

OHMAN SCOTT D  
359 CHADBOURNE RIDGE RD  
N WATERBORO ME 04061

B7561P45 B17325P467

Previous Owner  
OHMAN SCOTT AND JENNIFER  
PO BOX 87

EAST WATERBORO ME 04030  
Sale Date: 9/21/2016

Inspection Witnessed By:

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

Notes:  
17.0816 - removed 9 acres transferred to Scott Ohman 014-015-010 SB

Waterboro

Property Data			Assessment Record						
Neighborhood <b>13 CHADBOURNE RIDGE RD</b>			Year	Land	Buildings	Exempt	Total		
Tree Growth Year <b>0</b>			2012	79,500	190,900	10,000	260,400		
1ST MORTGAGE <b>0</b>			2013	79,500	190,900	10,000	260,400		
2ND MORTGAGE <b>0</b>			2014	79,500	190,900	10,000	260,400		
Zone/Land Use <b>31 Agricultural/Residential</b>			2015	79,500	190,900	10,000	260,400		
Secondary Zone			2016	69,000	190,900	15,000	244,900		
Topography <b>1 Level</b>			2017	69,000	190,900	15,000	244,900		
1.Level 4.Below St 7.Steep			2018	62,700	190,900	20,000	233,600		
2.Rolling 5.Low 8.Wet			2019	62,700	190,900	20,000	233,600		
3.Above St 6.Swampy 9.Lev/Roll			2020	62,700	190,900	20,000	233,600		
Utilities <b>9 No Water/No Sewer</b>			2021	69,000	190,900	24,500	235,400		
1.Public 4.Improve 7.Improve			2022	75,300	210,000	25,000	260,300		
2.Water 5.Improve 8.			2023	82,800	232,800	25,000	290,600		
3.Sewer 6.Improve 9.None			2024	92,800	261,400	25,000	329,200		
Street <b>1 Paved</b>			2025	119,700	388,700	25,000	483,400		
1.Paved 4.Proposed 7.ROW			<b>Land Data</b>						
2.Semi Imp 5.Pvt 8.None									
3.Gravel 6.Aband 9.TG PLAN			<b>Front Foot</b>	<b>Type</b>	<b>Effective</b>		<b>Influence</b>		<b>Influence Codes</b>
LAND USE <b>0</b>					Frontage	Depth	Factor	Code	
BUILDING USE <b>0</b>			11.Ossipee WF			%		1.Unimproved	
<b>Sale Data</b>			12.Arrowhead WF			%		2.Excess Ftg /De	
Sale Date <b>9/21/2016</b>			13.Waterfront			%		3.Topography	
Price			14.Rear Land			%		4.Size/Shape	
Sale Type <b>2 Land &amp; Buildings</b>			15.Misc			%		5.Access or Rear	
1.Land 4.Mobile 7.			<b>Square Foot</b>	<b>Square Feet</b>				6.Restriction	
2.L & B 5.Other 8.						%		7.Open Space	
3.Building 6. 9.			16.Regular Lot			%		8.View/Environ	
Financing <b>1 Conventional</b>			17.Secondary Lot			%		9.Fract Share	
1.Convent 4.Seller 7.			18.Excess Land			%		<b>Acres</b>	
2.FHA/VA 5.Private 8.			19.Condominium			%		30.Rear (201+)	
3.Assumed 6.Cash 9.Unknown			20.Pavement			%		31.Tillable/Horti	
Validity <b>2 Related Parties</b>			<b>Fract. Acre</b>	<b>Acreege/Sites</b>				32.Pasture	
1.Valid 4.Split 7.Renovate				21.Homesite (Frac	21	2.00	100 %	0	33.Orchard
2.Related 5.Partial 8.Other			22.Vacant Lot (Fr	24	5.00	100 %	0	34.Frontage	
3.Distress 6.Exempt 9.			23.Non Conforming			%		35.Triangular Lot	
Verified <b>5 Public Record</b>			<b>Acres</b>			%		36.Commercial	
1.Buyer 4.Agent 7.Family			24.Excess ( 5-10)			%		37.Softwood	
2.Seller 5.Pub Rec 8.Other			25.Excess (10+)			%		38.Mixed Wood	
3.Lender 6.MLS 9.			26.Excess			%		39.Hardwood	
			27.Rear (1-100)			%		40.Wasteland	
			28.Rear (101-150)			%		41.Gravel Pit (Ac	
			29.Rear (151-200)			%		42.Mobile Home Si	
			<b>Total Acreage</b>		7.00	43.Condo Site			
						44.Utility ROW			
						45.Camp Lot			
						46.Site Improve			

