

BEDARD, GARRETT  
205 OAK HILL ROAD  
LEBANON ME 04027

B10559P150 B18131P416

Previous Owner  
SUPPORT SOLUTIONS INC.  
13 PARK STREET

SACO ME 04072  
Sale Date: 12/24/2019

| Property Data                                    |  |  | Assessment Record    |                      |                  |              |                  |             |                        |
|--|--|--|----------------------|----------------------|------------------|--------------|------------------|-------------|------------------------|
| Neighborhood <b>37 ROBERTS RIDGE RD</b>          |  |  | Year                 | Land                 | Buildings        | Exempt       | Total            |             |                        |
| Tree Growth Year <b>0</b>                        |  |  | 2012                 | 102,500              | 265,400          | 367,900      | 0                |             |                        |
| 1ST MORTGAGE <b>0</b>                            |  |  | 2013                 | 102,500              | 265,400          | 367,900      | 0                |             |                        |
| 2ND MORTGAGE <b>0</b>                            |  |  | 2014                 | 102,500              | 265,400          | 367,900      | 0                |             |                        |
| Zone/Land Use <b>31 Agricultural/Residential</b> |  |  | 2015                 | 102,500              | 265,400          | 367,900      | 0                |             |                        |
| Secondary Zone                                   |  |  | 2016                 | 82,200               | 265,400          | 347,600      | 0                |             |                        |
| Topography <b>3 Above Street</b>                 |  |  | 2017                 | 82,200               | 265,400          | 347,600      | 0                |             |                        |
| 1.Level 4.Below St 7.Steep                       |  |  | 2018                 | 82,200               | 265,400          | 347,600      | 0                |             |                        |
| 2.Rolling 5.Low 8.Wet                            |  |  | 2019                 | 82,200               | 265,400          | 347,600      | 0                |             |                        |
| 3.Above St 6.Swampy 9.Lev/Roll                   |  |  | 2020                 | 82,200               | 266,800          | 349,000      | 0                |             |                        |
| Utilities <b>9 No Water/No Sewer</b>             |  |  | 2021                 | 67,700               | 0                | 0            | 67,700           |             |                        |
| 1.Public 4.Improve 7.Improve                     |  |  | 2022                 | 73,800               | 0                | 0            | 73,800           |             |                        |
| 2.Water 5.Improve 8.                             |  |  | 2023                 | 81,200               | 0                | 0            | 81,200           |             |                        |
| 3.Sewer 6.Improve 9.None                         |  |  | 2024                 | 91,100               | 0                | 0            | 91,100           |             |                        |
| Street <b>1 Paved</b>                            |  |  | 2025                 | 114,000              | 0                | 0            | 114,000          |             |                        |
| 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>                                |  |  | 11.Ossipee WF        |                      | <b>Frontage</b>  | <b>Depth</b> | <b>Factor</b>    | <b>Code</b> |                        |
| BUILDING USE <b>0</b>                            |  |  | 12.Arrowhead WF      |                      |                  |              | %                |             | 1.Unimproved           |
| <b>Sale Data</b>                                 |  |  | 13.Waterfront        |                      |                  |              | %                |             | 2.Excess Ftg /De       |
|  |  |  | 14.Rear Land         |                      |                  |              | %                |             | 3.Topography           |
| Sale Date <b>12/24/2019</b>                      |  |  | 15.Misc              |                      |                  |              | %                |             | 4.Size/Shape           |
| Price <b>49,900</b>                              |  |  |                      |                      |                  |              | %                |             | 5.Access or Rear       |
| Sale Type <b>2 Land &amp; Buildings</b>          |  |  |                      |                      |                  |              | %                |             | 6.Restriction          |
| 1.Land 4.Mobile 7.                               |  |  | <b>Square Foot</b>   | <b>Square Feet</b>   |                  |              |                  |             | 7.Open Space           |
| 2.L & B 5.Other 8.                               |  |  | 16.Regular Lot       |                      |                  |              | %                |             | 8.View/Environ         |
| 3.Building 6. 9.                                 |  |  | 17.Secondary Lot     |                      |                  |              | %                |             | 9.Fract Share          |
| Financing <b>9 Unknown</b>                       |  |  | 18.Excess Land       |                      |                  |              | %                |             | <b>Acres</b>           |
| 1.Convent 4.Seller 7.                            |  |  | 19.Condominium       |                      |                  |              | %                |             | 30.Rear (201+)         |
| 2.FHA/VA 5.Private 8.                            |  |  | 20.Pavement          |                      |                  |              | %                |             | 31.Tillable/Horti      |
| 3.Assumed 6.Cash 9.Unknown                       |  |  |                      |                      |                  |              | %                |             | 32.Pasture             |
| Validity <b>4 Split/Assemblage</b>               |  |  | <b>Fract. Acre</b>   | <b>Acreege/Sites</b> |                  |              |                  |             | 33.Orchard             |
| 1.Valid 4.Split 7.Renovate                       |  |  | 21.Homesite (Frac    | 22                   | 2.00             | 100          | %                | 0           | 34.Frontage            |
| 2.Related 5.Partial 8.Other                      |  |  | 22.Vacant Lot (Fr    | 24                   | 10.00            | 100          | %                | 0           | 35.Triangular Lot      |
| 3.Distress 6.Exempt 9.                           |  |  | 23.Non Conforming    | 25                   | 9.31             | 100          | %                | 0           | 36.Commercial          |
| Verified <b>5 Public Record</b>                  |  |  | <b>Acres</b>         |                      |                  |              | %                |             | 37.Softwood            |
| 1.Buyer 4.Agent 7.Family                         |  |  | 24.Excess ( 5-10)    |                      |                  |              | %                |             | 38.Mixed Wood          |
| 2.Seller 5.Pub Rec 8.Other                       |  |  | 25.Excess (10+)      |                      |                  |              | %                |             | 39.Hardwood            |
| 3.Lender 6.MLS 9.                                |  |  | 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          |
|  |  |  | <b>Total Acreage</b> |                      | <b>21.31</b>     |              |                  |             | 44.Utility ROW         |
|  |  |  |                      |                      |                  |              |                  |             | 45.Camp Lot            |
|  |  |  |                      |                      |                  |              |                  |             | 46.Site Improve        |

Inspection Witnessed By:

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

Notes:  
20.0408 - removed 2.59 acres and bldgs conveyed to Getchell,  
008-034B, 21.31 acres remaining -sb

**Waterboro**

Map Lot 008-034


Account 836

Location ROBERTS 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.F/Stair   | 8.                |                        |            |         |  |  |          |    |
| Stories   |                |            | 4.Steam   | 8.F/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         |             |                   |                        |            |         |  |  |          |    |
| 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 <b>0</b> |            |         |  |  |          |    |
| 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 <b>0</b>   |            |           |                  |             |                   |                        |            |         |  |  |          |    |
| Date Inspected                                    |                |            | 1.Owner   |            |           |                  |             | 4.Agent           | 7.                     |            |         |  |  |          |    |
|   |                |            | 2.Relative  |            |           |                  |             | 5.Estimate        | 8.                     |            |         |  |  |          |    |
|   |                |            | 3.Tenant  |            |           |                  |             | 6.Other           | 9.SNY                  |            |         |  |  |          |    |
| <b>Additions, Outbuildings &amp; Improvements</b> |                |            |   |            |           |                  |             |                   |                        |            |         |  |  |          |    |
| 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 |                        |            |         |  |  |          |    |