

HANSCOM LINDA M
265 CHADBOURNE RIDGE ROAD
NORTH WATERBORO ME 04061

B18027P724 B19174P855

Inspection Witnessed By:

No./Date	Description	Date Insp.
X		

Notes:
20.0121 - split from 014-007-003 -sb
23.0221 - Conservation Easement to Francis Small Heritage Trust Inc B19174/P855 - vw

Waterboro

Property Data			Assessment Record																																																																																																																																																																																																												
Neighborhood 13 CHADBOURNE RIDGE RD			Year	Land	Buildings	Exempt	Total																																																																																																																																																																																																								
Tree Growth Year 0			2021	47,300	0	0	47,300																																																																																																																																																																																																								
1ST MORTGAGE			2022	51,500	0	0	51,500																																																																																																																																																																																																								
2ND MORTGAGE			2023	56,700	0	0	56,700																																																																																																																																																																																																								
Zone/Land Use 31 Agricultural/Residential			2024	31,800	0	0	31,800																																																																																																																																																																																																								
Secondary Zone			2025	39,000	0	0	39,000																																																																																																																																																																																																								
Topography 2 Rolling																																																																																																																																																																																																															
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			<table border="1"> <thead> <tr> <th rowspan="2">Front Foot</th> <th rowspan="2">Type</th> <th colspan="2">Effective</th> <th colspan="2">Influence</th> <th rowspan="2">Influence Codes</th> </tr> <tr> <th>Frontage</th> <th>Depth</th> <th>Factor</th> <th>Code</th> </tr> </thead> <tbody> <tr><td>11.Ossipee WF</td><td></td><td></td><td></td><td>%</td><td></td><td>1.Unimproved</td></tr> <tr><td>12.Arrowhead WF</td><td></td><td></td><td></td><td>%</td><td></td><td>2.Excess Ftg /De</td></tr> <tr><td>13.Waterfront</td><td></td><td></td><td></td><td>%</td><td></td><td>3.Topography</td></tr> <tr><td>14.Rear Land</td><td></td><td></td><td></td><td>%</td><td></td><td>4.Size/Shape</td></tr> <tr><td>15.Misc</td><td></td><td></td><td></td><td>%</td><td></td><td>5.Access or Rear</td></tr> <tr><td></td><td></td><td></td><td></td><td>%</td><td></td><td>6.Restriction</td></tr> <tr><td></td><td></td><td></td><td></td><td>%</td><td></td><td>7.Open Space</td></tr> <tr><td></td><td></td><td></td><td></td><td>%</td><td></td><td>8.View/Environ</td></tr> <tr><td></td><td></td><td></td><td></td><td>%</td><td></td><td>9.Fract Share</td></tr> <tr><td></td><td></td><td></td><td></td><td>%</td><td></td><td>Acres</td></tr> <tr><td></td><td></td><td></td><td></td><td>%</td><td></td><td>30.Rear (201+)</td></tr> <tr><td></td><td></td><td></td><td></td><td>%</td><td></td><td>31.Tillable/Horti</td></tr> <tr><td></td><td></td><td></td><td></td><td>%</td><td></td><td>32.Pasture</td></tr> <tr><td></td><td></td><td></td><td></td><td>%</td><td></td><td>33.Orchard</td></tr> <tr><td></td><td></td><td></td><td></td><td>%</td><td></td><td>34.Frontage</td></tr> <tr><td></td><td></td><td></td><td></td><td>%</td><td></td><td>35.Triangular Lot</td></tr> <tr><td></td><td></td><td></td><td></td><td>%</td><td></td><td>36.Commercial</td></tr> <tr><td></td><td></td><td></td><td></td><td>%</td><td></td><td>37.Softwood</td></tr> <tr><td></td><td></td><td></td><td></td><td>%</td><td></td><td>38.Mixed Wood</td></tr> <tr><td></td><td></td><td></td><td></td><td>%</td><td></td><td>39.Hardwood</td></tr> <tr><td></td><td></td><td></td><td></td><td>%</td><td></td><td>40.Wasteland</td></tr> <tr><td></td><td></td><td></td><td></td><td>%</td><td></td><td>41.Gravel Pit (Ac</td></tr> <tr><td></td><td></td><td></td><td></td><td>%</td><td></td><td>42.Mobile Home Si</td></tr> <tr><td></td><td></td><td></td><td></td><td>%</td><td></td><td>43.Condo Site</td></tr> <tr><td></td><td></td><td></td><td></td><td>%</td><td></td><td>44.Utility ROW</td></tr> <tr><td></td><td></td><td></td><td></td><td>%</td><td></td><td>45.Camp Lot</td></tr> <tr><td></td><td></td><td></td><td></td><td>%</td><td></td><td>46.Site Improve</td></tr> </tbody> </table>					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
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																																																																																																																																																																																																									
BUILDING USE 0			Land Data																																																																																																																																																																																																												
Sale Data			Square Foot		Square Feet																																																																																																																																																																																																										
			16.Regular Lot		17.Secondary Lot																																																																																																																																																																																																										
Sale Date			18.Excess Land		19.Condominium																																																																																																																																																																																																										
Price			20.Pavement		21.Homesite (Frac																																																																																																																																																																																																										
Sale Type			22.Vacant Lot (Fr		23.Non Conforming																																																																																																																																																																																																										
1.Land 4.Mobile 7.			24.Excess (5-10)		25.Excess (10+)																																																																																																																																																																																																										
2.L & B 5.Other 8.			26.Excess		27.Rear (1-100)																																																																																																																																																																																																										
3.Building 6. 9.			28.Rear (101-150)		29.Rear (151-200)																																																																																																																																																																																																										
Financing			Fract. Acre																																																																																																																																																																																																												
1.Convent 4.Seller 7.			22																																																																																																																																																																																																												
2.FHA/VA 5.Private 8.			24																																																																																																																																																																																																												
3.Assumed 6.Cash 9.Unknown																																																																																																																																																																																																															
Validity			Acres																																																																																																																																																																																																												
1.Valid 4.Split 7.Renovate																																																																																																																																																																																																															
2.Related 5.Partial 8.Other																																																																																																																																																																																																															
3.Distress 6.Exempt 9.																																																																																																																																																																																																															
Verified																																																																																																																																																																																																															
1.Buyer 4.Agent 7.Family																																																																																																																																																																																																															
2.Seller 5.Pub Rec 8.Other																																																																																																																																																																																																															
3.Lender 6.MLS 9.																																																																																																																																																																																																															
			Total Acreage 3.21																																																																																																																																																																																																												

