7/1/03 $260,000

MAP LOT ACCOUNT NO. 4612 ADDRESS TOWN OF WATERBORO, MAINE CARD NO. OF

013-074

BERARD SUSAN E & RAYMOND L
158 CHADBOURNE RIDGE RD
B 14282 P 191 11/08/2004 $295,000

BOOK	PAGE	DATE	CONSIDERATION
		11/8/04	$295,000

PROPERTY DATA

NEIGHBORHOOD CODE	13
STREET CODE	
LAND USE (11. Residential, 21. Village, 22. Village/Res., 31. Agricultural/Res., 33. Forest/Agri., 40. Conservation, 45. General Purpose, 48. Shoreland, 49. Resource Protection)	31
SECONDARY ZONE	
TOPOGRAPHY (1. Level, 2. Rolling, 3. Above St., 4. Below St., 5. Low, 6. Swampy, 7. Steep, 8.)	03
UTILITIES (1. All Public, 2. Public Water, 3. Public Sewer, 4. Drilled Well, 5. Dug Well, 6. Septic, 7. Cess Pool, 9. No Utilities)	09
STREET (1. Paved, 2. Semi-Improved, 3. Gravel, 4. Proposed, 9. No Street)	1

SALE DATA

DATE(MM/YY)	/
PRICE	, ,
SALE TYPE (1. Land, 2. Land & Bldg., 3. Building Only, 4. Mobile Home, 5. Other)	
FINANCING (1. Conv., 2. FHA/VA, 3. Assumed, 4. Seller, 5. Private, 6. Cash, 7. FMHA, 9. Unknown)	
VERIFIED (1. Buyer, 2. Seller, 3. Lender, 4. Agent, 5. Record, 6. MLS, 7. Family, 8. Other, 9. Confid.)	
VALIDITY (1. Valid, 2. Related, 3. Distress, 4. Split, 5. Partial, 6. Exempt, 7. Changed, 8. Other)	

ASSESSMENT RECORD

YEAR	LAND	BUILDINGS	EXEMPT	TOTAL

No./Date	Description	Date Insp.

NOTES:

LAND DATA

	TYPE	EFFECTIVE Frontage	EFFECTIVE Depth	INFLUENCE Factor	INFLUENCE Code
FRONT FOOT 11. Regular Lot				%	
12. Delta Triangle				%	
13. Nabla Triangle				%	
14. Rear Land				%	
15.				%	
				%	
				%	
SQUARE FOOT 16. Regular Lot		SQUARE FEET			
17. Secondary				%	
18. Excess Land				%	
19. Condo.				%	
20.				%	
FRACT. ACRE 21. Homesite		ACREAGE/SITES			
22. Baselot				%	
23.				%	
ACRES 24. Homesite				%	
25. Baselot				%	
26. Secondary				%	
27. Frontage				%	
28. Rear 1				%	
29. Rear 2				%	
30. Rear 3				%	
31. Tillable	Total	2.00			
32. Pasture					
33. Orchard					

x 25,000

INFLUENCE CODES
1=Vacancy
2=Excess Frontage
3=Topography
4=Size/Shape
5=Access
6=Restrictions
7=Corner
8=Environment
9=Fractional Share

ACRES (cont.)
34. Softwood (F&O)
35. Mixed Wood (F&O)
36. Hardwood (F&O)
37. Softwood (T.G.)
38. Mixed Wood (T.G.)
39. Hardwood (T.G.)
40. Waste
41. Gravel Pit

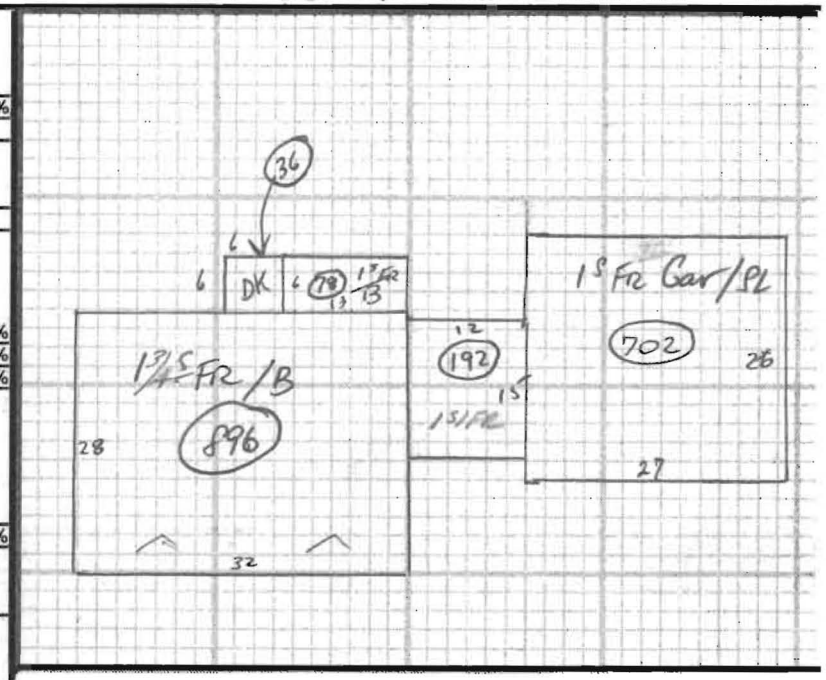
SITE
42. Moho Site
43. Condo Site
44. Lot Improvements

