

CAMPBELL, SHAUN S (JT)
OBRIEN, REBECCA L
5 OVERFIELDS LANE
NORTH WATERBORO ME 04061

B17434P199 B17434P201 B17863P918 B17918P791

Previous Owner
COUNTRY PROPERTIES OF MAINE INC
323 NORTH STREET

SACO ME 04048
Sale Date: 3/28/2019

Previous Owner
WESTOVER HOLDINGS LLC
C/O JEDIDIAH ROBBINS
18731 SOUTH DOCKING RD
BERLINGAME KS 66413
Sale Date: 12/14/2018

Previous Owner
ROBBINS, JACOB, PER REP
FOR THE ESTATE OF CATHERINE CUSHMAN
5737 EMILY RD
BETTENDORF IA 52722
Sale Date: 3/10/2017

Inspection Witnessed By:

X	Date
No./Date	Description
	Date Insp.

Notes:
19.0424 - changed acreage to 12.45 per survey map -sb
19.0521 - removed 6.41 acres conveyed to Jon Gale 014-007-003 -sb

Waterboro

Property Data			Assessment Record						
Neighborhood 13 CHADBOURNE RIDGE RD			Year	Land	Buildings	Exempt	Total		
Tree Growth Year 0			2012	72,000	106,500	10,000	168,500		
1ST MORTGAGE 0			2013	72,000	106,500	10,000	168,500		
2ND MORTGAGE 0			2014	72,000	106,500	0	178,500		
Zone/Land Use 31 Agricultural/Residential			2015	72,000	106,500	0	178,500		
Secondary Zone			2016	60,900	106,500	0	167,400		
Topography 2 Rolling			2017	60,900	106,500	0	167,400		
1.Level 4.Below St 7.Steep			2018	60,900	106,500	0	167,400		
2.Rolling 5.Low 8.Wet			2019	60,900	106,500	0	167,400		
3.Above St 6.Swampy 9.Lev/Roll			2020	64,900	107,500	0	172,400		
Utilities 9 No Water/No Sewer			2021	71,400	107,500	0	178,900		
1.Public 4.Improve 7.Improve			2022	77,800	118,300	0	196,100		
2.Water 5.Improve 8.			2023	85,600	131,200	0	216,800		
3.Sewer 6.Improve 9.None			2024	96,000	147,900	0	243,900		
Street 1 Paved			2025	117,300	193,900	0	311,200		
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 3/28/2019			14.Rear Land				%		3.Topography
Price 65,000			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 1 Arms Length Sale							%		32.Pasture
1.Valid 4.Split 7.Renovate			Fract. Acre	Acreage/Sites					33.Orchard
2.Related 5.Partial 8.Other			21.Homesite (Frac	21	2.00	100	%	0	34.Frontage
3.Distress 6.Exempt 9.			22.Vacant Lot (Fr	24	4.04	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		6.04				44.Utility ROW
									45.Camp Lot
									46.Site Improve

Waterboro

Map Lot 014-007

Account 1548

Location 5 OVERFIELDS LANE

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	5 One & 3/4 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	9	
OPEN-3-	0		# Bedrooms	3	
OPEN-4-	0		# Full Baths	2	
Year Built	1800		# Half Baths	0	
Year Remodeled	1940		# Addn Fixtures	0	
Foundation	1 Concrete		# Fireplaces	2	
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	2 1/2 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	3 Wet 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
1 One Story Frame	0	364	0 0	0	50 %	0 %	
37 Unfin Basement	0	364	0 0	0	50 %	0 %	
1 One Story Frame	0	364	0 0	0	50 %	0 %	
37 Unfin Basement	0	364	0 0	0	50 %	0 %	
22 Encl Frame Porch	0	144	0 0	0	50 %	0 %	
1 One Story Frame	0	264	0 0	0	50 %	0 %	
65 Barn/Stable	0	2132	0 0	0	60 %	50 %	
24 Frame Shed	0	165	0 0	0	50 %	0 %	
68 Wood Deck	0	676	0 0	0	50 %	0 %	
24 Frame Shed	0	100	0 0	0	50 %	0 %	

- 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

