

HILDEBRAND, CONSTANCE  
40 LORDS RD  
WATERBORO ME 04087

B15376P532 B16460P393 B18250P892 B18646P871

Previous Owner  
TIBBETTS, DEAN A  
40 LORDS ROAD

NORTH WATERBORO ME 04061-4326  
Sale Date: 4/12/2024

Previous Owner  
COBURN, MARC C & STACI L, TRUSTEES  
COBURN LIVING TRUST  
PO BOX 285  
NORTH WATERBORO ME 04061  
Sale Date: 4/28/2021

Previous Owner  
COBURN MARC C & STACI L  
PO BOX 285

NO. WATERBORO ME 04061  
Sale Date: 5/20/2020

Inspection Witnessed By:

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

Notes:  
24.0905- added hot tub & 8x16 deck - vw

Waterboro

| Property Data                                    |  |  | Assessment Record    |                      |                  |              |                  |             |                        |
|--|--|--|----------------------|----------------------|------------------|--------------|------------------|-------------|------------------------|
| Neighborhood <b>17 LORDS RD</b>                  |  |  | Year                 | Land                 | Buildings        | Exempt       | Total            |             |                        |
| Tree Growth Year <b>0</b>                        |  |  | 2012                 | 70,100               | 93,300           | 0            | 163,400          |             |                        |
| 1ST MORTGAGE <b>0</b>                            |  |  | 2013                 | 69,600               | 93,300           | 0            | 162,900          |             |                        |
| 2ND MORTGAGE <b>0</b>                            |  |  | 2014                 | 69,600               | 89,800           | 0            | 159,400          |             |                        |
| Zone/Land Use <b>31 Agricultural/Residential</b> |  |  | 2015                 | 69,600               | 89,800           | 0            | 159,400          |             |                        |
| Secondary Zone                                   |  |  | 2016                 | 59,200               | 88,600           | 0            | 147,800          |             |                        |
| Topography <b>1 Level</b>                        |  |  | 2017                 | 59,200               | 88,600           | 0            | 147,800          |             |                        |
| 1.Level 4.Below St 7.Steep                       |  |  | 2018                 | 59,200               | 88,600           | 0            | 147,800          |             |                        |
| 2.Rolling 5.Low 8.Wet                            |  |  | 2019                 | 59,200               | 88,600           | 0            | 147,800          |             |                        |
| 3.Above St 6.Swampy 9.Lev/Roll                   |  |  | 2020                 | 59,200               | 88,600           | 0            | 147,800          |             |                        |
| Utilities <b>9 No Water/No Sewer</b>             |  |  | 2021                 | 65,100               | 88,600           | 0            | 153,700          |             |                        |
| 1.Public 4.Improve 7.Improve                     |  |  | 2022                 | 71,000               | 97,500           | 0            | 168,500          |             |                        |
| 2.Water 5.Improve 8.                             |  |  | 2023                 | 78,100               | 108,100          | 0            | 186,200          |             |                        |
| 3.Sewer 6.Improve 9.None                         |  |  | 2024                 | 87,600               | 121,400          | 0            | 209,000          |             |                        |
| Street <b>1 Paved</b>                            |  |  | 2025                 | 107,100              | 152,700          | 0            | 259,800          |             |                        |
| 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        |                      | <b>Frontage</b>  | <b>Depth</b> | <b>Factor</b>    | <b>Code</b> |                        |
| BUILDING USE <b>0</b>                            |  |  | 12.Arrowhead WF      |                      |                  |              | %                |             | 1.Unimproved           |
| <b>Sale Data</b>                                 |  |  | 13.Waterfront        |                      |                  |              | %                |             | 2.Excess Ftg /De       |
| Sale Date <b>4/12/2024</b>                       |  |  | 14.Rear Land         |                      |                  |              | %                |             | 3.Topography           |
| Price <b>350,000</b>                             |  |  | 15.Misc              |                      |                  |              | %                |             | 4.Size/Shape           |
| Sale Type <b>2 Land &amp; Buildings</b>          |  |  |                      |                      |                  |              | %                |             | 5.Access or Rear       |
| 1.Land 4.Mobile 7.                               |  |  |                      |                      |                  |              | %                |             | 6.Restriction          |
| 2.L & B 5.Other 8.                               |  |  | <b>Square Foot</b>   | <b>Square Feet</b>   |                  |              |                  |             | 7.Open Space           |
| 3.Building 6. 9.                                 |  |  | 16.Regular Lot       |                      |                  |              | %                |             | 8.View/Environ         |
| Financing <b>9 Unknown</b>                       |  |  | 17.Secondary Lot     |                      |                  |              | %                |             | 9.Fract Share          |
| 1.Convent 4.Seller 7.                            |  |  | 18.Excess Land       |                      |                  |              | %                |             | <b>Acres</b>           |
| 2.FHA/VA 5.Private 8.                            |  |  | 19.Condominium       |                      |                  |              | %                |             | 30.Rear (201+)         |
| 3.Assumed 6.Cash 9.Unknown                       |  |  | 20.Pavement          |                      |                  |              | %                |             | 31.Tillable/Horti      |
| Validity <b>1 Arms Length Sale</b>               |  |  |                      |                      |                  |              | %                |             | 32.Pasture             |
| 1.Valid 4.Split 7.Renovate                       |  |  | <b>Fract. Acre</b>   | <b>Acreege/Sites</b> |                  |              |                  |             | 33.Orchard             |
| 2.Related 5.Partial 8.Other                      |  |  | 21.Homesite (Frac    | 21                   | 1.99             | 100          | %                | 0           | 34.Frontage            |
| 3.Distress 6.Exempt 9.                           |  |  | 22.Vacant Lot (Fr    |                      |                  |              | %                |             | 35.Triangular Lot      |
| Verified <b>5 Public Record</b>                  |  |  | 23.Non Conforming    |                      |                  |              | %                |             | 36.Commercial          |
| 1.Buyer 4.Agent 7.Family                         |  |  | <b>Acres</b>         |                      |                  |              | %                |             | 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          |
|  |  |  | <b>Total Acreage</b> |                      | 1.99             |              |                  |             | 44.Utility ROW         |
|  |  |  |                      |                      |                  |              |                  |             | 45.Camp Lot            |
|  |  |  |                      |                      |                  |              |                  |             | 46.Site Improve        |

