

HANSCOM LINDA M
265 CHADBOURNE RIDGE RD
NORTH WATERBORO ME 04061

B2052P576

Previous Owner
HANSCOM ALTHEA ESTATE OF & LINDA M
265 CHADBOURNE RIDGE ROAD

NORTH WATERBORO ME 04061
Sale Date: 9/19/2006

Inspection Witnessed By:

X	Date	Date Insp.
No./Date	Description	Date Insp.

Notes:

Waterboro

Property Data			Assessment Record						
Neighborhood 13 CHADBOURNE RIDGE RD			Year	Land	Buildings	Exempt	Total		
Tree Growth Year 0			2012	89,600	148,900	10,000	228,500		
1ST MORTGAGE 0			2013	89,600	148,900	10,000	228,500		
2ND MORTGAGE 0			2014	89,600	148,900	10,000	228,500		
Zone/Land Use 31 Agricultural/Residential			2015	89,600	148,900	10,000	228,500		
Secondary Zone			2016	78,600	148,900	15,000	212,500		
Topography 2 Rolling			2017	78,600	148,900	15,000	212,500		
1.Level 4.Below St 7.Steep			2018	78,600	148,900	20,000	207,500		
2.Rolling 5.Low 8.Wet			2019	78,600	148,900	20,000	207,500		
3.Above St 6.Swampy 9.Lev/Roll			2020	78,600	148,900	20,000	207,500		
Utilities 9 No Water/No Sewer			2021	86,500	148,900	24,500	210,900		
1.Public 4.Improve 7.Improve			2022	94,400	163,800	25,000	233,200		
2.Water 5.Improve 8.			2023	103,800	181,600	25,000	260,400		
3.Sewer 6.Improve 9.None			2024	116,400	204,000	25,000	295,400		
Street 1 Paved			2025	133,100	265,700	25,000	373,800		
1.Paved 4.Proposed 7.ROW			Land Data						
2.Semi Imp 5.Pvt 8.None			Front Foot	Type	Effective		Influence		Influence Codes
3.Gravel 6.Aband 9.TG PLAN					Frontage	Depth	Factor	Code	
LAND USE 0			11.Ossipee WF					1.Unimproved	
BUILDING USE 0			12.Arrowhead WF					2.Excess Ftg /De	
Sale Data			13.Waterfront					3.Topography	
Sale Date			14.Rear Land					4.Size/Shape	
Price			15.Misc					5.Access or Rear	
Sale Type			Square Foot		Square Feet			6.Restriction	
1.Land 4.Mobile 7.			16.Regular Lot					7.Open Space	
2.L & B 5.Other 8.			17.Secondary Lot					8.View/Environ	
3.Building 6. 9.			18.Excess Land					9.Fract Share	
Financing			19.Condominium					Acres	
1.Convent 4.Seller 7.			20.Pavement					30.Rear (201+)	
2.FHA/VA 5.Private 8.			Fract. Acre		Acreege/Sites			31.Tillable/Horti	
3.Assumed 6.Cash 9.Unknown			21.Homesite (Frac	21	2.00	100 %	0	32.Pasture	
Validity			22.Vacant Lot (Fr	31	64.78	50 %	6	33.Orchard	
1.Valid 4.Split 7.Renovate			23.Non Conforming	26	0.00	100 %	0	34.Frontage	
2.Related 5.Partial 8.Other			Acres					35.Triangular Lot	
3.Distress 6.Exempt 9.			24.Excess (5-10)					36.Commercial	
Verified			25.Excess (10+)					37.Softwood	
1.Buyer 4.Agent 7.Family			26.Excess					38.Mixed Wood	
2.Seller 5.Pub Rec 8.Other			27.Rear (1-100)					39.Hardwood	
3.Lender 6.MLS 9.			28.Rear (101-150)					40.Wasteland	
			29.Rear (151-200)					41.Gravel Pit (Ac	
			Total Acreage		66.78	42.Mobile Home Si			
						43.Condo Site			
						44.Utility ROW			
						45.Camp Lot			
						46.Site Improve			

Waterboro

Map Lot 014-008


Account 1549

Location 265 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	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	Attic	9 None
Dwelling Units 1		2.HWCI	6.GravWA 10.	1.1/4 Fin	4.Full Fin 7.1/4 Unfi
Other Units 0		3.HWRAD	7.Electric 11.	2.1/2 Fin	5.FI/Stair 8.
Stories 4 One & 1/2 Story		4.Steam	8.FI/WallM 12.	3.3/4 Fin	6.1/2 Unfi 9.None
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 87%	
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) 896	
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	6	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 1842		# Half Baths	0	Funct. % Good 100%	
Year Remodeled 0		# Addn Fixtures	0	Functional Code 9 None	
Foundation 3 Brick &/or Stone		# Fireplaces	1	1.Incomp	4.Small 7.Layout
1.Concrete	4.Wood 7.				
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				1.Incomp	4.Small 7.Layout
				2.O-Built	5.CDU 8.Other
				3.Damage	6.Style 9.None
				Econ. % Good 100%	
				Economic Code None	
				0.None	3.Services 7.
				1.Location	4.Traffic 8.
				2.Encroach	9.None 9.
				Entrance Code 0	
				1.Interior	4.Vacant 7.
				2.Refusal	5.Estimate 8.
				3.Informed	6.Office 9.RS
				Information Code 0	
				1.Owner	4.Agent 7.
				2.Relative	5.Estimate 8.
				3.Tenant	6.Other 9.SNY

Additions, Outbuildings & Improvements

Type	Year	Units	Grade	Cond	Phys.	Funct.	Sound Value	
1 One Story Frame	0	824	0 0	0	0	0 %	0 %	1.One Story Fram
37 Unfin Basement	0	824	0 0	0	0	0 %	0 %	2.Two Story Fram
22 Encl Frame Porch	0	132	0 0	0	0	0 %	0 %	3.Three Story Fr
23 Frame Garage	0	525	0 0	0	0	0 %	0 %	4.1 & 1/2 Story
23 Frame Garage	0	440	0 0	0	0	0 %	0 %	5.1 & 3/4 Story
155 1 ST BARN	0	2880	3 100	4	50	70 %	70 %	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

