

BAYT, KATHERINE M  
28 AMBERWOOD DRIVE  
ATKINSON NH 03811

B17739P730 B17863P802 B17995P125 B19024P943

Previous Owner  
ARSENAULT PETER M  
3311 SE 30TH TERRACE

OKEECHOBEE FL 34974  
Sale Date: 5/19/2023

Inspection Witnessed By:

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

Notes:  
 19.0206 - .52 acres conveyed from 017-08B to 017-08C, B/P 17739/730, .52 acres conveyed from 017-08C to 017-08B B/P 17739/733 -sb  
 19.1015 - changed 911 address from 835A to 831 Chadbourne Ridge Rd -sb  
 20.0115 - removed 5.00 acres and house conveyed to Usher, 017-008B-001, B/P 17995/125 -sb  
 20.0715 - 24x28 barn/garage used for storage -sb  
 23.1019 - changed land from homesite to vacant lot; barn is **Waterboro** site - vv

Property Data			Assessment Record						
Neighborhood <b>13 CHADBOURNE RIDGE RD</b>			Year	Land	Buildings	Exempt	Total		
Tree Growth Year <b>0</b>			2012	77,500	99,600	10,000	167,100		
1ST MORTGAGE <b>0</b>			2013	77,500	99,600	10,000	167,100		
2ND MORTGAGE <b>0</b>			2014	77,500	99,600	10,000	167,100		
Zone/Land Use <b>33 Forest/Agricultural..</b>			2015	77,500	99,600	10,000	167,100		
Secondary Zone			2016	65,100	99,600	15,000	149,700		
Topography <b>3 Above Street</b>			2017	65,100	99,600	15,000	149,700		
1.Level 4.Below St 7.Steep			2018	65,100	99,600	20,000	144,700		
2.Rolling 5.Low 8.Wet			2019	65,100	99,600	20,000	144,700		
3.Above St 6.Swampy 9.Lev/Roll			2020	65,100	99,600	20,000	144,700		
Utilities <b>9 No Water/No Sewer</b>			2021	67,700	14,400	24,500	57,600		
1.Public 4.Improve 7.Improve			2022	73,900	15,900	25,000	64,800		
2.Water 5.Improve 8.			2023	81,300	17,600	25,000	73,900		
3.Sewer 6.Improve 9.None			2024	91,100	19,800	25,000	85,900		
Street <b>3 Gravel</b>			2025	89,700	21,700	0	111,400		
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>5/19/2023</b>			13.Waterfront			%		3.Topography	
Price <b>115,000</b>			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>9 Unknown</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>1 Arms Length Sale</b>			<b>Fract. Acre</b>	<b>Acreege/Sites</b>				32.Pasture	
1.Valid 4.Split 7.Renovate				21.Homesite (Frac	22	5.00	100 %	0	33.Orchard
2.Related 5.Partial 8.Other			22.Vacant Lot (Fr			%		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> 5.00					43.Condo Site	
								44.Utility ROW	
								45.Camp Lot	
								46.Site Improve	

**Waterboro**

Map Lot 017-008B


Account 1657

Location 831 CHADBOURNE RIDGE ROAD

Card 1

Of 1

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	9.No Heat	Attic				
Dwelling Units	2.HWCI			6.GravWA	10.	1.1/4 Fin 4.Full Fin 7.1/4 Unfi				
Other Units	3.HWRAD			7.Electric	11.	2.1/2 Fin 5.FI/Stair 8.				
Stories	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			Insulation				
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	3.H Pump			6.	9.None	3.Capped 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	7.	Grade & Factor				
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	Bath(s) Style			3.C Grade 6.AA Grade 9.Same						
1.Asphalt	4.Composit	7.	1.Modern	4.Obsolete	7.	SQFT (Footprint)				
2.Slate	5.Wood	8.	2.Typical	5.	8.	Condition				
3.Metal	6.Other	9.	3.Old Type	6.	9.None	1.Poor 4.Avg 7.V G				
SF Masonry Trim	# Rooms			2.Fair 5.Avg+ 8.Exc						
OPEN-3-	# Bedrooms			3.Avg- 6.Good 9.Same						
OPEN-4-	# Full Baths			Phys. % Good						
Year Built	# Half Baths			Funct. % Good						
Year Remodeled	# Addn Fixtures			Functional Code						
Foundation	# Fireplaces			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			
Basement	Economic Code						0.None 3.Services 7.			
1.1/4 Bmt	4.Full Bmt	7.					1.Location 4.Traffic 8.			
2.1/2 Bmt	5.None	8.					2.Encroach 9.None 9.			
3.3/4 Bmt	6.	9.None					Entrance Code 0			
Bsmt Gar # Cars	1.Interior 4.Vacant 7.						2.Refusal 5.Estimate 8.			
Wet Basement	3.Informed 6.Office 9.RS						Information Code 0			
1.Dry	4.	7.					1.Owner 4.Agent 7.			
2.Damp	5.	8.	2.Relative 5.Estimate 8.							
3.Wet	6.	9.	3.Tenant 6.Other 9.SNY							

Date Inspected

**Additions, Outbuildings & Improvements**

Type	Year	Units	Grade	Cond	Phys.	Funct.	Sound Value
65 Barn/Stable	0	672	3 100	5	100 %	100 %	
					%	%	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

