

PELCHAT FAMILY LIVING TRUST OF 2019
352 CHADBOURNE RIDGE ROAD
NORTH WATERBORO ME 04061

B7442P129 B17385P656 B17976P369 B18732P603

Previous Owner
PELCHAT SCOTT D & KELLY L
352 CHADBOURNE RIDGE RD

NORTH WATERBORO ME 04061
Sale Date: 6/10/2019

Previous Owner
DAVIS ROBERT B & SYLVIA A
ATTN: SCOTT & KELLY PELCHAT
352 CHADBOURNE RIDGE RD
NORTH WATERBORO ME 04061
Sale Date: 12/15/2016

Inspection Witnessed By:

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

Notes:
16.0829 - realtor called to dispute storey height and report missing ep on sketch. both were correct, reading of card was faulty. re-priced house to make it easier to understanding, will create small change for 2017 bills. -ak
5/30/17 - changed condition from good-6 to average-4 SB
19.0529 - added 16x32 inground pool, changed 160 sq ft deck to open porch -sb

Waterboro

Property Data			Assessment Record						
Neighborhood 13 CHADBOURNE RIDGE RD			Year	Land	Buildings	Exempt	Total		
Tree Growth Year 0			2012	77,200	299,700	16,000	360,900		
1ST MORTGAGE 0			2013	77,200	299,700	16,000	360,900		
2ND MORTGAGE 0			2014	77,200	299,700	16,000	360,900		
Zone/Land Use 31 Agricultural/Residential			2015	77,200	299,700	16,000	360,900		
Secondary Zone			2016	64,500	299,700	21,000	343,200		
Topography 1 Level			2017	64,500	299,700	21,000	343,200		
1.Level 4.Below St 7.Steep			2018	64,500	259,600	0	324,100		
2.Rolling 5.Low 8.Wet			2019	64,500	259,600	20,000	304,100		
3.Above St 6.Swampy 9.Lev/Roll			2020	64,500	284,300	20,000	328,800		
Utilities 9 No Water/No Sewer			2021	70,900	284,300	24,500	330,700		
1.Public 4.Improve 7.Improve			2022	77,400	312,700	25,000	365,100		
2.Water 5.Improve 8.			2023	85,100	346,800	25,000	406,900		
3.Sewer 6.Improve 9.None			2024	95,400	390,900	25,000	461,300		
Street 1 Paved			2025	116,600	478,000	25,000	569,600		
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	
			14.Rear Land			%		4.Size/Shape	
Sale Date 6/10/2019			15.Misc			%		5.Access or Rear	
Price						%		6.Restriction	
Sale Type 2 Land & Buildings						%		7.Open Space	
1.Land 4.Mobile 7.			Square Foot	Square Feet				8.View/Environ	
2.L & B 5.Other 8.				16.Regular Lot			%	9.Fract Share	
3.Building 6. 9.			17.Secondary Lot			%	Acres		
Financing 9 Unknown			18.Excess Land			%	30.Rear (201+)		
1.Convent 4.Seller 7.			19.Condominium			%	31.Tillable/Horti		
2.FHA/VA 5.Private 8.			20.Pavement			%	32.Pasture		
3.Assumed 6.Cash 9.Unknown						%	33.Orchard		
Validity 2 Related Parties						%	34.Frontage		
1.Valid 4.Split 7.Renovate			Fract. Acre	Acreege/Sites				35.Triangular Lot	
2.Related 5.Partial 8.Other			21.Homesite (Frac	21	2.00	100 %	0	36.Commercial	
3.Distress 6.Exempt 9.			22.Vacant Lot (Fr	24	3.76	100 %	0	37.Softwood	
Verified 5 Public Record			23.Non Conforming			%		38.Mixed Wood	
1.Buyer 4.Agent 7.Family			Acres			%		39.Hardwood	
2.Seller 5.Pub Rec 8.Other			24.Excess (5-10)			%		40.Wasteland	
3.Lender 6.MLS 9.			25.Excess (10+)			%		41.Gravel Pit (Ac	
			26.Excess			%		42.Mobile Home Si	
			27.Rear (1-100)			%		43.Condo Site	
			28.Rear (101-150)			%		44.Utility ROW	
			29.Rear (151-200)			%		45.Camp Lot	
			Total Acreage		5.76			46.Site Improve	

