

USHER, GARRETT ROBERT  
835 CHADBOURNE RIDGE ROAD  
WATERBORO ME 04061

B17995P125 B19024P945

Inspection Witnessed By:

No./Date	Description	Date Insp.
X		

Notes:  
20.0115 - house and 5 acres split from 017-008B -sb  
20.0715 - added deck -sb

Waterboro

Property Data			Assessment Record																																																																																																																																																																																																												
Neighborhood <b>13 CHADBOURNE RIDGE RD</b>			Year	Land	Buildings	Exempt	Total																																																																																																																																																																																																								
Tree Growth Year <b>0</b>			2021	79,700	101,200	0	180,900																																																																																																																																																																																																								
1ST MORTGAGE			2022	86,900	111,300	0	198,200																																																																																																																																																																																																								
2ND MORTGAGE			2023	95,600	123,400	25,000	194,000																																																																																																																																																																																																								
Zone/Land Use <b>33 Forest/Agricultural..</b>			2024	107,200	138,600	25,000	220,800																																																																																																																																																																																																								
Secondary Zone			2025	134,600	190,400	25,000	300,000																																																																																																																																																																																																								
Topography <b>3 Above Street</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>3 Gravel</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>			<table border="1"> <thead> <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><b>Acres</b></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> </tbody> </table>					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					%		<b>Acres</b>					%		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
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BUILDING USE <b>0</b>			<b>Land Data</b>																																																																																																																																																																																																												
<b>Sale Data</b>			<b>Front Foot</b>		<b>Square Foot</b>																																																																																																																																																																																																										
Sale Date <b>7/12/2019</b>			11.Ossipee WF		16.Regular Lot																																																																																																																																																																																																										
Price <b>201,900</b>			12.Arrowhead WF		17.Secondary Lot																																																																																																																																																																																																										
Sale Type <b>2 Land &amp; Buildings</b>			13.Waterfront		18.Excess Land																																																																																																																																																																																																										
1.Land	4.Mobile	7.	14.Rear Land		19.Condominium																																																																																																																																																																																																										
2.L & B	5.Other	8.	15.Misc		20.Pavement																																																																																																																																																																																																										
3.Building	6.	9.																																																																																																																																																																																																													
Financing <b>9 Unknown</b>																																																																																																																																																																																																															
1.Convent	4.Seller	7.																																																																																																																																																																																																													
2.FHA/VA	5.Private	8.																																																																																																																																																																																																													
3.Assumed	6.Cash	9.Unknown																																																																																																																																																																																																													
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1.Valid	4.Split	7.Renovate																																																																																																																																																																																																													
2.Related	5.Partial	8.Other																																																																																																																																																																																																													
3.Distress	6.Exempt	9.																																																																																																																																																																																																													
Verified <b>5 Public Record</b>																																																																																																																																																																																																															
1.Buyer	4.Agent	7.Family																																																																																																																																																																																																													
2.Seller	5.Pub Rec	8.Other																																																																																																																																																																																																													
3.Lender	6.MLS	9.																																																																																																																																																																																																													
			<b>Fract. Acre</b>		<b>Acres/Sites</b>																																																																																																																																																																																																										
			21.Homesite (Frac		21 5.00 100 % 0																																																																																																																																																																																																										
			22.Vacant Lot (Fr		26 0.00 100 % 0																																																																																																																																																																																																										
			23.Non Conforming																																																																																																																																																																																																												
			<b>Acres</b>																																																																																																																																																																																																												
			24.Excess ( 5-10)																																																																																																																																																																																																												
			25.Excess (10+)																																																																																																																																																																																																												
			26.Excess																																																																																																																																																																																																												
			27.Rear (1-100)																																																																																																																																																																																																												
			28.Rear (101-150)																																																																																																																																																																																																												
			29.Rear (151-200)																																																																																																																																																																																																												
			<b>Total Acreage</b>		<b>5.00</b>																																																																																																																																																																																																										

## Waterboro

Map Lot 017-008B-001

Account 5255

Location 835 CHADBOURNE RIDGE ROAD

Card 1 Of 1 9/23/2024

Building Style	<b>2 Ranch</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% 5 Force Warm Air</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>1 One 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 Aluminum/Vinyl</b>			3.H Pump			6.		9.None		3.Capped	6.			
0.Wood	4.Asb/Asph	8.Alum/Vin		Kitchen Style			<b>2 Typical</b>							
1.Wood	5.T-111	9.Other		1.Modern	4.Obsolete	7.		Unfinished % <b>0%</b>						
2.Wd Sh	6.Br/St	11.		2.Typical	5.	8.		Grade & Factor <b>3 Average 100%</b>						
3.Compos.	7.Nov	12.		3.Old Type	6.	9.None		1.E Grade	4.B Grade	7.AAA Grad				
Roof Surface <b>1 Asphalt Shingles</b>			Bath(s) Style			<b>2 Typical Bath(s)</b>			2.D Grade	5.A Grade	8.			
1.Asphalt	4.Composit	7.		1.Modern	4.Obsolete	7.		3.C Grade	6.AA Grade	9.Same				
2.Slate	5.Wood	8.		2.Typical	5.	8.		SQFT (Footprint) <b>952</b>						
3.Metal	6.Other	9.		3.Old Type	6.	9.None		Condition <b>7 Very Good</b>						
SF Masonry Trim <b>0</b>			# Rooms			<b>5</b>			1.Poor	4.Avg	7.V G			
OPEN-3- <b>0</b>			# Bedrooms			<b>3</b>			2.Fair	5.Avg+	8.Exc			
OPEN-4- <b>0</b>			# Full Baths			<b>1</b>			3.Avg-	6.Good	9.Same			
Year Built <b>2003</b>			# Half Baths			<b>0</b>			Phys. % Good <b>95%</b>					
Year Remodeled <b>0</b>			# Addn Fixtures			<b>0</b>			Funct. % Good <b>100%</b>					
Foundation <b>1 Concrete</b>			# Fireplaces			<b>0</b>			Functional Code <b>9 None</b>					
1.Concrete	4.Wood	7.		<div style="display: flex; align-items: center; justify-content: center;"> <div style="background-color: #008080; 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>			1.Incomp			4.Small	7.Layout			
2.C Block	5.Slab	8.					2.O-Built			5.CDU	8.Other			
3.Br/Stone	6.Prs/Post	9.					3.Damage			6.Style	9.None			
Basement <b>4 Full Basement</b>			Econ. % Good <b>100%</b>				Economic Code <b>None</b>							
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 <b>1</b>			Entrance Code <b>0</b>				1.Interior			4.Vacant	7.			
Wet Basement <b>1 Dry Basement</b>			1.Refusal				5.Estimate		8.					
1.Dry	4.	7.					3.Informed			6.Office	9.RS			
2.Damp	5.	8.		Information Code <b>0</b>			1.Owner			4.Agent	7.			
3.Wet	6.	9.		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	
22 Encl Frame Porch	2009	120	3 100	7	0 %	100 %		1.One Story Fram
68 Wood Deck	2009	120	3 100	7	0 %	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
								26.1SFr Overhang
								27.Unfin Basement
								28.Unfinished Att
								29.Finished Attic