TOWN OF WATERBORO, MAINE

BUILDING RECORD

MAP 13 LOT 074 ACCOUNT NO. 4612 ADDRESS 158 CHADBOURN RIDGE CARD NO. OF

BUILDING STYLE	4	S/F BSMT LIVING		INSULATION	1
1. Conv. 8. Split Lev.		FIN BSMT GRADE		1. Full 4. Minimal	
2. Ranch 7. Contemp.				2. Heavy 9. None	
3. R. Ranch 8. Log		HEAT TYPE		3. Capped	
4. Cape 9. Other		1. HW BB 6. Grav. WA		UNFINISHED %	%
5. Garrison		2. HW CI 7. Electric		GRADE & FACTOR	
DWELLING UNITS		3. HW Radiant 8. Units	1	1. E 4. B	3
OTHER UNITS		4. Steam 9. No Heat		2. D 5. A	
STORIES	5	5. FWA	%	3. C 6. AA	
1. One 4. 1 1/2		COOL TYPE		SQ. FOOTAGE	896
2. Two 5. 1 3/4		1. Central 9. None	9 %	CONDITION	2
3. Three 6. 2 1/2				1. Poor 5. Avg +	
EXTERIOR WALLS	1	KITCHEN STYLE		2. Fair 6. Good	
1. Clapboard 6. BR./Stone		1. Good 3. Old Style	2	3. Avg - 7. V Good	
2. WD.SH. 7. Novelty		2. Typical 4. Obsolete		4 Avg. 8. Exc.	%
3. Comp. 8. AL/Vinyl		BATH(S) STYLE		PHYS. % GOOD	%
4. ASB/ASP 9. Other		1. Good 3. Old Style	2	FUNCT. % GOOD	%
5. T1-11		2. Typical 4. Obsolete		FUNCT. CODE	
ROOF SURFACE	1	# ROOMS		1. Incomp. 5. CDU	
1. Asphalt 4. Comp.		# BEDROOMS	2	2. Overbuilt 6. Style	
2. Slate 5. Wood		#FULL BATHS	1	3. Delap. 7. Layout	9
3. Metal 6. Other		# HALF BATHS	1	4. Small Size 8. Other	
S/F MASONERY TRIM		# ADDN FIXTURES		9. None	
YEAR BUILT	1946	# FIREPLACES	1	ECON. % GOOD	%
YEAR REMODELED		# HEARTHS		ECON. CODE	
FOUNDATION	2	LAYOUT	1	1. Location 3. Services	9
1. Conc. 4. Wood		1. Typical 2. In adeq.		2. Encroach 9. None	
2. C Blk 5. Stab		ATTIC		ENTRANCE CODE	
3. Br./Stone 6. Piers		1. 1/4 Fin 4. Full Fin.	9	1. Inspct. 3. Vacant	5
BASEMENT	4	2. 1/2 Fin. 5. Fl/Stairs		2. Refused 5. Estim.	
1. 1/4 3. 3/4 5 Crawl		3. 3/4 Fin. 9. None		3. Info Only	
2. 1/2 4. Full 6. None		INT COMP TO EXIT + = -		INFO. CODE	
BSMT GAR # CARS		INSPECTED BY	THR	1. Owner 4. Agent	5
WET BASEMENT	1			2. Relative 5. Estimate	
1. Dry 3. Wet		DATE INSPECTED	118.05	3. Tenant 6. Other	
2. Damp 9. None				2. Refused 5. Estim.	



ADDITIONS, OUTBUILDINGS & IMPROVEMENTS

	TYPE	YEAR	UNITS	GRADE	COND	PERCENT GOOD Phys.	PERCENT GOOD Funct.
DECK	068		36	3	4	%	%
ADD	01		192			%	%
ADD	01		78			%	%
BSMT	22		78			%	%
GAR	23		702			%	%
						%	%
						%	%
						%	%
						%	%
						%	%
						%	%
						%	%

NOTES:

CODES
1. 1S Fr.
2. 2S Fr.
3. 3S Fr.
4. 1 1/2S Fr.
5. 1 3/4S Fr.
6. 2 1/2S Fr.
Add 10 for Bsmt
21. OFP
22. EFP
23. Garage
24. Shed
25. Bay Window
26. Overhang
27. Unf. Bsmt
28. Unf. Attic
29. Fin. Attaic
Add 20 for 2 Story
61. Carport
62. Patio
63. Swimming Pool
64. Tennis Court
65. Stable w/loft
66. Greenhouse
67. Natatorium
68. Wood Deck
69. Jacuzzi

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