Waterboro

Map Lot 014-035

Account 1582

Location 352 CHADBOURNE RIDGE ROAD

Card 1

Of 1

9/23/2024

Building Style 4 Cape Cod 1.Conv 5.Garr/Col 9.Other 2.Ranch 6.Split 10.Mohome 3.R Ranch 7.Contemp/ 11.Condo 4.Cape 8.Log 12. Dwelling Units 1 Other Units 0 Stories 5 One & 3/4 Story 1.1 4.1.50 7.1.25 2.2 5.1.75 8. 3.3 6.2.50 9. Exterior Walls 8 Aluminum/Vinyl 0.Wood 4.Asb/Asph 8.Alum/Vin 1.Wood 5.T-111 9.Other 2.Wd Sh 6.Br/St 11. 3.Compos. 7.Nov 12. Roof Surface 1 Asphalt Shingles 1.Asphalt 4.Composit 7. 2.Slate 5.Wood 8. 3.Metal 6.Other 9. SF Masonry Trim 0 OPEN-3- 0 OPEN-4- 0 Year Built 1992 Year Remodeled 0 Foundation 1 Concrete 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.	SF Bsmt Living 0 Fin Bsmt Grade 0 0 OPEN 5 OPTIONAL 0 Heat Type 100% 1 Hot Water BB 1.HWBB 5.FWA 9.No Heat 2.HWCI 6.GravWA 10. 3.HWRAD 7.Electric 11. 4.Steam 8.F/WallM 12. Cool Type 0% 9 None 1.Refrig 4.W&C Air 7. 2.Evapor 5. 8. 3.H Pump 6. 9.None Kitchen Style 2 Typical 1.Modern 4.Obsolete 7. 2.Typical 5. 8. 3.Old Type 6. 9.None Bath(s) Style 2 Typical Bath(s) 1.Modern 4.Obsolete 7. 2.Typical 5. 8. 3.Old Type 6. 9.None # Rooms 9 # Bedrooms 3 # Full Baths 2 # Half Baths 1 # Addn Fixtures 0 # Fireplaces 1	Layout 1 Typical 1.Typical 4. 7. 2.Inadeq 5. 8. 3.Not func 6. 9. Attic 9 None 1.1/4 Fin 4.Full Fin 7.1/4 Unfi 2.1/2 Fin 5.FI/Stair 8. 3.3/4 Fin 6.1/2 Unfi 9.None Insulation 1 Full 1.Full 4.Minimal 7. 2.Heavy 5.Unk 8. 3.Capped 6. 9.None Unfinished % 0% Grade & Factor 3 Average 105% 1.E Grade 4.B Grade 7.AAA Grad 2.D Grade 5.A Grade 8. 3.C Grade 6.AA Grade 9.Same SQFT (Footprint) 1088 Condition 4 Average 1.Poor 4.Avg 7.V G 2.Fair 5.Avg+ 8.Exc 3.Avg- 6.Good 9.Same Phys. % Good 0% Funct. % Good 100% Functional Code 9 None 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
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Date Inspected

Additions, Outbuildings & Improvements

Type	Year	Units	Grade	Cond	Phys.	Funct.	Sound Value
117 1 ST	0	396	0 0	0	0 %	0 %	
20 1 Story/Basement	0	360	0 0	0	0 %	0 %	
48 1.50 Fr Gar w/fin	0	864	0 0	0	0 %	0 %	
22 Encl Frame Porch	0	120	0 0	0	0 %	0 %	
21 Open Frame	2018	184	3 100	8	0 %	100 %	
24 Frame Shed	1785	378	3 100	4	20 %	100 %	
65 Barn/Stable	1785	1554	3 100	4	20 %	100 %	
24 Frame Shed	2002	160	0 0	0	0 %	0 %	
68 Wood Deck	0	372	0 0	0	0 %	0 %	
63 Swimming Pool	2018	512	4 110	8	0 %	100 %	