# Waterboro

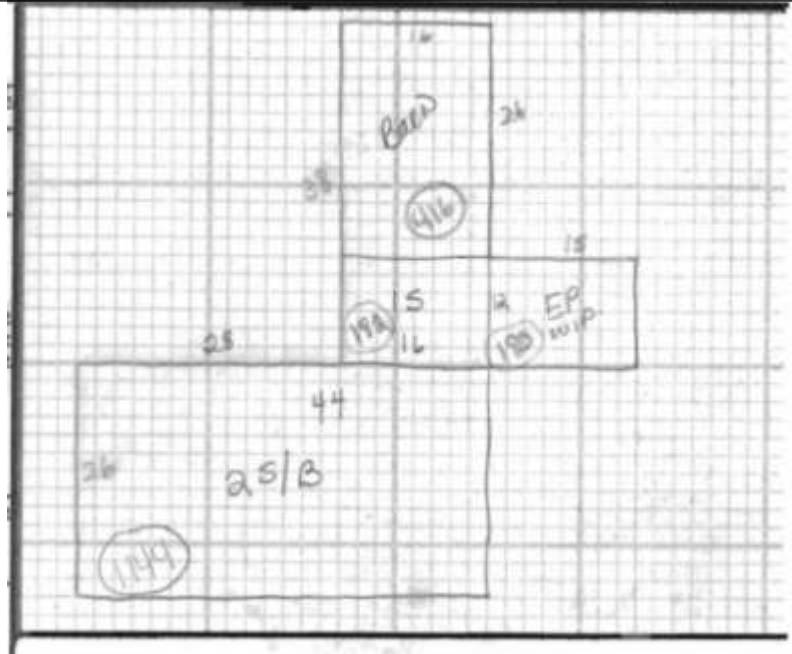
Map Lot 014-015

Account 1556

Location 359 CHADBOURNE RIDGE ROAD

Card 1 Of 2 9/23/2024

Building Style	<b>1 Conventional</b>			SF Bsmt Living	<b>0</b>			Layout	<b>1 Typical</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% 1 Hot Water BB</b>			3.Not func	6.	9.										
4.Cape	8.Log	12.		1.HWBB	5.FWA	9.No Heat		Attic <b>9 None</b>												
Dwelling Units <b>1</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>2 Two Story</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>1 Full</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>8 Alumunum/Vinyl</b>			3.H Pump	6.		9.None		3.Capped	6.	9.None										
0.Wood	4.Asb/Asph	8.Alum/Vin		Kitchen Style <b>2 Typical</b>			Unfinished % <b>0%</b>													
1.Wood	5.T-111	9.Other		1.Modern	4.Obsolete	7.		Grade & Factor <b>3 Average 100%</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>3 Metal</b>			Bath(s) Style <b>2 Typical Bath(s)</b>			3.C Grade			6.AA Grade 9.Same											
1.Asphalt	4.Composit	7.		1.Modern	4.Obsolete	7.		SQFT (Footprint) <b>1144</b>												
2.Slate	5.Wood	8.		2.Typical	5.	8.		Condition <b>4 Average</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>8</b>			2.Fair			5.Avg+	8.Exc										
OPEN-3- <b>0</b>			# Bedrooms <b>4</b>			3.Avg-			6.Good	9.Same										
OPEN-4- <b>0</b>			# Full Baths <b>2</b>			Phys. % Good <b>0%</b>			Funct. % Good <b>100%</b>											
Year Built <b>1800</b>			# Half Baths <b>0</b>			Functional Code <b>9 None</b>			1.Incomp 4.Small 7.Layout											
Year Remodeled <b>1960</b>			# Addn Fixtures <b>0</b>			2.O-Built 5.CDU 8.Other			3.Damage 6.Style 9.None											
Foundation <b>3 Brick &amp;/or Stone</b>			# Fireplaces <b>0</b>			Econ. % Good <b>100%</b>			Economic Code <b>None</b>											
1.Concrete	4.Wood	7.		<div style="display: flex; align-items: center; justify-content: center;"> <div style="background-color: #00728f; 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>			0.None 3.Services 7.			1.Location 4.Traffic 8.			2.Encroach 9.None 9.							
2.C Block	5.Slab	8.					Entrance Code <b>0</b>			1.Interior 4.Vacant 7.			2.Refusal 5.Estimate 8.			3.Informed 6.Office 9.RS				
3.Br/Stone	6.Prs/Post	9.					Information Code <b>0</b>			1.Owner 4.Agent 7.			2.Relative 5.Estimate 8.			3.Tenant 6.Other 9.SNY				
Basement <b>4 Full Basement</b>							1.One Story Fram			2.Two Story Fram			3.Three Story Fr							
1.1/4 Bmt	4.Full Bmt	7.								4.1 & 1/2 Story			5.1 & 3/4 Story			6.2 & 1/2 Story				
2.1/2 Bmt	5.None	8.								21.Open Frame Por			22.Encl Frame Por			23.Frame Garage				
3.3/4 Bmt	6.	9.None								24.Frame Shed			25.Frame Bay Wind			26.1SFr Overhang				
Bsmt Gar # Cars <b>0</b>										27.Unfin Basement			28.Unfinished Att			29.Finished Attic				
Wet Basement <b>1 Dry Basement</b>																				
1.Dry	4.	7.																		
2.Damp	5.	8.																		
3.Wet	6.	9.																		



