

BRADBURY MICHAEL D  
BRADBURY, ANITA  
462 TOWNHOUSE ROAD  
EAST WATERBORO ME 04030

| Property Data                                    |  |  | Assessment Record    |                      |                  |              |                  |                   |                        |
|--|--|--|----------------------|----------------------|------------------|--------------|------------------|-------------------|------------------------|
| Neighborhood <b>44 TOWNHOUSE RD</b>              |  |  | Year                 | Land                 | Buildings        | Exempt       | Total            |                   |                        |
| Tree Growth Year <b>0</b>                        |  |  | 2012                 | 69,700               | 188,000          | 10,000       | 247,700          |                   |                        |
| 1ST MORTGAGE <b>0</b>                            |  |  | 2013                 | 69,700               | 188,000          | 10,000       | 247,700          |                   |                        |
| 2ND MORTGAGE <b>0</b>                            |  |  | 2014                 | 69,700               | 188,000          | 10,000       | 247,700          |                   |                        |
| Zone/Land Use <b>31 Agricultural/Residential</b> |  |  | 2015                 | 69,700               | 188,000          | 10,000       | 247,700          |                   |                        |
| Secondary Zone                                   |  |  | 2016                 | 59,200               | 186,100          | 15,000       | 230,300          |                   |                        |
| Topography <b>1 Level</b>                        |  |  | 2017                 | 59,200               | 186,100          | 15,000       | 230,300          |                   |                        |
| 1.Level 4.Below St 7.Steep                       |  |  | 2018                 | 59,200               | 186,100          | 20,000       | 225,300          |                   |                        |
| 2.Rolling 5.Low 8.Wet                            |  |  | 2019                 | 59,200               | 186,100          | 20,000       | 225,300          |                   |                        |
| 3.Above St 6.Swampy 9.Lev/Roll                   |  |  | 2020                 | 59,200               | 188,200          | 20,000       | 227,400          |                   |                        |
| Utilities <b>9 No Water/No Sewer</b>             |  |  | 2021                 | 65,100               | 188,200          | 24,500       | 228,800          |                   |                        |
| 1.Public 4.Improve 7.Improve                     |  |  | 2022                 | 71,100               | 207,100          | 25,000       | 253,200          |                   |                        |
| 2.Water 5.Improve 8.                             |  |  | 2023                 | 78,200               | 229,600          | 25,000       | 282,800          |                   |                        |
| 3.Sewer 6.Improve 9.None                         |  |  | 2024                 | 87,600               | 257,900          | 25,000       | 320,500          |                   |                        |
| Street <b>1 Paved</b>                            |  |  | 2025                 | 107,200              | 345,700          | 25,000       | 427,900          |                   |                        |
| 1.Paved 4.Proposed 7.ROW                         |  |  | <b>Land Data</b>     |                      |                  |              |                  |                   |                        |
| 2.Semi Imp 5.Pvt 8.None                          |  |  | <b>Front Foot</b>    | <b>Type</b>          | <b>Effective</b> |              | <b>Influence</b> |                   | <b>Influence Codes</b> |
| 3.Gravel 6.Aband 9.TG PLAN                       |  |  |                      |                      | <b>Frontage</b>  | <b>Depth</b> | <b>Factor</b>    | <b>Code</b>       |                        |
| LAND USE <b>0</b>                                |  |  | 11.Ossipee WF        |                      |                  | %            |                  | 1.Unimproved      |                        |
| BUILDING USE <b>0</b>                            |  |  | 12.Arrowhead WF      |                      |                  | %            |                  | 2.Excess Ftg /De  |                        |
| <b>Sale Data</b>                                 |  |  | 13.Waterfront        |                      |                  | %            |                  | 3.Topography      |                        |
| Sale Date  |  |  | 14.Rear Land         |                      |                  | %            |                  | 4.Size/Shape      |                        |
| Price  |  |  | 15.Misc              |                      |                  | %            |                  | 5.Access or Rear  |                        |
| Sale Type  |  |  |                      |                      |                  | %            |                  | 6.Restriction     |                        |
| 1.Land 4.Mobile 7.                               |  |  | <b>Square Foot</b>   | <b>Square Feet</b>   |                  |              |                  | 7.Open Space      |                        |
| 2.L & B 5.Other 8.                               |  |  |                      |                      |                  | %            |                  | 8.View/Environ    |                        |
| 3.Building 6. 9.                                 |  |  | 16.Regular Lot       |                      |                  | %            |                  | 9.Fract Share     |                        |
| Financing  |  |  | 17.Secondary Lot     |                      |                  | %            |                  | <b>Acres</b>      |                        |
| 1.Convent 4.Seller 7.                            |  |  | 18.Excess Land       |                      |                  | %            |                  | 30.Rear (201+)    |                        |
| 2.FHA/VA 5.Private 8.                            |  |  | 19.Condominium       |                      |                  | %            |                  | 31.Tillable/Horti |                        |
| 3.Assumed 6.Cash 9.Unknown                       |  |  | 20.Pavement          |                      |                  | %            |                  | 32.Pasture        |                        |
| Validity   |  |  |                      |                      |                  | %            |                  | 33.Orchard        |                        |
| 1.Valid 4.Split 7.Renovate                       |  |  | <b>Fract. Acre</b>   | <b>Acreege/Sites</b> |                  |              |                  | 34.Frontage       |                        |
| 2.Related 5.Partial 8.Other                      |  |  | 21.Homesite (Frac    | 21                   | 2.00             | 100 %        | 0                | 35.Triangular Lot |                        |
| 3.Distress 6.Exempt 9.                           |  |  | 22.Vacant Lot (Fr    |                      |                  | %            |                  | 36.Commercial     |                        |
| Verified   |  |  | 23.Non Conforming    |                      |                  | %            |                  | 37.Softwood       |                        |
| 1.Buyer 4.Agent 7.Family                         |  |  | <b>Acres</b>         |                      |                  | %            |                  | 38.Mixed Wood     |                        |
| 2.Seller 5.Pub Rec 8.Other                       |  |  | 24.Excess ( 5-10)    |                      |                  | %            |                  | 39.Hardwood       |                        |
| 3.Lender 6.MLS 9.                                |  |  | 25.Excess (10+)      |                      |                  | %            |                  | 40.Wasteland      |                        |
|  |  |  | 26.Excess            |                      |                  | %            |                  | 41.Gravel Pit (Ac |                        |
|  |  |  | 27.Rear (1-100)      |                      |                  | %            |                  | 42.Mobile Home Si |                        |
|  |  |  | 28.Rear (101-150)    |                      |                  | %            |                  | 43.Condo Site     |                        |
|  |  |  | 29.Rear (151-200)    |                      |                  | %            |                  | 44.Utility ROW    |                        |
|  |  |  | <b>Total Acreage</b> |                      | 2.00             |              |                  | 45.Camp Lot       |                        |
|  |  |  |                      |                      |                  |              |                  | 46.Site Improve   |                        |

