Insp.

Notes:
 18.0523 - Jered & Aundrea Roberge each have 50% undivided interest as Tenants in Commom to be held in the Nancy M. Roberge Family Trust as referenced in the Revocable Living Trust Agreement of Nancy M. Roberge B16645/P974. All documents are located in 037-006D parcel file. -sb
 23.1106 - changed base lot from 2ac to 1ac; Village zone min lot is 40,000 sq ft for private well/septic - vw
 23.1108 - removed 1.04 acres and buildings conveyed Jered Roberge 013-067A-001, B19280/P295 -sb
 Waterboro barn from 013-067A-001; added 28x44 1s/sl

Property Data			Assessment Record						
Neighborhood 13 CHADBOURNE RIDGE RD			Year	Land	Buildings	Exempt	Total		
Tree Growth Year 0			2012	73,900	178,900	0	252,800		
1ST MORTGAGE 0			2013	73,900	178,900	0	252,800		
2ND MORTGAGE 0			2014	73,900	178,900	0	252,800		
Zone/Land Use 21 Village			2015	73,900	178,900	0	252,800		
Secondary Zone			2016	62,100	173,700	0	235,800		
Topography 1 Level			2017	62,100	173,700	0	235,800		
1.Level 4.Below St 7.Steep			2018	62,100	173,700	0	235,800		
2.Rolling 5.Low 8.Wet			2019	62,100	173,700	0	235,800		
3.Above St 6.Swampy 9.Lev/Roll			2020	62,100	173,700	0	235,800		
Utilities 9 No Water/No Sewer			2021	68,400	173,700	0	242,100		
1.Public 4.Improve 7.Improve			2022	74,600	191,000	0	265,600		
2.Water 5.Improve 8.			2023	82,000	211,900	0	293,900		
3.Sewer 6.Improve 9.None			2024	92,000	240,100	0	332,100		
Street 1 Paved			2025	102,800	293,000	0	395,800		
1.Paved 4.Proposed 7.ROW			Land Data						
2.Semi Imp 5.Pvt 8.None									
3.Gravel 6.Aband 9.TG PLAN			Front Foot	Type	Effective		Influence		Influence Codes
LAND USE 0			11.Ossipee WF		Frontage	Depth	Factor	Code	
BUILDING USE 0			12.Arrowhead WF				%		1.Unimproved
Sale Data			13.Waterfront				%		2.Excess Ftg /De
Sale Date 8/11/2023			14.Rear Land				%		3.Topography
Price			15.Misc				%		4.Size/Shape
Sale Type 2 Land & Buildings							%		5.Access or Rear
1.Land 4.Mobile 7.							%		6.Restriction
2.L & B 5.Other 8.			Square Foot	Square Feet					7.Open Space
3.Building 6. 9.			16.Regular Lot				%		8.View/Environ
Financing 9 Unknown			17.Secondary Lot				%		9.Fract Share
1.Convent 4.Seller 7.			18.Excess Land				%		Acres
2.FHA/VA 5.Private 8.			19.Condominium				%		30.Rear (201+)
3.Assumed 6.Cash 9.Unknown			20.Pavement				%		31.Tillable/Horti
Validity 2 Related Parties							%		32.Pasture
1.Valid 4.Split 7.Renovate			Fract. Acre	Acreege/Sites					33.Orchard
2.Related 5.Partial 8.Other			21.Homesite (Frac	21	1.00	100	%	0	34.Frontage
3.Distress 6.Exempt 9.			22.Vacant Lot (Fr	26	2.75	100	%	0	35.Triangular Lot
Verified 5 Public Record			23.Non Conforming				%		36.Commercial
1.Buyer 4.Agent 7.Family			Acres				%		37.Softwood
2.Seller 5.Pub Rec 8.Other			24.Excess (5-10)				%		38.Mixed Wood
3.Lender 6.MLS 9.			25.Excess (10+)				%		39.Hardwood
			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		3.75				
							44.Utility ROW		
							45.Camp Lot		
							46.Site Improve		


