

COLLUPY JOSHUA W.  
56 HOOPER HILL ROAD  
EAST WATERBORO ME 04030

B15048P809 B16047P838 B17073P235

Previous Owner  
COLLUPY JOSHUA W  
56 HOOPER HILL ROAD

EAST WATERBORO ME 04030  
Sale Date: 8/07/2015

Previous Owner  
COLLUPY JOSHUA W & MEAGEN E KELLEY  
56 HOOPER HILL ROAD

EAST WATERBORO ME 04030  
Sale Date: 7/11/2015

Previous Owner  
COTE SUSAN A  
96 PANAROMIC DRIVE

EAST WATERBORO ME 04030  
Sale Date: 2/11/2011

Inspection Witnessed By:

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

Notes:

| Property Data    |                             |            |
|------------------|-----------------------------|------------|
| Neighborhood     | 34 DEERING RIDGE RD         |            |
| Tree Growth Year | 0                           |            |
| 1ST MORTGAGE     | 0                           |            |
| 2ND MORTGAGE     | 0                           |            |
| Zone/Land Use    | 31 Agricultural/Residential |            |
| Secondary Zone   |                             |            |
| Topography       | 2 Rolling                   |            |
| 1.Level          | 4.Below St                  | 7.Steep    |
| 2.Rolling        | 5.Low                       | 8.Wet      |
| 3.Above St       | 6.Swampy                    | 9.Lev/Roll |
| Utilities        |                             |            |
| 1.Public         | 4.Improve                   | 7.Improve  |
| 2.Water          | 5.Improve                   | 8.         |
| 3.Sewer          | 6.Improve                   | 9.None     |
| Street           | 1 Paved                     |            |
| 1.Paved          | 4.Proposed                  | 7.ROW      |
| 2.Semi Imp       | 5.Pvt                       | 8.None     |
| 3.Gravel         | 6.Aband                     | 9.TG PLAN  |
| LAND USE         | 0                           |            |
| BUILDING USE     | 0                           |            |
| Sale Data        |                             |            |
| Sale Date        | 8/07/2015                   |            |
| Price            |                             |            |
| Sale Type        | 2 Land & Buildings          |            |
| 1.Land           | 4.Mobile                    | 7.         |
| 2.L & B          | 5.Other                     | 8.         |
| 3.Building       | 6.                          | 9.         |
| Financing        | 1 Conventional              |            |
| 1.Convent        | 4.Seller                    | 7.         |
| 2.FHA/VA         | 5.Private                   | 8.         |
| 3.Assumed        | 6.Cash                      | 9.Unknown  |
| Validity         | 1 Arms Length Sale          |            |
| 1.Valid          | 4.Split                     | 7.Renovate |
| 2.Related        | 5.Partial                   | 8.Other    |
| 3.Distress       | 6.Exempt                    | 9.         |
| Verified         | 5 Public Record             |            |
| 1.Buyer          | 4.Agent                     | 7.Family   |
| 2.Seller         | 5.Pub Rec                   | 8.Other    |
| 3.Lender         | 6.MLS                       | 9.         |

| Assessment Record |        |           |        |         |
|-------------------|--------|-----------|--------|---------|
| Year              | Land   | Buildings | Exempt | Total   |
| 2012              | 58,700 | 120,700   | 0      | 179,400 |
| 2013              | 58,700 | 120,700   | 0      | 179,400 |
| 2014              | 58,700 | 120,700   | 0      | 179,400 |
| 2015              | 58,700 | 120,700   | 0      | 179,400 |
| 2016              | 49,900 | 120,700   | 0      | 170,600 |
| 2017              | 49,900 | 120,700   | 0      | 170,600 |
| 2018              | 49,900 | 120,700   | 0      | 170,600 |
| 2019              | 49,900 | 120,700   | 20,000 | 150,600 |
| 2020              | 49,900 | 120,700   | 20,000 | 150,600 |
| 2021              | 54,900 | 120,700   | 24,500 | 151,100 |
| 2022              | 59,900 | 132,800   | 25,000 | 167,700 |
| 2023              | 65,900 | 147,300   | 25,000 | 188,200 |
| 2024              | 73,900 | 165,400   | 25,000 | 214,300 |
| 2025              | 90,300 | 227,900   | 25,000 | 293,200 |

