

CLIMATE FOREST LLC
117 MAIN STREET
CORNISH ME 04020

B19076P799

Previous Owner
LES BOIS CARTHAGE INC
C/O PAUL FORTIN
103 RUSSELL RD
MADISON ME 04950
Sale Date: 7/22/2022

Previous Owner
LES BOIS CARTHAGE INC
P O BOX 40

JACKMAN ME 04945
Sale Date: 8/24/2004

Inspection Witnessed By:

X	Date
No./Date	Description
	Date Insp.

Notes:
#4966 TGP 03/09 12 lot subdivision Bernard Heights - Phase 1 Les Bois Carthage, Inc.
Lots: \$721,000 x 20% TGP = \$144,360 + additional penalty x 25% = \$180,450 Total TGP (Tax due 05/09/09)

1/9/2019 - Original TG 1982 - mt
24.0625 - subdivision rescinded, 148.84 acres added back to this parcel -sb

Waterboro

Property Data			Assessment Record						
Neighborhood 13 CHADBOURNE RIDGE RD			Year	Land	Buildings	Exempt	Total		
Tree Growth Year 2023			2012	351,600	0	0	351,600		
1ST MORTGAGE 0			2013	264,500	0	0	264,500		
2ND MORTGAGE 0			2014	130,500	0	0	130,500		
Zone/Land Use 33 Forest/Agricultural..			2015	131,600	0	0	131,600		
Secondary Zone 48			2016	177,400	0	0	177,400		
Topography 2 Rolling			2017	177,400	0	0	177,400		
1.Level 4.Below St 7.Steep			2018	225,800	0	0	225,800		
2.Rolling 5.Low 8.Wet			2019	235,500	0	0	235,500		
3.Above St 6.Swampy 9.Lev/Roll			2020	233,500	0	0	233,500		
Utilities 9 No Water/No Sewer			2021	233,400	0	0	233,400		
1.Public 4.Improve 7.Improve			2022	238,900	0	0	238,900		
2.Water 5.Improve 8.			2023	235,400	0	0	235,400		
3.Sewer 6.Improve 9.None			2024	225,300	0	0	225,300		
Street 1 Paved			2025	519,800	0	0	519,800		
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	
			Sale Date 7/22/2022	14.Rear Land			%		4.Size/Shape
Price 3,700,000			15.Misc			%		5.Access or Rear	
Sale Type 1 Land Only						%		6.Restriction	
1.Land 4.Mobile 7.			Square Foot	Square Feet				7.Open Space	
2.L & B 5.Other 8.				16.Regular Lot			%	8.View/Environ	
3.Building 6. 9.			17.Secondary Lot			%	9.Fract Share		
Financing 9 Unknown			18.Excess Land			%		Acres	
1.Convent 4.Seller 7.			19.Condominium			%		30.Rear (201+)	
2.FHA/VA 5.Private 8.			20.Pavement			%		31.Tillable/Horti	
3.Assumed 6.Cash 9.Unknown						%		32.Pasture	
Validity 4 Split/Assemblage			Fract. Acre	Acreege/Sites				33.Orchard	
1.Valid 4.Split 7.Renovate			21.Homesite (Frac	40	34.00	100 %	0	34.Frontage	
2.Related 5.Partial 8.Other			22.Vacant Lot (Fr	38	396.96	100 %	0	35.Triangular Lot	
3.Distress 6.Exempt 9.			23.Non Conforming	39	177.50	100 %	0	36.Commercial	
Verified 5 Public Record			Acres	37	14.00	100 %	0	37.Softwood	
1.Buyer 4.Agent 7.Family			24.Excess (5-10)	22	5.00	100 %	0	38.Mixed Wood	
2.Seller 5.Pub Rec 8.Other			25.Excess (10+)	27	86.38	100 %	0	39.Hardwood	
3.Lender 6.MLS 9.			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 Acreage 713.84					44.Utility ROW	
								45.Camp Lot	
								46.Site Improve	

Waterboro

Map Lot 017-004T


Account 1669

Location CHADBOURNE RIDGE ROAD

Card 1

Of 1

9/23/2024

Building Style 0	SF Bsmt Living 0	Layout 0
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% 0	3.Not func 6. 9.
4.Cape 8.Log 12.	1.HWBB 5.FWA 9.No Heat	Attic 0
Dwelling Units 0	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 0	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 0
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 0 Wood Siding	3.H Pump 6. 9.None	3.Capped 6. 9.None
0.Wood 4.Asb/Asph 8.Alum/Vin	Kitchen Style 0	Unfinished % 0%
1.Wood 5.T-111 9.Other	1.Modern 4.Obsolete 7.	Grade & Factor 0 0%
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 0	Bath(s) Style 0	3.C Grade 6.AA Grade 9.Same
1.Asphalt 4.Composit 7.	1.Modern 4.Obsolete 7.	SQFT (Footprint) 0
2.Slate 5.Wood 8.	2.Typical 5. 8.	Condition 0
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 0	3.Avg- 6.Good 9.Same
OPEN-4- 0	# Full Baths 0	Phys. % Good 0%
Year Built 0	# Half Baths 0	Funct. % Good 100%
Year Remodeled 0	# Addn Fixtures 0	Functional Code 9 None
Foundation 0	# Fireplaces 0	1.Incomp 4.Small 7.Layout
1.Concrete 4.Wood 7.		2.O-Built 5.CDU 8.Other
2.C Block 5.Slab 8.		3.Damage 6.Style 9.None
3.Br/Stone 6.Prs/Post 9.		Econ. % Good 100%
Basement 0		Economic Code None
1.1/4 Bmt 4.Full Bmt 7.		0.None 3.Services 7.
2.1/2 Bmt 5.None 8.		1.Location 4.Traffic 8.
3.3/4 Bmt 6. 9.None		2.Encroach 9.None 9.
Bsmt Gar # Cars 0		Entrance Code 0
Wet Basement 0		1.Interior 4.Vacant 7.
1.Dry 4. 7.		2.Refusal 5.Estimate 8.
2.Damp 5. 8.	3.Informed 6.Office 9.RS	
3.Wet 6. 9.	Information Code 0	
		1.Owner 4.Agent 7.
		2.Relative 5.Estimate 8.
		3.Tenant 6.Other 9.SNY

Date Inspected

Additions, Outbuildings & Improvements

Type	Year	Units	Grade	Cond	Phys.	Funct.	Sound Value
					%	%	1.One Story Fram
					%	%	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
					%	%	26.1SFr Overhang
					%	%	27.Unfin Basement
					%	%	28.Unfinished Att
					%	%	29.Finished Attic