Waterboro

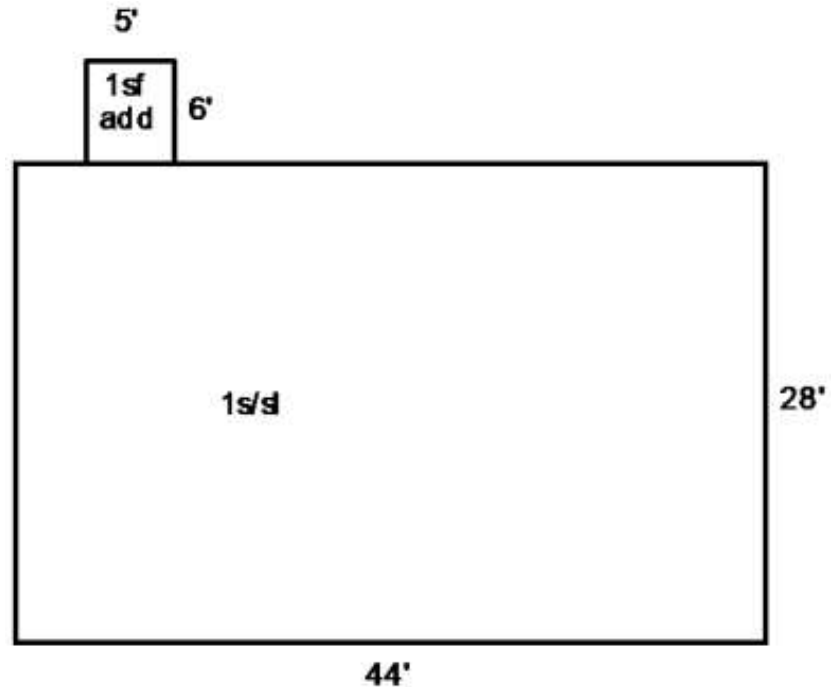
Map Lot 013-067A

Account 1527

Location 10 CHADBOURNE RIDGE ROAD

Card 1 Of 1 9/23/2024

Building Style 2 Ranch	SF Bsmt Living 0	Layout 1 Typical
1.Conv 5.Garr/Col 9.Other	Fin Bsmt Grade 0 0	1.Typical 4. 7.
2.Ranch 6.Split 10.Mohome	OPEN 5 OPTIONAL 0	2.Inadeq 5. 8.
3.R Ranch 7.Contemp/ 11.Condo	Heat Type 100% 1 Hot Water BB	3.Not func 6. 9.
4.Cape 8.Log 12.	1.HWBB 5.FWA 9.No Heat	Attic 9 None
Dwelling Units 1	2.HWCI 6.GravWA 10.	1.1/4 Fin 4.Full Fin 7.1/4 Unfi
Other Units 0	3.HWRAD 7.Electric 11.	2.1/2 Fin 5.FI/Stair 8.
Stories 1 One Story	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 0% 9 None	Insulation 1 Full
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 8 Aluminum/Vinyl	3.H Pump 6. 9.None	3.Capped 6. 9.None
0.Wood 4.Asb/Asph 8.Alum/Vin	Kitchen Style 2 Typical	Unfinished % 0%
1.Wood 5.T-111 9.Other	1.Modern 4.Obsolete 7.	Grade & Factor 4 Good 100%
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 1 Asphalt Shingles	Bath(s) Style 2 Typical Bath(s)	3.C Grade 6.AA Grade 9.Same
1.Asphalt 4.Composit 7.	1.Modern 4.Obsolete 7.	SQFT (Footprint) 1232
2.Slate 5.Wood 8.	2.Typical 5. 8.	Condition 6 Good
3.Metal 6.Other 9.	3.Old Type 6. 9.None	1.Poor 4.Avg 7.V G
SF Masonry Trim 0	# Rooms 6	2.Fair 5.Avg+ 8.Exc
OPEN-3- 0	# Bedrooms 3	3.Avg- 6.Good 9.Same
OPEN-4- 0	# Full Baths 2	Phys. % Good 0%
Year Built 2024	# Half Baths 0	Funct. % Good 100%
Year Remodeled 0	# Addn Fixtures 0	Functional Code 9 None
Foundation 5 Concrete Slab	# Fireplaces 0	1.Incomp 4.Small 7.Layout
1.Concrete 4.Wood 7.		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 100%
Basement 9 No Basement		Economic Code None
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 0		Entrance Code 0
Wet Basement 9 No Basement		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 0	
	1.Owner 4.Agent 7.	
	2.Relative 5.Estimate 8.	
	3.Tenant 6.Other 9.SNY	



Date Inspected

Additions, Outbuildings & Improvements

Type	Year	Units	Grade	Cond	Phys.	Funct.	Sound Value
65 Barn/Stable	1960	1520	3 100	3	0	% 100 %	1.One Story Fram 2.Two Story Fram 3.Three Story Fr
1 One Story Frame	0	30	0 0	0	0	% 0 %	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