| Land Data            |      |           |       |           |      |                   |
|----------------------|------|-----------|-------|-----------|------|-------------------|
| Front Foot           | Type | Effective |       | Influence |      | Influence Codes   |
|                      |      | Frontage  | Depth | Factor    | Code |                   |
| 11.Ossipee WF        |      |           |       | %         |      | 1.Unimproved      |
| 12.Arrowhead WF      |      |           |       | %         |      | 2.Excess Ftg /De  |
| 13.Waterfront        |      |           |       | %         |      | 3.Topography      |
| 14.Rear Land         |      |           |       | %         |      | 4.Size/Shape      |
| 15.Misc              |      |           |       | %         |      | 5.Access or Rear  |
|                      |      |           |       | %         |      | 6.Restriction     |
|                      |      |           |       | %         |      | 7.Open Space      |
|                      |      |           |       | %         |      | 8.View/Environ    |
|                      |      |           |       | %         |      | 9.Fract Share     |
|                      |      |           |       | %         |      | Acres             |
|                      |      |           |       | %         |      | 30.Rear (201+)    |
|                      |      |           |       | %         |      | 31.Tillable/Horti |
|                      |      |           |       | %         |      | 32.Pasture        |
|                      |      |           |       | %         |      | 33.Orchard        |
|                      |      |           |       | %         |      | 34.Frontage       |
|                      |      |           |       | %         |      | 35.Triangular Lot |
|                      |      |           |       | %         |      | 36.Commercial     |
|                      |      |           |       | %         |      | 37.Softwood       |
|                      |      |           |       | %         |      | 38.Mixed Wood     |
|                      |      |           |       | %         |      | 39.Hardwood       |
|                      |      |           |       | %         |      | 40.Wasteland      |
|                      |      |           |       | %         |      | 41.Gravel Pit (Ac |
|                      |      |           |       | %         |      | 42.Mobile Home Si |
|                      |      |           |       | %         |      | 43.Condo Site     |
|                      |      |           |       | %         |      | 44.Utility ROW    |
|                      |      |           |       | %         |      | 45.Camp Lot       |
|                      |      |           |       | %         |      | 46.Site Improve   |
| <b>Total Acreage</b> |      | 1.84      |       |           |      |                   |

## Waterboro

Map Lot 011-040-002


Account 4987

Location 56 HOOPER HILL ROAD

Card 1

Of 1

9/23/2024

|                 |                              |                |   |                          |                       |
|-----------------|------------------------------|----------------|---|--------------------------|-----------------------|
| Building Style  | <b>4 Cape Cod</b>            | SF Bsmt Living | 0   | Layout                   | <b>1 Typical</b>      |
| 1.Conv          | 5.Garr/Col                   | 9.Other        | Fin Bsmt Grade  | 0 0                      | 1.Typical             |
| 2.Ranch         | 6.Split                      | 10.Mohome      | OPEN 5 OPTIONAL   |                          | 0                     |
| 3.R Ranch       | 7.Contemp/                   | 11.Condo       | Heat Type   | <b>100%</b>              | <b>1 Hot Water BB</b> |
| 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>4 One &amp; 1/2 Story</b> |                | 4.Steam   | 8.F/WallM                | 12.                   |
| 1.1             | 4.1.50                       | 7.1.25         | Cool Type   | <b>0%</b>                | <b>9 None</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>         |                       |
| 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> |                       |
| 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>7</b>                 |                       |
| OPEN-3-         | <b>0</b>                     |                | # Bedrooms  | <b>3</b>                 |                       |
| OPEN-4-         | <b>0</b>                     |                | # Full Baths  | <b>1</b>                 |                       |
| Year Built      | <b>2011</b>                  |                | # Half Baths  | <b>1</b>                 |                       |
| Year Remodeled  | <b>0</b>                     |                | # Addn Fixtures   | <b>0</b>                 |                       |
| Foundation      | <b>1 Concrete</b>            |                | # Fireplaces  | <b>0</b>                 |                       |
| 1.Concrete      | 4.Wood                       | 7.             |  |                          |                       |
| 2.C Block       | 5.Slab                       | 8.             |   |                          |                       |
| 3.Br/Stone      | 6.Prs/Post                   | 9.             |   |                          |                       |
| Basement        | <b>4 Full Basement</b>       |                |   |                          |                       |
| 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 | <b>0</b>                     |                |   |                          |                       |
| Wet Basement    | <b>1 Dry Basement</b>        |                |   |                          |                       |
| 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       |
|  |      |       |       |      | %     | %      | 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 |