Date Inspected 7/10/2024

### Additions, Outbuildings & Improvements

Type	Year	Units	Grade	Cond	Phys.	Funct.	Sound Value
1 One Story Frame	0	192	0 0	0	0	0 %	0 %
22 Encl Frame Porch	0	180	0 0	0	0	0 %	0 %
65 Barn/Stable	0	416	0 0	0	0	0 %	0 %
501 Silo 12 Base/Hi	0					%	500 %
156 1.25 ST BARN	0	2584	0 0	0	0	0 %	0 %
65 Barn/Stable	0	1040	0 0	0	0	0 %	0 %
23 Frame Garage	0	1560	2 100	2	0	0 %	100 %
280 LEAN TO	0	280	3 100	4	0	0 %	100 %
24 Frame Shed	0	384	3 100	3	0	0 %	100 %
24 Frame Shed	0	224	3 100	3	0	0 %	100 %

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EAST WATERBORO ME 04030  
Sale Date: 9/21/2016

Inspection Witnessed By:

X		Date
No./Date	Description	Date Insp.

Notes:

**Waterboro**

Property Data			Assessment Record				
Neighborhood <b>13 CHADBOURNE RIDGE RD</b>			Year	Land	Buildings	Exempt	Total
Tree Growth Year <b>0</b>			2025	0	35,100	0	35,100
1ST MORTGAGE <b>0</b>							
2ND MORTGAGE <b>0</b>							
Zone/Land Use <b>31 Agricultural/Residential</b>							
Secondary Zone							
Topography <b>1 Level</b>							
1.Level	4.Below St	7.Steep					
2.Rolling	5.Low	8.Wet					
3.Above St	6.Swampy	9.Lev/Roll					
Utilities <b>9 No Water/No Sewer</b>							
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>Front Foot</b>	<b>Type</b>	<b>Effective</b>	<b>Influence</b>	<b>Influence</b>
<b>Sale Data</b>			11.Ossipee WF		<b>Frontage</b>	<b>Depth</b>	<b>Factor</b>
Sale Date <b>9/21/2016</b>			12.Arrowhead WF				<b>Code</b>
Price			13.Waterfront				1.Unimproved
Sale Type <b>2 Land &amp; Buildings</b>			14.Rear Land				2.Excess Ftg /De
1.Land	4.Mobile	7.	15.Misc				3.Topography
2.L & B	5.Other	8.	<b>Square Foot</b>		<b>Square Feet</b>		4.Size/Shape
3.Building	6.	9.	16.Regular Lot				5.Access or Rear
Financing <b>1 Conventional</b>			17.Secondary Lot				6.Restriction
1.Convent	4.Seller	7.	18.Excess Land				7.Open Space
2.FHA/VA	5.Private	8.	19.Condominium				8.View/Environ
3.Assumed	6.Cash	9.Unknown	20.Pavement				9.Fract Share
Validity <b>2 Related Parties</b>			<b>Fract. Acre</b>		<b>Acres/Sites</b>		<b>Acres</b>
1.Valid	4.Split	7.Renovate	21.Homesite (Frac				30.Rear (201+)
2.Related	5.Partial	8.Other	22.Vacant Lot (Fr				31.Tillable/Horti
3.Distress	6.Exempt	9.	23.Non Conforming				32.Pasture
Verified <b>5 Public Record</b>			<b>Acres</b>				33.Orchard
1.Buyer	4.Agent	7.Family	24.Excess ( 5-10)				34.Frontage
2.Seller	5.Pub Rec	8.Other	25.Excess (10+)				35.Triangular Lot
3.Lender	6.MLS	9.	26.Excess				36.Commercial
			27.Rear (1-100)				37.Softwood
			28.Rear (101-150)				38.Mixed Wood
			29.Rear (151-200)				39.Hardwood
			<b>Total Acreage</b>		<b>0.00</b>		40.Wasteland
							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


