

THE NATURE CONSERVANCY OF THE  
PINE TREE STATE INC  
14 MAINE STREET  
BRUNSWICK ME 04011

B7519P315

Inspection Witnessed By:

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

Notes:  
 1/23/2019 - Changed from excess open space to 5 acres base w/open space - sb  
 1/23/2019 - Changed zoning from Shoreland to F & A - sb

Waterboro

| Property Data                                 |  |  | Assessment Record    |                      |                  |        |                  |      |                        |
|---|--|--|----------------------|----------------------|------------------|--------|------------------|------|------------------------|
| Neighborhood <b>84 BUFF BROOK AREA</b>        |  |  | Year                 | Land                 | Buildings        | Exempt | Total            |      |                        |
| Tree Growth Year <b>0</b>                     |  |  | 2012                 | 63,800               | 0                | 63,800 | 0                |      |                        |
| 1ST MORTGAGE <b>0</b>                         |  |  | 2013                 | 63,800               | 0                | 63,800 | 0                |      |                        |
| 2ND MORTGAGE <b>0</b>                         |  |  | 2014                 | 63,800               | 0                | 63,800 | 0                |      |                        |
| Zone/Land Use <b>33 Forest/Agricultural..</b> |  |  | 2015                 | 63,800               | 0                | 63,800 | 0                |      |                        |
| Secondary Zone                                |  |  | 2016                 | 6,400                | 0                | 6,400  | 0                |      |                        |
| Topography <b>2 Rolling</b>                   |  |  | 2017                 | 6,400                | 0                | 6,400  | 0                |      |                        |
| 1.Level 4.Below St 7.Steep                    |  |  | 2018                 | 6,400                | 0                | 6,400  | 0                |      |                        |
| 2.Rolling 5.Low 8.Wet                         |  |  | 2019                 | 6,400                | 0                | 6,400  | 0                |      |                        |
| 3.Above St 6.Swampy 9.Lev/Roll                |  |  | 2020                 | 49,500               | 0                | 49,500 | 0                |      |                        |
| Utilities <b>9 No Water/No Sewer</b>          |  |  | 2021                 | 54,400               | 0                | 54,400 | 0                |      |                        |
| 1.Public 4.Improve 7.Improve                  |  |  | 2022                 | 59,400               | 0                | 59,400 | 0                |      |                        |
| 2.Water 5.Improve 8.                          |  |  | 2023                 | 65,300               | 0                | 65,300 | 0                |      |                        |
| 3.Sewer 6.Improve 9.None                      |  |  | 2024                 | 73,200               | 0                | 73,200 | 0                |      |                        |
| Street <b>3 Gravel</b>                        |  |  | 2025                 | 89,000               | 0                | 89,000 | 0                |      |                        |
| 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        |                      | Frontage         | Depth  | Factor           | Code |                        |
| BUILDING USE <b>0</b>                         |  |  | 12.Arrowhead WF      |                      |                  |        | %                |      | 1.Unimproved           |
| <b>Sale Data</b>                              |  |  | 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.                            |  |  | <b>Square Foot</b>   | <b>Square Feet</b>   |                  |        | %                |      | 6.Restriction          |
| 2.L & B 5.Other 8.                            |  |  | 16.Regular Lot       |                      |                  |        | %                |      | 7.Open Space           |
| 3.Building 6. 9.                              |  |  | 17.Secondary Lot     |                      |                  |        | %                |      | 8.View/Environ         |
| Financing                                     |  |  | 18.Excess Land       |                      |                  |        | %                |      | 9.Fract Share          |
| 1.Convent 4.Seller 7.                         |  |  | 19.Condominium       |                      |                  |        | %                |      | <b>Acres</b>           |
| 2.FHA/VA 5.Private 8.                         |  |  | 20.Pavement          |                      |                  |        | %                |      | 30.Rear (201+)         |
| 3.Assumed 6.Cash 9.Unknown                    |  |  |                      |                      |                  |        | %                |      | 31.Tillable/Horti      |
| Validity                                      |  |  | <b>Fract. Acre</b>   | <b>Acreege/Sites</b> |                  |        | %                |      | 32.Pasture             |
| 1.Valid 4.Split 7.Renovate                    |  |  | 21.Homesite (Frac    | 24                   | 10.00            | 75     | %                | 6    | 33.Orchard             |
| 2.Related 5.Partial 8.Other                   |  |  | 22.Vacant Lot (Fr    | 22                   | 5.00             | 75     | %                | 6    | 34.Frontage            |
| 3.Distress 6.Exempt 9.                        |  |  | 23.Non Conforming    | 25                   | 2.00             | 100    | %                | 0    | 35.Triangular Lot      |
| Verified                                      |  |  | <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> |                      | <b>17.00</b>     |        |                  |      | 43.Condo Site          |
|   |  |  |                      |                      |                  |        |                  |      | 44.Utility ROW         |
|   |  |  |                      |                      |                  |        |                  |      | 45.Camp Lot            |
|   |  |  |                      |                      |                  |        |                  |      | 46.Site Improve        |