Inspection Witnessed By:

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

Notes:

## Waterboro

Map Lot 011-017A

Account 1312

Location 462 TOWNHOUSE ROAD

Card 1

Of 1

9/23/2024

|  |                   |                 |  |                            |                                      |
|--|-------------------|-----------------|--|----------------------------|--------------------------------------|
| Building Style                         | <b>4 Cape Cod</b> | SF Bsm't Living | <b>0</b>                               | Layout                     | <b>1 Typical</b>                     |
| 1.Conv                                 | 5.Garr/Col        | 9.Other         | Fin Bsm't Grade                        | <b>0 0</b>                 | 1.Typical                            |
| 2.Ranch                                | 6.Split           | 10.Mohome       | OPEN 5 OPTIONAL <b>0</b>               |                            | 2.Inadeq                             |
| 3.R Ranch                              | 7.Contemp/        | 11.Condo        | Heat Type                              | <b>100% 1 Hot Water BB</b> | 3.Not func                           |
| 4.Cape                                 | 8.Log             | 12.             | 1.HWBB                                 | 5.FWA                      | 9.No Heat                            |
| Dwelling Units <b>1</b>                |                   |                 | 2.HWCI                                 | 6.GravWA                   | 10.                                  |
| Other Units <b>0</b>                   |                   |                 | 3.HWRAD                                | 7.Electric                 | 11.                                  |
| Stories <b>5 One &amp; 3/4 Story</b>   |                   |                 | 4.Steam                                | 8.F/WallM                  | 12.                                  |
| 1.1                                    | 4.1.50            | 7.1.25          | Cool Type                              | <b>0% 9 None</b>           | Insulation <b>1 Full</b>             |
| 2.2                                    | 5.1.75            | 8.              | 1.Refrig                               | 4.W&C Air                  | 7.                                   |
| 3.3                                    | 6.2.50            | 9.              | 2.Evapor                               | 5.                         | 8.                                   |
| Exterior Walls <b>8 Aluminum/Vinyl</b> |                   |                 | 3.H Pump                               | 6.                         | 9.None                               |
| 0.Wood                                 | 4.Asb/Asph        | 8.Alum/Vin      | Kitchen Style <b>2 Typical</b>         |                            | Unfinished % <b>0%</b>               |
| 1.Wood                                 | 5.T-111           | 9.Other         | 1.Modern                               | 4.Obsolete                 | 7.                                   |
| 2.Wd Sh                                | 6.Br/St           | 11.             | 2.Typical                              | 5.                         | 8.                                   |
| 3.Compos.                              | 7.Nov             | 12.             | 3.Old Type                             | 6.                         | 9.None                               |
| Roof Surface <b>1 Asphalt Shingles</b> |                   |                 | Bath(s) Style <b>2 Typical Bath(s)</b> |                            | Grade & Factor <b>3 Average 100%</b> |
| 1.Asphalt                              | 4.Composit        | 7.              | 1.Modern                               | 4.Obsolete                 | 7.                                   |
| 2.Slate                                | 5.Wood            | 8.              | 2.Typical                              | 5.                         | 8.                                   |
| 3.Metal                                | 6.Other           | 9.              | 3.Old Type                             | 6.                         | 9.None                               |
| SF Masonry Trim <b>0</b>               |                   |                 | # Rooms <b>6</b>                       |                            | Condition <b>6 Good</b>              |
| OPEN-3- <b>0</b>                       |                   |                 | # Bedrooms <b>3</b>                    |                            | 1.Poor                               |
| OPEN-4- <b>0</b>                       |                   |                 | # Full Baths <b>1</b>                  |                            | 4.Avg                                |
| Year Built <b>1994</b>                 |                   |                 | # Half Baths <b>1</b>                  |                            | 7.V G                                |
| Year Remodeled <b>0</b>                |                   |                 | # Addn Fixtures <b>0</b>               |                            | 2.Fair                               |
| Foundation <b>1 Concrete</b>           |                   |                 | # Fireplaces <b>0</b>                  |                            | 5.Avg+                               |
| 1.Concrete                             | 4.Wood            | 7.              | 3.Avg- <b>6 Good</b>                   |                            |                                      |
| 2.C Block                              | 5.Slab            | 8.              | Phys. % Good <b>0%</b>                 |                            |                                      |
