

RUSSUM, GAILLARD R II
 AUBELE, MARY
 74 CHADBOURNE RIDGE RD
 N WATERBORO ME 04061

B14878P705 B15718P415 B17823P84 B17864P165

Previous Owner
 RUSSUM II, GAILLARD R.
 74 CHADBOURNE RIDGE RD

N WATERBORO ME 04061
 Sale Date: 11/20/2018

Previous Owner
 NELSON EMILY H
 ATTN: GAILLARD RUSSUM
 74 CHADBOURNE RIDGE RD
 N WATERBORO ME 04061
 Sale Date: 10/15/2018

Previous Owner
 TOUSSAINT JOHN P
 PO BOX 525

NORTH WATERBORO ME 04061
 Sale Date: 4/10/2007

Inspection Witnessed By:

X	Date
No./Date	Description

No./Date	Description	Date Insp.

Notes:

Validity	8 Other Non Valid
1.Valid	4.Split 7.Renovate
2.Related	5.Partial 8.Other
3.Distress	6.Exempt 9.
Verified	5 Public Record
1.Buyer	4.Agent 7.Family
2.Seller	5.Pub Rec 8.Other
3.Lender	6.MLS 9.

Property Data		
Neighborhood	13 CHADBOURNE RIDGE RD	
Tree Growth Year	0	
1ST MORTGAGE	0	
2ND MORTGAGE	0	
Zone/Land Use	31 Agricultural/Residential	
Secondary Zone		
Topography	1 Level	
1.Level	4.Below St	7.Steep
2.Rolling	5.Low	8.Wet
3.Above St	6.Swampy	9.Lev/Roll
Utilities	9 No Water/No Sewer	
1.Public	4.Improve	7.Improve
2.Water	5.Improve	8.
3.Sewer	6.Improve	9.None
Street	1 Paved	
1.Paved	4.Proposed	7.ROW
2.Semi Imp	5.Pvt	8.None
3.Gravel	6.Aband	9.TG PLAN
LAND USE	0	
BUILDING USE	0	
Sale Data		
Sale Date	11/20/2018	
Price		
Sale Type	2 Land & Buildings	
1.Land	4.Mobile	7.
2.L & B	5.Other	8.
3.Building	6.	9.
Financing	9 Unknown	
1.Convent	4.Seller	7.
2.FHA/VA	5.Private	8.
3.Assumed	6.Cash	9.Unknown
Validity	8 Other Non Valid	
1.Valid	4.Split	7.Renovate
2.Related	5.Partial	8.Other
3.Distress	6.Exempt	9.
Verified	5 Public Record	
1.Buyer	4.Agent	7.Family
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Assessment Record				
Year	Land	Buildings	Exempt	Total
2012	69,500	164,800	0	234,300
2013	69,500	164,800	0	234,300
2014	69,500	164,800	0	234,300
2015	69,500	164,800	0	234,300
2016	59,000	164,800	0	223,800
2017	59,000	164,800	0	223,800
2018	59,000	164,800	0	223,800
2019	59,000	164,800	0	223,800
2020	59,000	165,600	0	224,600
2021	64,900	165,600	0	230,500
2022	70,800	182,100	0	252,900
2023	77,900	202,000	0	279,900
2024	87,400	227,500	25,000	289,900
2025	106,900	311,200	25,000	393,100

Land Data						
Front Foot	Type	Effective		Influence		Influence Codes
		Frontage	Depth	Factor	Code	
11.Ossipee WF				%		1.Unimproved
12.Arrowhead WF				%		2.Excess Ftg /De
13.Waterfront				%		3.Topography
14.Rear Land				%		4.Size/Shape
15.Misc				%		5.Access or Rear
				%		6.Restriction
				%		7.Open Space
				%		8.View/Environ
				%		9.Fract Share
				%		Acres
				%		30.Rear (201+)
				%		31.Tillable/Horti
				%		32.Pasture
				%		33.Orchard
				%		34.Frontage
				%		35.Triangular Lot
				%		36.Commercial
				%		37.Softwood
				%		38.Mixed Wood
				%		39.Hardwood
				%		40.Wasteland
				%		41.Gravel Pit (Ac
				%		42.Mobile Home Si
				%		43.Condo Site
				%		44.Utility ROW
				%		45.Camp Lot
				%		46.Site Improve
Total Acreage		1.94				

Waterboro

Map Lot 013-075A-005

Account 1535

Location 74 CHADBOURNE 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	4 One & 1/2 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	8 Aluminum/Vinyl		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	1 Asphalt Shingles		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	1985		# Half Baths	1	
Year Remodeled	0		# Addn Fixtures	0	
Foundation	1 Concrete		# Fireplaces	0	
1.Concrete	4.Wood	7.	<div style="display: flex; align-items: center; justify-content: center;"> <div style="background-color: #2e7d32; color: white; padding: 10px 20px; font-size: 2em; margin-right: 10px;">T</div> <div style="font-size: 2em; font-weight: bold; margin-right: 10px;">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
24 Frame Shed	0	98	0 0	0	0	0	%
68 Wood Deck	0	192	0 0	0	0	0	%
65 Barn/Stable	2002	288	0 0	0	0	0	%
1 One Story Frame	2002	120	0 0	0	0	0	%
1 One Story Frame	0	144	0 0	0	0	0	%
23 Frame Garage	0	560	0 0	0	0	0	%
					%	%	
					%	%	
					%	%	
					%	%	

Attic	9 None
1.1/4 Fin	4.Full Fin
2.1/2 Fin	5.FI/Stair
3.3/4 Fin	6.1/2 Unfi
Insulation	1 Full
1.Full	4.Minimal
2.Heavy	5.Unk
3.Capped	6.
Unfinished %	0%
Grade & Factor	3 Average 105%
1.E Grade	4.B Grade
2.D Grade	5.A Grade
3.C Grade	6.AA Grade
SQFT (Footprint)	792
Condition	5 Above Average
1.Poor	4.Avg
2.Fair	5.Avg+
3.Avg-	6.Good
Phys. % Good	0%
Funct. % Good	100%
Functional Code	9 None
1.Incomp	4.Small
2.O-Built	5.CDU
3.Damage	6.Style
Econ. % Good	100%
Economic Code	None
0.None	3.Services
1.Location	4.Traffic
2.Encroach	9.None
Entrance Code	0
1.Interior	4.Vacant
2.Refusal	5.Estimate
3.Informed	6.Office
Information Code	0
1.Owner	4.Agent
2.Relative	5.Estimate
3.Tenant	6.Other

