

OHMAN, SCOTT D
359 CHADBOURNE RIDGE RD
N WATERBORO ME 04061

B11809P346 B16716P833 B17534P668 B18038P943

Previous Owner
GANNETT STUART & JILL (JT)
176 LORDS RD

NORTH WATERBORO ME 04061
Sale Date: 9/06/2019

Previous Owner
BUCHANAN, MARY ELLEN
ATTN: STUART GANNETT
176 LORDS RD
N WATERBORO ME 04061
Sale Date: 8/09/2017

Previous Owner
BUCHANAN JOHN S
319 CHADBOURNE RIDGE ROAD

NORTH WATERBORO ME 04061
Sale Date: 10/21/2013

Inspection Witnessed By:

X	Date
No./Date	Description
	Date Insp.

Notes:
5/16/17 changed condition from 4-avg to 1-poor and functional from 100% to 50%, removed M/H site and deck, floors rotted, water damage, not livable, Shawn from CIA Salvage 651-2205 will be demolishing home SB
19.1015 - removed 5.5 acres conveyed to Adams 014-013-001 B/P 18066/462, changed acres to 24.80 per survey map -sb
21.0928 - corrected acres from 24.80 to 19.30 -sb

Waterboro

Property Data			Assessment Record						
Neighborhood 13 CHADBOURNE RIDGE RD			Year	Land	Buildings	Exempt	Total		
Tree Growth Year 0			2012	100,200	82,700	10,000	172,900		
1ST MORTGAGE 0			2013	100,200	82,700	10,000	172,900		
2ND MORTGAGE 0			2014	100,200	82,700	10,000	172,900		
Zone/Land Use 31 Agricultural/Residential			2015	100,200	82,700	0	182,900		
Secondary Zone			2016	82,800	82,700	0	165,500		
Topography 1 Level			2017	82,800	82,700	0	165,500		
1.Level 4.Below St 7.Steep			2018	75,300	27,500	0	102,800		
2.Rolling 5.Low 8.Wet			2019	75,300	27,500	0	102,800		
3.Above St 6.Swampy 9.Lev/Roll			2020	75,300	27,500	0	102,800		
Utilities 9 No Water/No Sewer			2021	82,700	27,500	0	110,200		
1.Public 4.Improve 7.Improve			2022	90,200	30,200	0	120,400		
2.Water 5.Improve 8.			2023	94,100	33,500	0	127,600		
3.Sewer 6.Improve 9.None			2024	105,600	37,700	0	143,300		
Street 1 Paved			2025	133,100	47,300	0	180,400		
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 8/19/2019			15.Misc			%		5.Access or Rear	
Price 150,000						%		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.							%	9.Fract Share	
3.Building 6. 9.			16.Regular Lot			%		Acres	
Financing 9 Unknown			17.Secondary Lot			%		30.Rear (201+)	
1.Convent 4.Seller 7.			18.Excess Land			%		31.Tillable/Horti	
2.FHA/VA 5.Private 8.			19.Condominium			%		32.Pasture	
3.Assumed 6.Cash 9.Unknown			20.Pavement			%		33.Orchard	
Validity 1 Arms Length Sale						%		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	
3.Distress 6.Exempt 9.			22.Vacant Lot (Fr	25	17.30	100	%	0	
Verified 5 Public Record			23.Non Conforming			%		37.Softwood	
1.Buyer 4.Agent 7.Family			Acres			%		38.Mixed Wood	
2.Seller 5.Pub Rec 8.Other			24.Excess (5-10)			%		39.Hardwood	
3.Lender 6.MLS 9.			25.Excess (10+)			%		40.Wasteland	
			26.Excess			%		41.Gravel Pit (Ac	
			27.Rear (1-100)			%		42.Mobile Home Si	
			28.Rear (101-150)			%		43.Condo Site	
			29.Rear (151-200)			%		44.Utility ROW	
			Total Acreage		19.30			45.Camp Lot	
								46.Site Improve	