| 3.Br/Stone                             | 6.Prs/Post        | 9.              | Funct. % Good <b>100%</b>              |                            |                                      |
| Basement <b>4 Full Basement</b>        |                   |                 | Functional Code <b>9 None</b>          |                            |                                      |
| 1.1/4 Bmt                              | 4.Full Bmt        | 7.              | 1.Incomp                               |                            |                                      |
| 2.1/2 Bmt                              | 5.None            | 8.              | 4.Small                                |                            |                                      |
| 3.3/4 Bmt                              | 6.                | 9.None          | 7.Layout                               |                            |                                      |
| Bsm't Gar # Cars <b>0</b>              |                   |                 | 2.O-Built                              |                            |                                      |
| Wet Basement <b>1 Dry Basement</b>     |                   |                 | 5.CDU                                  |                            |                                      |
| 1.Dry                                  | 4.                | 7.              | 8.Other                                |                            |                                      |
| 2.Damp                                 | 5.                | 8.              | 3.Damage                               |                            |                                      |
| 3.Wet                                  | 6.                | 9.              | 6.Style                                |                            |                                      |
|  |                   |                 | 9.None                                 |                            |                                      |
|  |                   |                 | Econ. % Good <b>100%</b>               |                            |                                      |
|  |                   |                 | Economic Code <b>None</b>              |                            |                                      |
|  |                   |                 | 0.None                                 |                            |                                      |
|  |                   |                 | 3.Services                             |                            |                                      |
|  |                   |                 | 7.                                     |                            |                                      |
|  |                   |                 | 1.Location                             |                            |                                      |
|  |                   |                 | 4.Traffic                              |                            |                                      |
|  |                   |                 | 8.                                     |                            |                                      |
|  |                   |                 | 2.Encroach                             |                            |                                      |
|  |                   |                 | 9.None                                 |                            |                                      |
|  |                   |                 | 9.                                     |                            |                                      |
|  |                   |                 | Entrance Code <b>0</b>                 |                            |                                      |
|  |                   |                 | 1.Interior                             |                            |                                      |
|  |                   |                 | 4.Vacant                               |                            |                                      |
|  |                   |                 | 7.                                     |                            |                                      |
|  |                   |                 | 2.Refusal                              |                            |                                      |
|  |                   |                 | 5.Estimate                             |                            |                                      |
|  |                   |                 | 8.                                     |                            |                                      |
|  |                   |                 | 3.Informed                             |                            |                                      |
|  |                   |                 | 6.Office                               |                            |                                      |
|  |                   |                 | 9.RS                                   |                            |                                      |
|  |                   |                 | 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 |                   |
|-----------------|------|-------|-------|------|-------|--------|-------------|-------------------|
| 23 Frame Garage | 0    | 608   | 0 0   | 0    | 0     | 0 %    | 0 %         | 1.One Story Fram  |
| 68 Wood Deck    | 0    | 375   | 0 0   | 0    | 0     | 0 %    | 0 %         | 2.Two Story Fram  |
| 68 Wood Deck    | 0    | 160   | 0 0   | 0    | 0     | 0 %    | 0 %         | 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 |

