

CARMINE LLC
C/O DOUGLAS C FOGLIO SR
WATERBORO ME 04087

B3994P304 B16163P307 B16724P436 B16724P438

Previous Owner
OSSISPEE CHIPPING INC
400 ROUTE 25

CENTER OSSISPEE NH 03814
Sale Date: 7/25/2014

Previous Owner
CLUFF THOMAS ET AL (1/2) & LUCILLE ATWOOD (1/2)
C/O THOMAS CLUFF*
38 MEEHAN LANE
NORTH BERWICK ME 03906
Sale Date: 11/01/2013

Inspection Witnessed By:

X	Date	Date Insp.
No./Date	Description	Date Insp.

Notes:

19.0108 - removed 16.78 acres from Excess (OS) to create Woody Knoll subdivision lots 1-6 -sb

19.0417 - removed 4 acres from Excess (OS) conveyed to Shoemaker, Shawn & Joan - sb

19.0515 - removed 21.48 acres from Excess (OS) conveyed to Fomez Development (011-045-007) -sb

19.1218 - removed 1.86 acres from Excess (OS) to create 011-045-A -sb

Waterboro removed 2.00 acres from Excess (OS) conveyed to Fomez Development LLC 011-045-B -sb

Property Data			Assessment Record						
Neighborhood 44 TOWNHOUSE RD			Year	Land	Buildings	Exempt	Total		
Tree Growth Year 0			2012	250,700	0	0	250,700		
1ST MORTGAGE 0			2013	250,700	0	0	250,700		
2ND MORTGAGE 0			2014	250,700	0	0	250,700		
Zone/Land Use 31 Agricultural/Residential			2015	250,700	0	0	250,700		
Secondary Zone			2016	216,200	0	0	216,200		
Topography 1 Level			2017	216,200	0	0	216,200		
1.Level 4.Below St 7.Steep			2018	216,200	0	0	216,200		
2.Rolling 5.Low 8.Wet			2019	216,200	0	0	216,200		
3.Above St 6.Swampy 9.Lev/Roll			2020	171,800	0	0	171,800		
Utilities 9 No Water/No Sewer			2021	184,500	0	0	184,500		
1.Public 4.Improve 7.Improve			2022	194,100	0	0	194,100		
2.Water 5.Improve 8.			2023	213,500	0	0	213,500		
3.Sewer 6.Improve 9.None			2024	239,400	0	0	239,400		
Street 1 Paved			2025	248,200	0	0	248,200		
1.Paved 4.Proposed 7.ROW			Land Data						
2.Semi Imp 5.Pvt 8.None									
3.Gravel 6.Aband 9.TG PLAN			Front Foot	Type	Effective		Influence		Influence Codes
LAND USE 0			11.Ossipee WF		Frontage	Depth	Factor	Code	
BUILDING USE 0			12.Arrowhead WF				%		1.Unimproved
Sale Data			13.Waterfront				%		2.Excess Ftg /De
Sale Date 7/25/2014			14.Rear Land				%		3.Topography
Price 275,000			15.Misc				%		4.Size/Shape
Sale Type 1 Land Only							%		5.Access or Rear
1.Land 4.Mobile 7.							%		6.Restriction
2.L & B 5.Other 8.			Square Foot	Square Feet					7.Open Space
3.Building 6. 9.			16.Regular Lot				%		8.View/Environ
Financing 1 Conventional			17.Secondary Lot				%		9.Fract Share
1.Convent 4.Seller 7.			18.Excess Land				%		Acres
2.FHA/VA 5.Private 8.			19.Condominium				%		30.Rear (201+)
3.Assumed 6.Cash 9.Unknown			20.Pavement				%		31.Tillable/Horti
Validity 1 Arms Length Sale							%		32.Pasture
1.Valid 4.Split 7.Renovate			Fract. Acre	Acreege/Sites					33.Orchard
2.Related 5.Partial 8.Other			21.Homesite (Frac	22	2.00	100	%	0	34.Frontage
3.Distress 6.Exempt 9.			22.Vacant Lot (Fr	26	41.15	100	%	0	35.Triangular Lot
Verified 1 Buyer			23.Non Conforming	40	10.00	100	%	0	36.Commercial
1.Buyer 4.Agent 7.Family			Acres	24	10.00	100	%	0	37.Softwood
2.Seller 5.Pub Rec 8.Other			24.Excess (5-10)	22	2.00	100	%	0	38.Mixed Wood
3.Lender 6.MLS 9.			25.Excess (10+)	25	20.00	100	%	0	39.Hardwood
			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
			Total Acreage		85.15				44.Utility ROW
									45.Camp Lot
									46.Site Improve

Waterboro

Map Lot 011-045

Account 1236

Location TOWNHOUSE ROAD

Card 1

Of 1

9/23/2024

Building Style 0			SF Bsmt Living 0			Layout 0					
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% 0			3.Not func 6. 9.					
4.Cape	8.Log	12.	1.HWBB	5.FWA	9.No Heat	Attic 0					
Dwelling Units 0			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 0			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 0					
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 0 Wood Siding			3.H Pump	6.	9.None	3.Capped 6. 9.None					
0.Wood	4.Asb/Asph	8.Alum/Vin	Kitchen Style 0			Unfinished % 0%					
1.Wood	5.T-111	9.Other	1.Modern	4.Obsolete	7.	Grade & Factor 0 0%					
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 0			Bath(s) Style 0			3.C Grade 6.AA Grade 9.Same					
1.Asphalt	4.Composit	7.	1.Modern	4.Obsolete	7.	SQFT (Footprint) 0					
2.Slate	5.Wood	8.	2.Typical	5.	8.	Condition 0					
3.Metal	6.Other	9.	3.Old Type	6.	9.None	1.Poor 4.Avg 7.V G					
SF Masonry Trim 0			# Rooms 0			2.Fair 5.Avg+ 8.Exc					
OPEN-3- 0			# Bedrooms 0			3.Avg- 6.Good 9.Same					
OPEN-4- 0			# Full Baths 0			Phys. % Good 0%					
Year Built 0			# Half Baths 0			Funct. % Good 100%					
Year Remodeled 0			# Addn Fixtures 0			Functional Code 9 None					
Foundation 0			# Fireplaces 0			1.Incomp 4.Small 7.Layout					
1.Concrete	4.Wood	7.									
2.C Block	5.Slab	8.							2.O-Built 5.CDU 8.Other		
3.Br/Stone	6.Prs/Post	9.							3.Damage 6.Style 9.None		
Basement 0									Econ. % Good 100%		
1.1/4 Bmt	4.Full Bmt	7.							Economic Code None		
2.1/2 Bmt	5.None	8.							0.None 3.Services 7.		
3.3/4 Bmt	6.	9.None							1.Location 4.Traffic 8.		
Bsmt Gar # Cars 0									2.Encroach 9.None 9.		
Wet Basement 0									Entrance Code 0		
1.Dry	4.	7.							1.Interior 4.Vacant 7.		
2.Damp	5.	8.	2.Refusal 5.Estimate 8.								
3.Wet	6.	9.	3.Informed 6.Office 9.RS								
Date Inspected			Information Code 0			1.Owner 4.Agent 7.					
						2.Relative 5.Estimate 8.					
						3.Tenant 6.Other 9.SNY					
Additions, Outbuildings & Improvements								1.One Story Fram			
Type	Year	Units	Grade	Cond	Phys.	Funct.	Sound Value	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			