

OBRIEN MICHAEL
OBRIEN, JANE C
178 CHADBOURNE RIDGE RD
N WATERBORO ME 04061

B10161P20

Inspection Witnessed By:

X		Date
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	71,200	139,600	10,000	200,800		
1ST MORTGAGE 0			2013	71,200	139,600	10,000	200,800		
2ND MORTGAGE 0			2014	71,200	139,600	10,000	200,800		
Zone/Land Use 31 Agricultural/Residential			2015	71,200	139,600	10,000	200,800		
Secondary Zone			2016	60,300	139,600	15,000	184,900		
Topography 3 Above Street			2017	60,300	139,600	15,000	184,900		
1.Level 4.Below St 7.Steep			2018	60,300	139,600	20,000	179,900		
2.Rolling 5.Low 8.Wet			2019	60,300	139,600	20,000	179,900		
3.Above St 6.Swampy 9.Lev/Roll			2020	60,300	139,600	20,000	179,900		
Utilities 9 No Water/No Sewer			2021	66,300	139,600	24,500	181,400		
1.Public 4.Improve 7.Improve			2022	72,300	153,500	25,000	200,800		
2.Water 5.Improve 8.			2023	79,600	170,300	25,000	224,900		
3.Sewer 6.Improve 9.None			2024	89,200	191,200	25,000	255,400		
Street 1 Paved			2025	108,200	259,900	25,000	343,100		
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.							%		6.Restriction
2.L & B 5.Other 8.			Square Foot	Square Feet					7.Open Space
3.Building 6. 9.			16.Regular Lot				%		8.View/Environ
Financing			17.Secondary Lot				%		9.Fract Share
1.Convent 4.Seller 7.			18.Excess Land				%		Acres
2.FHA/VA 5.Private 8.			19.Condominium				%		30.Rear (201+)
3.Assumed 6.Cash 9.Unknown			20.Pavement				%		31.Tillable/Horti
Validity							%		32.Pasture
1.Valid 4.Split 7.Renovate			Fract. Acre	Acreege/Sites					33.Orchard
2.Related 5.Partial 8.Other			21.Homesite (Frac	21	2.00	100	%	0	34.Frontage
3.Distress 6.Exempt 9.			22.Vacant Lot (Fr	26	1.00	100	%	0	35.Triangular Lot
Verified			23.Non Conforming				%		36.Commercial
1.Buyer 4.Agent 7.Family			Acres				%		37.Softwood
2.Seller 5.Pub Rec 8.Other			24.Excess (5-10)				%		38.Mixed Wood
3.Lender 6.MLS 9.			25.Excess (10+)				%		39.Hardwood
			26.Excess				%		40.Wasteland
			27.Rear (1-100)				%		41.Gravel Pit (Ac
			28.Rear (101-150)				%		42.Mobile Home Si
			29.Rear (151-200)				%		43.Condo Site
			Total Acreege		3.00				44.Utility ROW
									45.Camp Lot
									46.Site Improveme

Waterboro

Map Lot 013-076

Account 1501

Location 178 CHADBOURNE RIDGE ROAD

Card 1

Of 1

9/23/2024

Building Style	1 Conventional			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	3 Capped Only			
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 105%					
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 3 Metal				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) 1050					
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 1809				# Half Baths 1			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.		<div style="display: flex; align-items: center; justify-content: center;"> <div style="background-color: #2e7d32; color: white; padding: 10px 20px; font-size: 2em; margin-right: 10px;">T</div> <div style="font-size: 2em; font-weight: bold; margin-right: 10px;">TRIO</div> </div>								
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

Additions, Outbuildings & Improvements

Type	Year	Units	Grade	Cond	Phys.	Funct.	Sound Value	
23 Frame Garage	0	768	0 0	0	0	0 %	0 %	1.One Story Fram
23 Frame Garage	0	270	0 0	0	0	0 %	0 %	2.Two Story Fram
1 One Story Frame	0	216	0 0	0	0	0 %	0 %	3.Three Story Fr
21 Open Frame	0	96	0 0	0	0	0 %	0 %	4.1 & 1/2 Story
21 Open Frame	0	240	0 0	0	0	0 %	0 %	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

