

MORRILL JUSTIN M
389 CHADBOURNE RIDGE ROAD
NORTH WATERBORO ME 04061

B16400P861 B17092P428

Previous Owner
FURBUSH RODNEY B. SR.
C/O JUSTIN M MORRILL
389 CHADBOURNE RIDGE RD
N WATERBORO ME 04061
Sale Date: 9/08/2015

Inspection Witnessed By:

X Date

No./Date	Description	Date Insp.

Notes:

15.1130 - resident request letter before any property visit - ak

15.1124 - new doublewide on site - ak

21.0609 - added 12x20 shed -sb

Waterboro

Property Data			Assessment Record																																																																																																																																																																																																																								
Neighborhood 13 CHADBOURNE RIDGE RD			Year	Land	Buildings	Exempt	Total																																																																																																																																																																																																																				
Tree Growth Year 0			2013	50,200	0	0	50,200																																																																																																																																																																																																																				
1ST MORTGAGE 0			2014	50,200	0	0	50,200																																																																																																																																																																																																																				
2ND MORTGAGE 0			2015	50,200	0	0	50,200																																																																																																																																																																																																																				
Zone/Land Use 31 Agricultural/Residential			2016	53,800	85,400	0	139,200																																																																																																																																																																																																																				
Secondary Zone			2017	53,800	85,400	0	139,200																																																																																																																																																																																																																				
Topography 1 Level			2018	53,800	85,400	0	139,200																																																																																																																																																																																																																				
1.Level 4.Below St 7.Steep			2019	53,800	85,400	0	139,200																																																																																																																																																																																																																				
2.Rolling 5.Low 8.Wet			2020	53,800	85,700	0	139,500																																																																																																																																																																																																																				
3.Above St 6.Swampy 9.Lev/Roll			2021	59,100	85,700	0	144,800																																																																																																																																																																																																																				
Utilities			2022	64,500	96,800	0	161,300																																																																																																																																																																																																																				
1.Public 4.Improve 7.Improve			2023	71,000	107,400	0	178,400																																																																																																																																																																																																																				
2.Water 5.Improve 8.			2024	79,600	122,200	0	201,800																																																																																																																																																																																																																				
3.Sewer 6.Improve 9.None			2025	97,300	162,800	0	260,100																																																																																																																																																																																																																				
Street 1 Paved			<table border="1"> <thead> <tr> <th colspan="4">Land Data</th> </tr> <tr> <th rowspan="2">Front Foot</th> <th rowspan="2">Type</th> <th colspan="2">Effective</th> <th colspan="2">Influence</th> <th rowspan="2">Influence Codes</th> </tr> <tr> <th>Frontage</th> <th>Depth</th> <th>Factor</th> <th>Code</th> </tr> </thead> <tbody> <tr><td>11.Ossipee WF</td><td></td><td></td><td></td><td>%</td><td></td><td>1.Unimproved</td></tr> <tr><td>12.Arrowhead WF</td><td></td><td></td><td></td><td>%</td><td></td><td>2.Excess Ftg /De</td></tr> <tr><td>13.Waterfront</td><td></td><td></td><td></td><td>%</td><td></td><td>3.Topography</td></tr> <tr><td>14.Rear Land</td><td></td><td></td><td></td><td>%</td><td></td><td>4.Size/Shape</td></tr> <tr><td>15.Misc</td><td></td><td></td><td></td><td>%</td><td></td><td>5.Access or Rear</td></tr> <tr><td></td><td></td><td></td><td></td><td>%</td><td></td><td>6.Restriction</td></tr> <tr><td></td><td></td><td></td><td></td><td>%</td><td></td><td>7.Open Space</td></tr> <tr><td></td><td></td><td></td><td></td><td>%</td><td></td><td>8.View/Environ</td></tr> <tr><td></td><td></td><td></td><td></td><td>%</td><td></td><td>9.Fract Share</td></tr> <tr><td></td><td></td><td></td><td></td><td>%</td><td></td><td>Acres</td></tr> <tr><td></td><td></td><td></td><td></td><td>%</td><td></td><td>30.Rear (201+)</td></tr> <tr><td></td><td></td><td></td><td></td><td>%</td><td></td><td>31.Tillable/Horti</td></tr> <tr><td></td><td></td><td></td><td></td><td>%</td><td></td><td>32.Pasture</td></tr> <tr><td></td><td></td><td></td><td></td><td>%</td><td></td><td>33.Orchard</td></tr> <tr><td></td><td></td><td></td><td></td><td>%</td><td></td><td>34.Frontage</td></tr> <tr><td></td><td></td><td></td><td></td><td>%</td><td></td><td>35.Triangular Lot</td></tr> <tr><td></td><td></td><td></td><td></td><td>%</td><td></td><td>36.Commercial</td></tr> <tr><td></td><td></td><td></td><td></td><td>%</td><td></td><td>37.Softwood</td></tr> <tr><td></td><td></td><td></td><td></td><td>%</td><td></td><td>38.Mixed Wood</td></tr> <tr><td></td><td></td><td></td><td></td><td>%</td><td></td><td>39.Hardwood</td></tr> <tr><td></td><td></td><td></td><td></td><td>%</td><td></td><td>40.Wasteland</td></tr> <tr><td></td><td></td><td></td><td></td><td>%</td><td></td><td>41.Gravel Pit (Ac</td></tr> <tr><td></td><td></td><td></td><td></td><td>%</td><td></td><td>42.Mobile Home Si</td></tr> <tr><td></td><td></td><td></td><td></td><td>%</td><td></td><td>43.Condo Site</td></tr> <tr><td></td><td></td><td></td><td></td><td>%</td><td></td><td>44.Utility ROW</td></tr> <tr><td></td><td></td><td></td><td></td><td>%</td><td></td><td>45.Camp Lot</td></tr> <tr><td></td><td></td><td></td><td></td><td>%</td><td></td><td>46.Site Improve</td></tr> <tr> <td colspan="2"></td> <td colspan="2">Total Acreage</td> <td colspan="2">2.18</td> <td colspan="2"></td> </tr> </tbody> </table>					Land Data				Front Foot	Type	Effective		Influence		Influence Codes	Frontage	Depth	Factor	Code	11.Ossipee WF				%		1.Unimproved	12.Arrowhead WF				%		2.Excess Ftg /De	13.Waterfront				%		3.Topography	14.Rear Land				%		4.Size/Shape	15.Misc				%		5.Access or Rear					%		6.Restriction					%		7.Open Space					%		8.View/Environ					%		9.Fract Share					%		Acres					%		30.Rear (201+)					%		31.Tillable/Horti					%		32.Pasture					%		33.Orchard					%		34.Frontage					%		35.Triangular Lot					%		36.Commercial					%		37.Softwood					%		38.Mixed Wood					%		39.Hardwood					%		40.Wasteland					%		41.Gravel Pit (Ac					%		42.Mobile Home Si					%		43.Condo Site					%		44.Utility ROW					%		45.Camp Lot					%		46.Site Improve			Total Acreage		2.18			
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Waterboro

