

THE SCOTT A NADEAU REVOCABLE TRUST (1/2 INT)
THE SUSAN M NADEAU REVOCABLE TRUST (1/2 INT)
117 SPLENDID OAK COURT
HOLLY SPRINGS NC 27540

B11183P190 B16909P955 B17368P842 B18868P937

Previous Owner
NADEAU, SCOTT A
NADEAU, SUSAN M
117 SPLENDID OAK COURT
HOLLY SPRINGS NC 27540
Sale Date: 2/24/2023

Previous Owner
MEANS NORMAN
MEANS, PATRICIA
PO BOX 7054
OCEAN PARK ME 04063
Sale Date: 11/10/2021

Previous Owner
LONE POND CAMP LLC & MEANS, NORMAN & PATRICIA
PO BOX 7054

OCEAN PARK ME 04063
Sale Date: 11/21/2016

Inspection Witnessed By:

X	Date
No./Date	Description
	Date Insp.

Notes:
23.0503 - added 40x28 st/b, 10x28 deck, 10828 patio, 4x6 op -sb

Waterboro

Property Data			Assessment Record						
Neighborhood 44 TOWNHOUSE RD			Year	Land	Buildings	Exempt	Total		
Tree Growth Year 0			2012	70,700	52,000	0	122,700		
1ST MORTGAGE 0			2013	70,700	52,000	0	122,700		
2ND MORTGAGE 0			2014	70,700	52,000	0	122,700		
Zone/Land Use 48 Shoreland			2015	70,700	52,000	0	122,700		
Secondary Zone			2016	63,600	48,600	0	112,200		
Topography 3 Above Street			2017	63,600	48,600	0	112,200		
1.Level 4.Below St 7.Steep			2018	63,600	48,600	0	112,200		
2.Rolling 5.Low 8.Wet			2019	63,600	48,600	0	112,200		
3.Above St 6.Swampy 9.Lev/Roll			2020	63,600	48,600	0	112,200		
Utilities 9 No Water/No Sewer			2021	70,000	48,600	0	118,600		
1.Public 4.Improve 7.Improve			2022	76,400	53,400	0	129,800		
2.Water 5.Improve 8.			2023	84,000	59,300	0	143,300		
3.Sewer 6.Improve 9.None			2024	94,200	244,400	0	338,600		
Street 3 Gravel			2025	88,400	322,200	0	410,600		
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 2/24/2023			14.Rear Land				%		3.Topography
Price			15.Misc				%		4.Size/Shape
Sale Type 2 Land & Buildings							%		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 9 Unknown			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 5 Partial Interest							%		32.Pasture
1.Valid 4.Split 7.Renovate			Fract. Acre	Acreege/Sites					33.Orchard
2.Related 5.Partial 8.Other			21.Homesite (Frac	21	0.25	50	%	6	34.Frontage
3.Distress 6.Exempt 9.			22.Vacant Lot (Fr				%		35.Triangular Lot
Verified 5 Public Record			23.Non Conforming				%		36.Commercial
1.Buyer 4.Agent 7.Family			Acres				%		37.Softwood
2.Seller 5.Pub Rec 8.Other			24.Excess (5-10)				%		38.Mixed Wood
3.Lender 6.MLS 9.			25.Excess (10+)				%		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 0.25						44.Utility ROW
									45.Camp Lot
									46.Site Improve

Waterboro

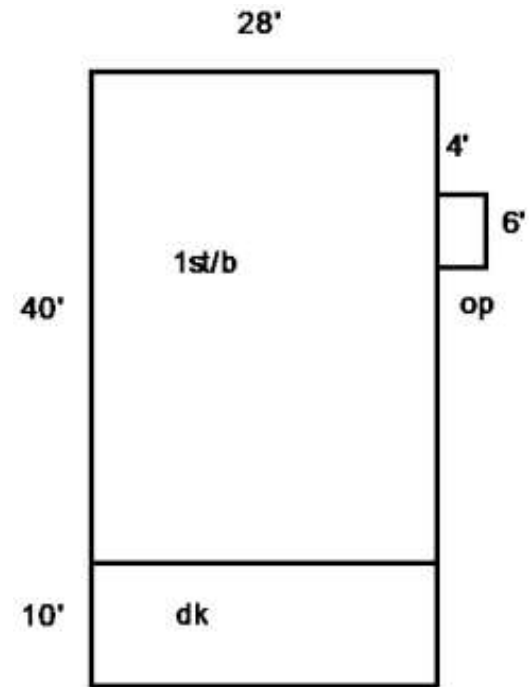
Map Lot 011-053

Account 1247

Location 15 WATERLILY LANE

Card 1 Of 1 9/23/2024

Building Style	4 Cape Cod	SF Bsmt Living	1120	Layout	1 Typical
1.Conv	5.Garr/Col	9.Other	Fin Bsmt Grade	3 100	1.Typical
2.Ranch	6.Split	10.Mohome	OPEN 5 OPTIONAL 0		2.Inadeq
3.R Ranch	7.Contemp/	11.Condo	Heat Type	100% 1 Hot Water BB	3.Not func
4.Cape	8.Log	12.	1.HWBB	5.FWA	9.No Heat
Dwelling Units 1			2.HWCI	6.GravWA	10.
Other Units 0			3.HWRAD	7.Electric	11.
Stories	1 One Story		4.Steam	8.F/WallM	12.
1.1	4.1.50	7.1.25	Cool Type	0% 9 None	Insulation
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		8 Alumunum/Vinyl	3.H Pump	6.	9.None
0.Wood	4.Asb/Asph	8.Alum/Vin	Kitchen Style		2 Typical
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		1 Asphalt Shingles	Bath(s) Style		2 Typical Bath(s)
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		0	# Rooms	3	
OPEN-3-		0	# Bedrooms	3	
OPEN-4-		0	# Full Baths	2	
Year Built		2023	# Half Baths	1	
Year Remodeled		0	# Addn Fixtures	2	
Foundation		1 Concrete	# Fireplaces	0	
1.Concrete	4.Wood	7.	<div style="display: flex; align-items: center; justify-content: center;"> <div style="background-color: #2e8b57; color: white; padding: 10px; font-size: 2em; margin-right: 10px;">T</div> <div style="font-size: 2em; font-weight: bold; margin-right: 10px;">TRIO</div> </div>		
2.C Block	5.Slab	8.			
3.Br/Stone	6.Prs/Post	9.			
Basement		4 Full Basement			
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		0			
Wet Basement		1 Dry Basement			
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		
68 Wood Deck	0	280	0 0	0	0	% 0	%	1.One Story Fram	
62 Patio	0	280	0 0	0	0	% 0	%	2.Two Story Fram	
21 Open Frame	0	24	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	