**Waterboro**

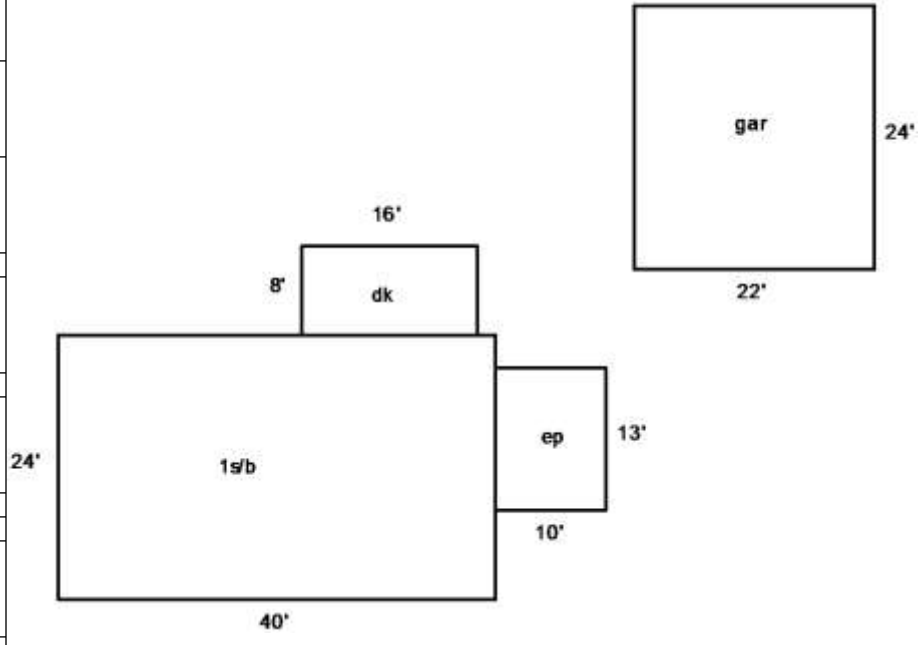
Map Lot 014-017

Account 1564

Location 40 LORDS ROAD

Card 1 Of 1 9/23/2024

|  |  |                                      |
|--|--|--------------------------------------|
| Building Style <b>2 Ranch</b>          | SF Bsmt Living <b>0</b>                | Layout <b>1 Typical</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% 1 Hot Water BB</b>   | 3.Not func 6. 9.                     |
| 4.Cape 8.Log 12.                       | 1.HWBB 5.FWA 9.No Heat                 | Attic <b>9 None</b>                  |
| Dwelling Units <b>1</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>1 One Story</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>1 Full</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>2 Wood Shingle</b>   | 3.H Pump 6. 9.None                     | 3.Capped 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.                 | Grade & Factor <b>3 Average 100%</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>1 Asphalt Shingles</b> | Bath(s) Style <b>2 Typical Bath(s)</b> | 3.C Grade 6.AA Grade 9.Same          |
| 1.Asphalt 4.Composit 7.                | 1.Modern 4.Obsolete 7.                 | SQFT (Footprint) <b>960</b>          |
| 2.Slate 5.Wood 8.                      | 2.Typical 5. 8.                        | Condition <b>4 Average</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>5</b>                       | 2.Fair 5.Avg+ 8.Exc                  |
| OPEN-3- <b>0</b>                       | # Bedrooms <b>3</b>                    | 3.Avg- 6.Good 9.Same                 |
| OPEN-4- <b>0</b>                       | # Full Baths <b>1</b>                  | Phys. % Good <b>0%</b>               |
| Year Built <b>1979</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>1 Concrete</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>4 Full Basement</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>1 Dry Basement</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 |                   |
|---------------------|------|-------|-------|------|-------|--------|-------------|-------------------|
| 22 Encl Frame Porch | 0    | 130   | 0 0   | 0    | 0     | % 0    | %           | 1.One Story Fram  |
| 23 Frame Garage     | 0    | 528   | 0 0   | 0    | 0     | % 0    | %           | 2.Two Story Fram  |
| 69 Hot tub #        | 0    | 1     | 0 0   | 0    | 0     | % 0    | %           | 3.Three Story Fr  |
| 68 Wood Deck        | 0    | 128   | 0 0   | 0    | 0     | % 0    | %           | 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 |