Account 1556

Location 359 CHADBOURNE RIDGE ROAD

Card 2

Of 2

9/23/2024

Building Style	SF Bsmt Living		Layout			
1.Conv	5.Garr/Col	9.Other	Fin Bsmt Grade	1.Typical 4. 7.		
2.Ranch	6.Split	10.Mohome	OPEN 5 OPTIONAL	2.Inadeq 5. 8.		
3.R Ranch	7.Contemp/	11.Condo	Heat Type	3.Not func 6. 9.		
4.Cape	8.Log	12.	1.HWBB	5.FWA		
Dwelling Units	2.HWCI		6.GravWA	10.		
Other Units	3.HWRAD		7.Electric	11.		
Stories	4.Steam		8.F/WallM	12.		
1.1	4.1.50	7.1.25	Cool Type	Insulation		
2.2	5.1.75	8.	1.Refrig	4.W&C Air		
3.3	6.2.50	9.	2.Evapor	5.		
Exterior Walls	3.H Pump		6.	9.None		
0.Wood	4.Asb/Asph	8.Alum/Vin	Kitchen Style	Unfinished %		
1.Wood	5.T-111	9.Other	1.Modern	4.Obsolete		
2.Wd Sh	6.Br/St	11.	2.Typical	5.		
3.Compos.	7.Nov	12.	3.Old Type	6.		
Roof Surface	Bath(s) Style		1.Modern	4.Obsolete		
1.Asphalt	4.Composit	7.	2.Typical	5.		
2.Slate	5.Wood	8.	3.Old Type	6.		
3.Metal	6.Other	9.	# Rooms			
SF Masonry Trim	# Bedrooms					
OPEN-3-	# Full Baths					
OPEN-4-	# Half Baths					
Year Built	# Addn Fixtures					
Year Remodeled	# Fireplaces					
Foundation			1.Incomp	4.Small		
1.Concrete			4.Wood	7.	2.O-Built	5.CDU
2.C Block			5.Slab	8.	3.Damage	6.Style
3.Br/Stone	6.Prs/Post	9.	Econ. % Good			
Basement			Economic Code			
1.1/4 Bmt	4.Full Bmt	7.	0.None	3.Services		
2.1/2 Bmt	5.None	8.	1.Location	4.Traffic		
3.3/4 Bmt	6.	9.None	2.Encroach	9.None		
Bsmt Gar # Cars			Entrance Code	0		
Wet Basement			1.Interior	4.Vacant		
1.Dry	4.	7.	2.Refusal	5.Estimate		
2.Damp	5.	8.	3.Informed	6.Office		
3.Wet	6.	9.	Information Code	0		
Date Inspected			1.Owner	4.Agent		
			2.Relative	5.Estimate		
			3.Tenant	6.Other		

Additions, Outbuildings & Improvements								
Type	Year	Units	Grade	Cond	Phys.	Funct.	Sound Value	
152 GD POLE SHED	0	3300	3 100	2	0	% 50	%	1.One Story Fram
280 LEAN TO	0	1210	3 100	2	0	% 100	%	2.Two Story Fram
998 14Mobile Home	2000	14x60	3 100	2	0	% 100	%	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