

EUROVIA ATLANTIC COAST LLC
2911 N GRAHAM STREET
CHARLOTTE NC 28206

B13179P321 B15815P934 B17864P783

Previous Owner
THE LANE CONSTRUCTION CORPORATION
90 FIELDSTONE COURT

CHESHIRE CT 06410
Sale Date: 12/06/2018

Previous Owner
WHITE BROTHERS INC
95 WARREN AVENUE

WESTBROOK ME 04092
Sale Date: 2/18/2010

Inspection Witnessed By:

X	Date
No./Date	Description
	Date Insp.

Notes:
22.0706 - split from 017-012, conveyed in 2003 but not in TRIO -sb

Waterboro

Property Data			Assessment Record																																																																																																																																																																																																												
Neighborhood 13 CHADBOURNE RIDGE RD			Year	Land	Buildings	Exempt	Total																																																																																																																																																																																																								
Tree Growth Year 0			2023	26,800	0	0	26,800																																																																																																																																																																																																								
1ST MORTGAGE			2024	30,000	0	0	30,000																																																																																																																																																																																																								
2ND MORTGAGE			2025	34,300	0	0	34,300																																																																																																																																																																																																								
Zone/Land Use 33 Forest/Agricultural..																																																																																																																																																																																																															
Secondary Zone																																																																																																																																																																																																															
Topography 2 Rolling																																																																																																																																																																																																															
1.Level	4.Below St	7.Steep																																																																																																																																																																																																													
2.Rolling	5.Low	8.Wet																																																																																																																																																																																																													
3.Above St	6.Swampy	9.Lev/Roll																																																																																																																																																																																																													
Utilities																																																																																																																																																																																																															
1.Public	4.Improve	7.Improve																																																																																																																																																																																																													
2.Water	5.Improve	8.																																																																																																																																																																																																													
3.Sewer	6.Improve	9.None																																																																																																																																																																																																													
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1.Paved	4.Proposed	7.ROW																																																																																																																																																																																																													
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3.Gravel	6.Aband	9.TG PLAN																																																																																																																																																																																																													
LAND USE 0			<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>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> </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					%		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
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1.Land	4.Mobile	7.	14.Rear Land																																																																																																																																																																																																												
2.L & B	5.Other	8.	15.Misc																																																																																																																																																																																																												
3.Building	6.	9.	Square Foot																																																																																																																																																																																																												
Financing 9 Unknown			16.Regular Lot																																																																																																																																																																																																												
1.Convent	4.Seller	7.	17.Secondary Lot																																																																																																																																																																																																												
2.FHA/VA	5.Private	8.	18.Excess Land																																																																																																																																																																																																												
3.Assumed	6.Cash	9.Unknown	19.Condominium																																																																																																																																																																																																												
Validity 4 Split/Assemblage			20.Pavement																																																																																																																																																																																																												
1.Valid	4.Split	7.Renovate	Fract. Acre																																																																																																																																																																																																												
2.Related	5.Partial	8.Other	21.Homesite (Frac																																																																																																																																																																																																												
3.Distress	6.Exempt	9.	22.Vacant Lot (Fr																																																																																																																																																																																																												
Verified 5 Public Record			23.Non Conforming																																																																																																																																																																																																												
1.Buyer	4.Agent	7.Family	Acres																																																																																																																																																																																																												
2.Seller	5.Pub Rec	8.Other	24.Excess (5-10)																																																																																																																																																																																																												
3.Lender	6.MLS	9.	25.Excess (10+)																																																																																																																																																																																																												
			26.Excess																																																																																																																																																																																																												
			27.Rear (1-100)																																																																																																																																																																																																												
			28.Rear (101-150)																																																																																																																																																																																																												
			29.Rear (151-200)																																																																																																																																																																																																												
			Total Acreage 0.91																																																																																																																																																																																																												

Waterboro

Map Lot 017-012-001


Account 5314

Location CAPE 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				
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									Entrance Code 0				
Wet Basement									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										
Date Inspected			1.Owner			4.Agent	7.						
			2.Relative			5.Estimate	8.						
			3.Tenant			6.Other	9.SNY						
Additions, Outbuildings & Improvements								1.One Story Fram					
Type	Year	Units	Grade	Cond	Phys.	Funct.	Sound Value	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					