Map Lot 014-040K-001


Account 5035

Location 389 CHADBOURNE RIDGE ROAD

Card 1

Of 1

9/23/2024

Building Style	10 Mobilehome			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% 5 Force Warm Air			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	1 One 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	1 Full		
2.2	5.1.75	8.		1.Refrigt	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	8 Aluminum/Vinyl			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	2 Fair 100%			
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	1 Asphalt Shingles			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)	1296			
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	0			2.Fair	5.Avg+	8.Exc	
OPEN-3-	0			# Bedrooms	2			3.Avg-	6.Good	9.Same	
OPEN-4-	0			# Full Baths	1			Phys. % Good	0%		
Year Built	2015			# Half Baths	0			Funct. % Good	100%		
Year Remodeled	0			# Addn Fixtures	0			Functional Code	9 None		
Foundation	5 Concrete Slab			# Fireplaces	0			1.Incomp	4.Small	7.Layout	
1.Concrete	4.Wood	7.			2.O-Built	5.CDU	8.Other	Econ. % Good	100%		
2.C Block	5.Slab	8.			3.Damage	6.Style	9.None	Economic Code	None		
3.Br/Stone	6.Prs/Post	9.			Economic Code	None			0.None	3.Services	7.
Basement	5 Crawl Space				1.Location	4.Traffic	8.	1.Location	4.Traffic	8.	
1.1/4 Bmt	4.Full Bmt	7.			2.Encroach	9.None	9.	2.Encroach	9.None	9.	
2.1/2 Bmt	5.None	8.			Entrance Code	4 Unoccupied			1.Interior	4.Vacant	7.
3.3/4 Bmt	6.	9.None			1.Refusal	5.Estimate	8.	2.Refusal	5.Estimate	8.	
Bsmt Gar # Cars	0				3.Informed	6.Office	9.RS	3.Informed	6.Office	9.RS	
Wet Basement	0				Information Code	4 Agent			1.Owner	4.Agent	7.
1.Dry	4.	7.			2.Relative	5.Estimate	8.	2.Relative	5.Estimate	8.	
2.Damp	5.	8.		3.Tenant	6.Other	9.SNY	3.Tenant	6.Other	9.SNY		
3.Wet	6.	9.									

Date Inspected 11/24/2015

Additions, Outbuildings & Improvements

Type	Year	Units	Grade	Cond	Phys.	Funct.	Sound Value	
68 Wood Deck	2015	72	0 0	0	0	0 %	0 %	1.One Story Fram
24 Frame Shed	2020	240	3 100	5	0	100 %	100 %	2.Two Story Fram
						%	%	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
						%	%	26.15Fr Overhang
						%	%	27.Unfin Basement
						%	%	28.Unfinished Att
						%	%	29.Finished Attic

