

KNIGHT KEVIN K
KNIGHT, AMIE M
54 OLD PLACE LANE
EAST WATERBORO ME 04030

B14543P123

Inspection Witnessed By:

| No./Date | Description | Date Insp. |
|----------|-------------|------------|
| X | | |
| | | |
| | | |

Notes:

Waterboro

| Property Data | | | Assessment Record | | | | | | |
|---|--|--|----------------------|-------------|--------------------|--------------|------------------|-------------------|------------------|
| Neighborhood 46 JELLERSON RD | | | Year | Land | Buildings | Exempt | Total | | |
| Tree Growth Year 0 | | | 2012 | 70,600 | 140,600 | 0 | 211,200 | | |
| 1ST MORTGAGE 0 | | | 2013 | 70,600 | 140,600 | 0 | 211,200 | | |
| 2ND MORTGAGE 0 | | | 2014 | 70,600 | 140,600 | 0 | 211,200 | | |
| Zone/Land Use 31 Agricultural/Residential | | | 2015 | 70,600 | 140,600 | 0 | 211,200 | | |
| Secondary Zone | | | 2016 | 60,200 | 140,600 | 0 | 200,800 | | |
| Topography 3 Above Street | | | 2017 | 60,200 | 140,600 | 0 | 200,800 | | |
| 1.Level 4.Below St 7.Steep 2.Rolling 5.Low 8.Wet 3.Above St 6.Swampy 9.Lev/Roll | | | 2018 | 60,200 | 140,600 | 0 | 200,800 | | |
| Utilities 9 No Water/No Sewer | | | 2019 | 60,200 | 140,600 | 0 | 200,800 | | |
| 1.Public 4.Improve 7.Improve 2.Water 5.Improve 8. 3.Sewer 6.Improve 9.None | | | 2020 | 60,200 | 140,600 | 0 | 200,800 | | |
| Street 3 Gravel | | | 2021 | 66,300 | 140,600 | 0 | 206,900 | | |
| 1.Paved 4.Proposed 7.ROW 2.Semi Imp 5.Pvt 8.None 3.Gravel 6.Aband 9.TG PLAN | | | 2022 | 72,300 | 154,700 | 0 | 227,000 | | |
| LAND USE 0 | | | 2023 | 79,500 | 171,500 | 0 | 251,000 | | |
| BUILDING USE 0 | | | 2024 | 89,100 | 192,600 | 0 | 281,700 | | |
| Sale Data | | | 2025 | 111,700 | 253,200 | 0 | 364,900 | | |
| Sale Date | | | Land Data | | | | | | |
| Price | | | Front Foot | Type | Effective | | Influence | | |
| Sale Type | | | 11.Ossipee WF | | Frontage | Depth | Factor | Code | |
| 1.Land 4.Mobile 7. 2.L & B 5.Other 8. 3.Building 6. 9. | | | 12.Arrowhead WF | | | | % | 1.Unimproved | |
| Financing | | | 13.Waterfront | | | | % | 2.Excess Ftg /De | |
| 1.Convent 4.Seller 7. 2.FHA/VA 5.Private 8. 3.Assumed 6.Cash 9.Unknown | | | 14.Rear Land | | | | % | 3.Topography | |
| Validity | | | 15.Misc | | | | % | 4.Size/Shape | |
| 1.Valid 4.Split 7.Renovate 2.Related 5.Partial 8.Other 3.Distress 6.Exempt 9. | | | Square Foot | | Square Feet | | | % | 5.Access or Rear |
| Verified | | | 16.Regular Lot | | | | % | 6.Restriction | |
| 1.Buyer 4.Agent 7.Family 2.Seller 5.Pub Rec 8.Other 3.Lender 6.MLS 9. | | | 17.Secondary Lot | | | | % | 7.Open Space | |
| | | | 18.Excess Land | | | | % | 8.View/Environ | |
| | | | 19.Condominium | | | | % | 9.Fract Share | |
| | | | 20.Pavement | | | | % | Acres | |
| | | | Fract. Acre | | | | % | 30.Rear (201+) | |
| | | | 21.Homesite (Frac | 21 | 1.84 | 100 | % | 0 | |
| | | | 22.Vacant Lot (Fr | 27 | 2.16 | 100 | % | 0 | |
| | | | 23.Non Conforming | | | | % | 31.Tillable/Horti | |
| | | | Acres | | | | % | 32.Pasture | |
| | | | 24.Excess (5-10) | | | | % | 33.Orchard | |
| | | | 25.Excess (10+) | | | | % | 34.Frontage | |
| | | | 26.Excess | | | | % | 35.Triangular Lot | |
| | | | 27.Rear (1-100) | | | | % | 36.Commercial | |
| | | | 28.Rear (101-150) | | | | % | 37.Softwood | |
| | | | 29.Rear (151-200) | | | | % | 38.Mixed Wood | |
| | | | Total Acreage | | 4.00 | | | 39.Hardwood | |
| | | | | | | | | 40.Wasteland | |
| | | | | | | | | 41.Gravel Pit (Ac | |
| | | | | | | | | 42.Mobile Home Si | |
| | | | | | | | | 43.Condo Site | |
| | | | | | | | | 44.Utility ROW | |
| | | | | | | | | 45.Camp Lot | |
| | | | | | | | | 46.Site Improve | |


Waterboro

Map Lot 005-043A-001

Account 4816

Location 54 OLD PLACE LANE

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% 1 Hot Water BB | 3.Not func 6. 9. |
| 4.Cape 8.Log 12. | 1.HWB 5.FWA 9.No Heat | Attic 0 |
| 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 1 Full |
| 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 110% |
| 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) 1344 |
| 2.Slate 5.Wood 8. | 2.Typical 5. 8. | Condition 8 Excellent |
| 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 2006 | # Half Baths 0 | Funct. % Good 100% |
| Year Remodeled 0 | # Addn Fixtures 0 | Functional Code 9 None |
| Foundation 1 Concrete | # 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 4 Full Basement | | 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 1 Dry 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 | |
| | 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 |

