

MCCOY GERALD O JR
HOWE, SHARLENE A
340 CHADBOURNE RIDGE ROAD
NORTH WATERBORO ME 04061

B4235P144

Inspection Witnessed By:

No./Date	Description	Date Insp.
X		

Notes:
21.0126 - changed acres from 4.87 to 3.35 per deed, abated -sb

Waterboro

Property Data			Assessment Record						
Neighborhood 13 CHADBOURNE RIDGE RD			Year	Land	Buildings	Exempt	Total		
Tree Growth Year 0			2012	75,400	82,800	10,000	148,200		
1ST MORTGAGE 0			2013	75,400	82,800	10,000	148,200		
2ND MORTGAGE 0			2014	75,400	82,800	10,000	148,200		
Zone/Land Use 31 Agricultural/Residential			2015	75,400	82,800	10,000	148,200		
Secondary Zone			2016	63,200	79,700	15,000	127,900		
Topography 1 Level			2017	63,200	79,700	15,000	127,900		
1.Level 4.Below St 7.Steep			2018	63,200	79,700	20,000	122,900		
2.Rolling 5.Low 8.Wet			2019	63,200	79,700	20,000	122,900		
3.Above St 6.Swampy 9.Lev/Roll			2020	63,200	79,900	20,000	123,100		
Utilities 9 No Water/No Sewer			2021	69,600	79,900	24,500	125,000		
1.Public 4.Improve 7.Improve			2022	73,300	87,900	25,000	136,200		
2.Water 5.Improve 8.			2023	80,700	97,500	25,000	153,200		
3.Sewer 6.Improve 9.None			2024	90,400	109,500	25,000	174,900		
Street 1 Paved			2025	110,600	138,200	25,000	223,800		
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			14.Rear Land				%		3.Topography
Price			15.Misc				%		4.Size/Shape
Sale Type							%		5.Access or Rear
1.Land 4.Mobile 7.			Square Foot	Square Feet			%		6.Restriction
2.L & B 5.Other 8.			16.Regular Lot				%		7.Open Space
3.Building 6. 9.			17.Secondary Lot				%		8.View/Environ
Financing			18.Excess Land				%		9.Fract Share
1.Convent 4.Seller 7.			19.Condominium				%		Acres
2.FHA/VA 5.Private 8.			20.Pavement				%		30.Rear (201+)
3.Assumed 6.Cash 9.Unknown							%		31.Tillable/Horti
Validity			Fract. Acre	Acreege/Sites			%		32.Pasture
1.Valid 4.Split 7.Renovate			21.Homesite (Frac	21	2.00	100	%	0	33.Orchard
2.Related 5.Partial 8.Other			22.Vacant Lot (Fr	24	1.35	100	%	0	34.Frontage
3.Distress 6.Exempt 9.			23.Non Conforming				%		35.Triangular Lot
Verified			Acres				%		36.Commercial
1.Buyer 4.Agent 7.Family			24.Excess (5-10)				%		37.Softwood
2.Seller 5.Pub Rec 8.Other			25.Excess (10+)				%		38.Mixed Wood
3.Lender 6.MLS 9.			26.Excess				%		39.Hardwood
			27.Rear (1-100)				%		40.Wasteland
			28.Rear (101-150)				%		41.Gravel Pit (Ac
			29.Rear (151-200)				%		42.Mobile Home Si
			Total Acreage		3.35				43.Condo Site
									44.Utility ROW
									45.Camp Lot
									46.Site Improve

Waterboro

Map Lot 014-007A

Account 1611

Location 340 CHADBOURNE RIDGE ROAD

Card 1

Of 1

9/23/2024

Building Style	2 Ranch			SF Bsmt Living	538	Layout	1 Typical			
1.Conv	5.Garr/Col	9.Other		Fin Bsmt Grade	3 100	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				
Dwelling Units	1			2.HWCI	6.GravWA	10.				
Other Units	0			3.HWRAD	7.Electric	11.				
Stories	1 One Story			4.Steam	8.F/WallM	12.				
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	1 Wood Siding			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	3 Average 90%		
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)	768		
2.Slate	5.Wood	8.		2.Typical	5.	8.	Condition	4 Average		
3.Metal	6.Other	9.		3.Old Type	6.	9.None	1.Poor	4.Avg	7.V G	
SF Masonry Trim	0			# Rooms	5			2.Fair	5.Avg+	8.Exc
OPEN-3-	0			# Bedrooms	3			3.Avg-	6.Good	9.Same
OPEN-4-	0			# Full Baths	1			Phys. % Good	0%	
Year Built	1981			# Half Baths	0			Funct. % Good	91%	
Year Remodeled	0			# Addn Fixtures	0			Functional Code	5 Cond/Des/Util	
Foundation	1 Concrete			# 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	4 Full 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	1 Dry 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	
68 Wood Deck	0	96	0 0	0	0	% 0	%	1.One Story Fram
48 1.50 Fr Gar w/fin	0	832	0 0	0	50	% 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

