

LAMONT PETER H
PO BOX 58
N WATERBORO ME 04061

B14189P120 B15817P731 B15873P213

Previous Owner
STEARNS JOYCE A
C/O PETER H LAMONT
3931 BROWN AVE #56
MANCHESTER NH 03103
Sale Date: 5/28/2010

Inspection Witnessed By:

No./Date	Description	Date Insp.
X		

Notes:
2016: CORRECTED AC FROM 2.5 TO 2.75 PER DEED

Waterboro

Property Data			Assessment Record						
Neighborhood 13 CHADBOURNE RIDGE RD			Year	Land	Buildings	Exempt	Total		
Tree Growth Year 0			2012	71,200	123,800	0	195,000		
1ST MORTGAGE 0			2013	71,200	186,400	0	257,600		
2ND MORTGAGE 0			2014	53,400	186,400	0	239,800		
Zone/Land Use 31 Agricultural/Residential			2015	53,400	186,400	0	239,800		
Secondary Zone			2016	45,800	186,400	0	232,200		
2017			2017	45,800	186,400	0	232,200		
Topography 8 Wet Area 1 Level			2018	45,800	186,400	0	232,200		
1.Level 4.Below St 7.Steep			2019	45,800	186,400	0	232,200		
2.Rolling 5.Low 8.Wet			2020	45,800	186,400	0	232,200		
3.Above St 6.Swampy 9.Lev/Roll			2021	50,400	186,400	0	236,800		
Utilities 9 No Water/No Sewer			2022	55,000	205,000	0	260,000		
1.Public 4.Improve 7.Improve			2023	60,500	227,400	0	287,900		
2.Water 5.Improve 8.			2024	67,900	255,400	0	323,300		
3.Sewer 6.Improve 9.None			2025	83,000	343,800	0	426,800		
Street 1 Paved			Land Data						
1.Paved 4.Proposed 7.ROW			Front Foot	Type	Effective		Influence		Influence Codes
2.Semi Imp 5.Pvt 8.None					Frontage	Depth	Factor	Code	
3.Gravel 6.Aband 9.TG PLAN							%		
LAND USE 0							%		
BUILDING USE 0							%		
Sale Data			11.Ossipee WF			%	1.Unimproved		
Sale Date 5/28/2010			12.Arrowhead WF			%	2.Excess Ftg /De		
Price 199,900			13.Waterfront			%	3.Topography		
Sale Type 2 Land & Buildings			14.Rear Land			%	4.Size/Shape		
1.Land 4.Mobile 7.			15.Misc			%	5.Access or Rear		
2.L & B 5.Other 8.						%	6.Restriction		
3.Building 6. 9.						%	7.Open Space		
Financing 1 Conventional						%	8.View/Environ		
1.Convent 4.Seller 7.			Square Foot	Square Feet			9.Fract Share		
2.FHA/VA 5.Private 8.			16.Regular Lot			%	Acres		
3.Assumed 6.Cash 9.Unknown			17.Secondary Lot			%	30.Rear (201+)		
Validity 1 Arms Length Sale			18.Excess Land			%	31.Tillable/Horti		
1.Valid 4.Split 7.Renovate			19.Condominium			%	32.Pasture		
2.Related 5.Partial 8.Other			20.Pavement			%	33.Orchard		
3.Distress 6.Exempt 9.						%	34.Frontage		
Verified 1 Buyer			Fract. Acre	Acreege/Sites			35.Triangular Lot		
1.Buyer 4.Agent 7.Family			21.Homesite (Frac	21	2.75	75 %	36.Commercial		
2.Seller 5.Pub Rec 8.Other			22.Vacant Lot (Fr			%	37.Softwood		
3.Lender 6.MLS 9.			23.Non Conforming			%	38.Mixed Wood		
			Acres			%	39.Hardwood		
			24.Excess (5-10)			%	40.Wasteland		
			25.Excess (10+)			%	41.Gravel Pit (Ac		
			26.Excess			%	42.Mobile Home Si		
			27.Rear (1-100)			%	43.Condo Site		
			28.Rear (101-150)			%	44.Utility ROW		
			29.Rear (151-200)			%	45.Camp Lot		
			Total Acreage 2.75				46.Site Improve		

Waterboro

Map Lot 014-007-001


Account 4674

Location 280 CHADBOURNE RIDGE ROAD

Card 1

Of 1

9/23/2024

Building Style	1 Conventional	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	3.Not func		
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	2 Two Story		4.Steam	8.F/WallM	12.		
1.1	4.1.50	7.1.25	Cool Type	0% 9 None	Insulation		
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 Alumunum/Vinyl		3.H Pump	6.	9.None		
0.Wood	4.Asb/Asph	8.Alum/Vin	Kitchen Style	2 Typical	Unfinished %		
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)	Grade & Factor		
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	7	Phys. % Good		
OPEN-3-	0		# Bedrooms	3	Funct. % Good		
OPEN-4-	0		# Full Baths	2	Functional Code		
Year Built	2006		# Half Baths	0	1.Incomp		
Year Remodeled	0		# Addn Fixtures	1	2.O-Built		
Foundation	1 Concrete		# Fireplaces	0	3.Damage		
1.Concrete	4.Wood	7.				3.Damage	
2.C Block	5.Slab	8.				Econ. % Good	100%
3.Br/Stone	6.Prs/Post	9.				Economic Code	None
Basement	4 Full Basement					0.None	3.Services
1.1/4 Bmt	4.Full Bmt	7.				1.Location	4.Traffic
2.1/2 Bmt	5.None	8.				2.Encroach	9.None
3.3/4 Bmt	6.	9.None				Entrance Code	0
Bsmt Gar # Cars	1					1.Interior	4.Vacant
Wet Basement	0					2.Refusal	5.Estimate
1.Dry	4.	7.				3.Informed	6.Office
2.Damp	5.	8.	Information Code	0			
3.Wet	6.	9.	1.Owner	4.Agent			
			2.Relative	5.Estimate			
			3.Tenant	6.Other			

Date Inspected

Additions, Outbuildings & Improvements

Type	Year	Units	Grade	Cond	Phys.	Funct.	Sound Value	
22 Encl Frame Porch	0	12	0 0	0	0	0	0	1.One Story Fram
23 Frame Garage	2011	576	3 100	7	95	100	0	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

