

MCKENNEY BARBARA
PO BOX 18
NORTH WATERBORO ME 04061

B12808P239

Inspection Witnessed By:

X

Date

No./Date	Description	Date Insp.

Notes:

Waterboro

Property Data			Assessment Record						
Neighborhood 13 CHADBOURNE RIDGE RD			Year	Land	Buildings	Exempt	Total		
Tree Growth Year 0			2012	352,300	300,500	10,000	642,800		
1ST MORTGAGE 0			2013	352,300	300,500	10,000	642,800		
2ND MORTGAGE 0			2014	352,300	300,500	10,000	642,800		
Zone/Land Use 48 Shoreland			2015	352,300	300,500	10,000	642,800		
Secondary Zone 31			2016	317,500	297,400	15,000	599,900		
Topography 2 Rolling			2017	317,500	297,400	15,000	599,900		
1.Level 4.Below St 7.Steep			2018	317,500	297,400	20,000	594,900		
2.Rolling 5.Low 8.Wet			2019	317,500	297,400	20,000	594,900		
3.Above St 6.Swampy 9.Lev/Roll			2020	317,500	301,200	20,000	598,700		
Utilities 9 No Water/No Sewer			2021	349,200	301,200	24,500	625,900		
1.Public 4.Improve 7.Improve			2022	380,900	331,300	25,000	687,200		
2.Water 5.Improve 8.			2023	419,000	367,400	25,000	761,400		
3.Sewer 6.Improve 9.None			2024	469,800	412,600	25,000	857,400		
Street 1 Paved			2025	441,400	507,500	25,000	923,900		
1.Paved 4.Proposed 7.ROW			Land Data						
2.Semi Imp 5.Pvt 8.None									
3.Gravel 6.Aband 9.TG PLAN			Front Foot	Type	Effective		Influence		Influence Codes
LAND USE 0			11.Ossipee WF		Frontage	Depth	Factor	Code	
BUILDING USE 0			12.Arrowhead WF				%		1.Unimproved
Sale Data			13.Waterfront				%		2.Excess Ftg /De
Sale Date			14.Rear Land				%		3.Topography
Price			15.Misc				%		4.Size/Shape
Sale Type							%		5.Access or Rear
1.Land 4.Mobile 7.							%		6.Restriction
2.L & B 5.Other 8.			Square Foot		Square Feet				7.Open Space
3.Building 6. 9.			16.Regular Lot				%		8.View/Environ
Financing			17.Secondary Lot				%		9.Fract Share
1.Convent 4.Seller 7.			18.Excess Land				%		Acres
2.FHA/VA 5.Private 8.			19.Condominium				%		30.Rear (201+)
3.Assumed 6.Cash 9.Unknown			20.Pavement				%		31.Tillable/Horti
Validity							%		32.Pasture
1.Valid 4.Split 7.Renovate			Fract. Acre		Acreege/Sites				33.Orchard
2.Related 5.Partial 8.Other			21.Homesite (Frac	21		2.00	87 %	3	34.Frontage
3.Distress 6.Exempt 9.			22.Vacant Lot (Fr	24		0.85	100 %	0	35.Triangular Lot
Verified			23.Non Conforming				%		36.Commercial
1.Buyer 4.Agent 7.Family			Acres				%		37.Softwood
2.Seller 5.Pub Rec 8.Other			24.Excess (5-10)				%		38.Mixed Wood
3.Lender 6.MLS 9.			25.Excess (10+)				%		39.Hardwood
			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		2.85				44.Utility ROW
									45.Camp Lot
									46.Site Improve


Waterboro

Map Lot 041-018

Account 2477

Location 145 CHADBOURNE RIDGE ROAD

Card 1 Of 1 9/23/2024

Building Style	2 Ranch			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 3 3/4 Finished							
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 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 8 Alumunum/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 3 Average 125%							
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) 1702							
2.Slate	5.Wood	8.		2.Typical	5.	8.	Condition 5 Above Average							
3.Metal	6.Other	9.		3.Old Type	6.	9.None	1.Poor	4.Avg	7.V G					
SF Masonry Trim 0				# Rooms 5			2.Fair	5.Avg+	8.Exc					
OPEN-3- 0				# Bedrooms 3			3.Avg-	6.Good	9.Same					
OPEN-4- 0				# Full Baths 2			Phys. % Good 0%							
Year Built 1953				# Half Baths 0			Funct. % Good 100%							
Year Remodeled 2000				# Addn Fixtures 0			Functional Code 9 None							
Foundation 1 Concrete				# Fireplaces 1			1.Incomp	4.Small	7.Layout					
1.Concrete	4.Wood	7.												
2.C Block	5.Slab	8.												
3.Br/Stone	6.Prs/Post	9.												
Basement 4 Full Basement														
1.1/4 Bmt	4.Full Bmt	7.												
2.1/2 Bmt	5.None	8.												
3.3/4 Bmt	6.	9.None												
Bsmt Gar # Cars 0														
Wet Basement 1 Dry Basement														
1.Dry	4.	7.												
2.Damp	5.	8.												
3.Wet	6.	9.												

Date Inspected

Additions, Outbuildings & Improvements

Type	Year	Units	Grade	Cond	Phys.	Funct.	Sound Value	
68 Wood Deck	0	796	0 0	0	0	0	0	1.One Story Fram
50 2 S Fr Gar w/fin	0	768	0 0	0	0	0	0	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

