

OHMAN SCOTT D  
359 CHADBOURNE RIDGE RD  
N WATERBORO ME 04061

B17356P387

Inspection Witnessed By:

No./Date	Description	Date Insp.
X		

Notes:  
17.0816 - split from 014-015 SB

Waterboro

Property Data			Assessment Record						
Neighborhood <b>13 CHADBOURNE RIDGE RD</b>			Year	Land	Buildings	Exempt	Total		
Tree Growth Year <b>0</b>			2018	46,200	0	0	46,200		
1ST MORTGAGE <b>0</b>			2019	46,200	0	0	46,200		
2ND MORTGAGE <b>0</b>			2020	46,200	0	0	46,200		
Zone/Land Use <b>31 Agricultural/Residential</b>			2021	50,800	0	0	50,800		
Secondary Zone			2022	55,400	0	0	55,400		
Topography <b>1 Level</b>			2023	60,900	0	0	60,900		
1.Level 4.Below St 7.Steep 2.Rolling 5.Low 8.Wet 3.Above St 6.Swampy 9.Lev/Roll			2024	68,300	0	0	68,300		
Utilities <b>9 No Water/No Sewer</b>			2025	92,500	0	0	92,500		
1.Public 4.Improve 7.Improve 2.Water 5.Improve 8. 3.Sewer 6.Improve 9.None									
Street <b>1 Paved</b>									
1.Paved 4.Proposed 7.ROW 2.Semi Imp 5.Pvt 8.None 3.Gravel 6.Aband 9.TG PLAN									
LAND USE <b>0</b>			<b>Land Data</b>						
BUILDING USE <b>0</b>									
<b>Sale Data</b>			<b>Front Foot</b>	<b>Type</b>	<b>Effective</b>		<b>Influence</b>		<b>Influence Codes</b>
Sale Date			11.Ossipee WF		<b>Frontage</b>	<b>Depth</b>	<b>Factor</b>	<b>Code</b>	
Price			12.Arrowhead WF				%		1.Unimproved
Sale Type			13.Waterfront				%		2.Excess Ftg /De
1.Land 4.Mobile 7. 2.L & B 5.Other 8. 3.Building 6. 9.			14.Rear Land				%		3.Topography
Financing			15.Misc				%		4.Size/Shape
1.Convent 4.Seller 7. 2.FHA/VA 5.Private 8. 3.Assumed 6.Cash 9.Unknown			<b>Square Foot</b>		<b>Square Feet</b>				5.Access or Rear
Validity			16.Regular Lot				%		6.Restriction
1.Valid 4.Split 7.Renovate 2.Related 5.Partial 8.Other 3.Distress 6.Exempt 9.			17.Secondary Lot				%		7.Open Space
Verified			18.Excess Land				%		8.View/Environ
1.Buyer 4.Agent 7.Family 2.Seller 5.Pub Rec 8.Other 3.Lender 6.MLS 9.			19.Condominium				%		9.Fract Share
			20.Pavement				%		<b>Acres</b>
			<b>Fract. Acre</b>						30.Rear (201+)
			21.Homesite (Frac	22	2.00	100	%	0	31.Tillable/Horti
			22.Vacant Lot (Fr	24	7.00	100	%	0	32.Pasture
			23.Non Conforming				%		33.Orchard
			<b>Acres</b>				%		34.Frontage
			24.Excess ( 5-10)				%		35.Triangular Lot
			25.Excess (10+)				%		36.Commercial
			26.Excess				%		37.Softwood
			27.Rear (1-100)				%		38.Mixed Wood
			28.Rear (101-150)				%		39.Hardwood
			29.Rear (151-200)				%		40.Wasteland
			<b>Total Acreage</b>		<b>9.00</b>				41.Gravel Pit (Ac
									42.Mobile Home Si
									43.Condo Site
									44.Utility ROW
									45.Camp Lot
									46.Site Improve

**Waterboro**

Map Lot 014-015-010

Account 5144

Location CHADBOURNE RIDGE ROAD

Card 1

Of 1

9/23/2024

Building Style <b>0</b>	SF Bsmt Living <b>0</b>	Layout <b>0</b>
1.Conv 5.Garr/Col 9.Other	Fin Bsmt Grade <b>0 0</b>	1.Typical 4. 7.
2.Ranch 6.Split 10.Mohome	OPEN 5 OPTIONAL <b>0</b>	2.Inadeq 5. 8.
3.R Ranch 7.Contemp/ 11.Condo	Heat Type <b>100% 0</b>	3.Not func 6. 9.
4.Cape 8.Log 12.	1.HWBB 5.FWA 9.No Heat	Attic <b>0</b>
Dwelling Units <b>0</b>	2.HWCI 6.GravWA 10.	1.1/4 Fin 4.Full Fin 7.1/4 Unfi
Other Units <b>0</b>	3.HWRAD 7.Electric 11.	2.1/2 Fin 5.FI/Stair 8.
Stories <b>0</b>	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 <b>0% 9 None</b>	Insulation <b>0</b>
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 <b>0 Wood Siding</b>	3.H Pump 6. 9.None	3.Capped 6. 9.None
0.Wood 4.Asb/Asph 8.Alum/Vin	Kitchen Style <b>0</b>	Unfinished % <b>0%</b>
1.Wood 5.T-111 9.Other	1.Modern 4.Obsolete 7.	Grade & Factor <b>0 0%</b>
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 <b>0</b>	Bath(s) Style <b>0</b>	3.C Grade 6.AA Grade 9.Same
1.Asphalt 4.Composit 7.	1.Modern 4.Obsolete 7.	SQFT (Footprint) <b>0</b>
2.Slate 5.Wood 8.	2.Typical 5. 8.	Condition <b>0</b>
3.Metal 6.Other 9.	3.Old Type 6. 9.None	1.Poor 4.Avg 7.V G
SF Masonry Trim <b>0</b>	# Rooms <b>0</b>	2.Fair 5.Avg+ 8.Exc
OPEN-3- <b>0</b>	# Bedrooms <b>0</b>	3.Avg- 6.Good 9.Same
OPEN-4- <b>0</b>	# Full Baths <b>0</b>	Phys. % Good <b>0%</b>
Year Built <b>0</b>	# Half Baths <b>0</b>	Funct. % Good <b>100%</b>
Year Remodeled <b>0</b>	# Addn Fixtures <b>0</b>	Functional Code <b>9 None</b>
Foundation <b>0</b>	# Fireplaces <b>0</b>	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 <b>100%</b>
Basement <b>0</b>		Economic Code <b>None</b>
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 <b>0</b>		Entrance Code <b>0</b>
Wet Basement <b>0</b>		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 <b>0</b>
		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
					%	%	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