**Waterboro**

Map Lot 009-010J

Account 1045

Location ROUND POND

Card 1

Of 1

9/23/2024

|                                     |                            |                                 |
|-------------------------------------|----------------------------|---------------------------------|
| Building Style <b>0</b>             | SF Bsmt Living <b>0</b>    | Layout <b>0</b>                 |
| 1.Conv 5.Garr/Col 9.Other           | Fin Bsmt Grade <b>0 0</b>  | 1.Typical 4. 7.                 |
| 2.Ranch 6.Split 10.Mohome           | OPEN 5 OPTIONAL <b>0</b>   | 2.Inadeq 5. 8.                  |
| 3.R Ranch 7.Contemp/ 11.Condo       | Heat Type <b>100% 0</b>    | 3.Not func 6. 9.                |
| 4.Cape 8.Log 12.                    | 1.HWBB 5.FWA 9.No Heat     | Attic <b>0</b>                  |
| Dwelling Units <b>0</b>             | 2.HWCI 6.GravWA 10.        | 1.1/4 Fin 4.Full Fin 7.1/4 Unfi |
| Other Units <b>0</b>                | 3.HWRAD 7.Electric 11.     | 2.1/2 Fin 5.FI/Stair 8.         |
| Stories <b>0</b>                    | 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 <b>0% 9 None</b> | Insulation <b>0</b>             |
| 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 <b>0 Wood Siding</b> | 3.H Pump 6. 9.None         | 3.Capped 6. 9.None              |
| 0.Wood 4.Asb/Asph 8.Alum/Vin        | Kitchen Style <b>0</b>     | Unfinished % <b>0%</b>          |
| 1.Wood 5.T-111 9.Other              | 1.Modern 4.Obsolete 7.     | Grade & Factor <b>0 0%</b>      |
| 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 <b>0</b>               | Bath(s) Style <b>0</b>     | 3.C Grade 6.AA Grade 9.Same     |
| 1.Asphalt 4.Composit 7.             | 1.Modern 4.Obsolete 7.     | SQFT (Footprint) <b>0</b>       |
| 2.Slate 5.Wood 8.                   | 2.Typical 5. 8.            | Condition <b>0</b>              |
| 3.Metal 6.Other 9.                  | 3.Old Type 6. 9.None       | 1.Poor 4.Avg 7.V G              |
| SF Masonry Trim <b>0</b>            | # Rooms <b>0</b>           | 2.Fair 5.Avg+ 8.Exc             |
| OPEN-3- <b>0</b>                    | # Bedrooms <b>0</b>        | 3.Avg- 6.Good 9.Same            |
| OPEN-4- <b>0</b>                    | # Full Baths <b>0</b>      | Phys. % Good <b>0%</b>          |
| Year Built <b>0</b>                 | # Half Baths <b>0</b>      | Funct. % Good <b>100%</b>       |
| Year Remodeled <b>0</b>             | # Addn Fixtures <b>0</b>   | Functional Code <b>9 None</b>   |
| Foundation <b>0</b>                 | # Fireplaces <b>0</b>      | 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 <b>100%</b>        |
| Basement <b>0</b>                   |                            | Economic Code <b>None</b>       |
| 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 <b>0</b>            |                            | Entrance Code <b>0</b>          |
| Wet Basement <b>0</b>               |                            | 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>       |
|                                     |                            | 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 |