Waterboro

Map Lot 014-007-003-001


Account 5258

Location CHADBOURNE RIDGE ROAD

Card 1

Of 1

9/23/2024

Building Style	SF Bsmt Living			Layout					
1.Conv	5.Garr/Col	9.Other	Fin Bsmt Grade	1.Typical		4. 7.			
2.Ranch	6.Split	10.Mohome	OPEN 5 OPTIONAL	2.Inadeq		5. 8.			
3.R Ranch	7.Contemp/	11.Condo	Heat Type	3.Not func		6. 9.			
4.Cape	8.Log	12.	1.HWBB	5.FWA	9.No Heat				
Dwelling Units			2.HWCI	6.GravWA	10.				
Other Units			3.HWRAD	7.Electric	11.				
Stories			4.Steam	8.F/WallM	12.				
1.1	4.1.50	7.1.25	Cool Type			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			3.H Pump	6.	9.None				
0.Wood	4.Asb/Asph	8.Alum/Vin	Kitchen Style			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			Bath(s) Style			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			# Rooms			Condition			
OPEN-3-			# Bedrooms			1.Poor			
OPEN-4-			# Full Baths			4.Avg			
Year Built			# Half Baths			7.V G			
Year Remodeled			# Addn Fixtures			2.Fair			
Foundation			# Fireplaces			5.Avg+			
1.Concrete	4.Wood	7.				3.Avg-			
2.C Block	5.Slab	8.				6.Good		9.Same	
3.Br/Stone	6.Prs/Post	9.				Phys. % Good			
Basement						Funct. % Good			
1.1/4 Bmt	4.Full Bmt	7.				Functional Code			
2.1/2 Bmt	5.None	8.				1.Incomp		4.Small	
3.3/4 Bmt	6.	9.None				2.O-Built		5.CDU	
Bsmt Gar # Cars						3.Damage		6.Style	
Wet Basement						Econ. % Good			
1.Dry	4.	7.				Economic Code			
2.Damp	5.	8.	0.None		3.Services				
3.Wet	6.	9.	1.Location		4.Traffic				
Date Inspected			2.Encroach		9.None				
			Entrance Code 0		1.Interior				
			Information Code 0		4.Vacant				
			1.Owner		5.Estimate				
			2.Relative		6.Office				
			3.Tenant		9.RS				
			Information Code 0						
			1.Owner		4.Agent				
			2.Relative		5.Estimate				
			3.Tenant		6.Other				
			9.SNY						
Additions, Outbuildings & Improvements									
Type	Year	Units	Grade	Cond	Phys.	Funct.	Sound Value		
					%	%	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		