

DUONG EMILY  
DUONG, KOSAL T  
26 LITTLE OSSIPEE LANDING  
NORTH WATERBORO ME 04061

B14200P689 B15046P736

Previous Owner  
BERUBE NORMAND BLDRS  
1040 PORTLAND ROAD

SACO ME 04072  
Sale Date: 12/27/2006

Inspection Witnessed By:

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

Notes:

Waterboro

| Property Data                                 |  |  | Assessment Record    |                      |                  |              |                  |             |                        |
|---|--|--|----------------------|----------------------|------------------|--------------|------------------|-------------|------------------------|
| Neighborhood <b>87 NEW DAM RD</b>             |  |  | Year                 | Land                 | Buildings        | Exempt       | Total            |             |                        |
| Tree Growth Year <b>0</b>                     |  |  | 2012                 | 58,200               | 199,700          | 0            | 257,900          |             |                        |
| 1ST MORTGAGE <b>0</b>                         |  |  | 2013                 | 58,200               | 199,700          | 0            | 257,900          |             |                        |
| 2ND MORTGAGE <b>0</b>                         |  |  | 2014                 | 58,200               | 199,700          | 0            | 257,900          |             |                        |
| Zone/Land Use <b>33 Forest/Agricultural..</b> |  |  | 2015                 | 58,200               | 199,700          | 0            | 257,900          |             |                        |
| Secondary Zone                                |  |  | 2016                 | 49,300               | 236,600          | 0            | 285,900          |             |                        |
| Topography <b>2 Rolling</b>                   |  |  | 2017                 | 49,300               | 236,600          | 0            | 285,900          |             |                        |
| 1.Level 4.Below St 7.Steep                    |  |  | 2018                 | 49,300               | 236,600          | 0            | 285,900          |             |                        |
| 2.Rolling 5.Low 8.Wet                         |  |  | 2019                 | 49,300               | 236,600          | 0            | 285,900          |             |                        |
| 3.Above St 6.Swampy 9.Lev/Roll                |  |  | 2020                 | 49,300               | 240,400          | 0            | 289,700          |             |                        |
| Utilities <b>9 No Water/No Sewer</b>          |  |  | 2021                 | 54,200               | 240,400          | 0            | 294,600          |             |                        |
| 1.Public 4.Improve 7.Improve                  |  |  | 2022                 | 59,100               | 264,500          | 0            | 323,600          |             |                        |
| 2.Water 5.Improve 8.                          |  |  | 2023                 | 65,000               | 293,300          | 0            | 358,300          |             |                        |
| 3.Sewer 6.Improve 9.None                      |  |  | 2024                 | 72,900               | 329,400          | 0            | 402,300          |             |                        |
| Street <b>1 Paved</b>                         |  |  | 2025                 | 91,200               | 436,800          | 0            | 528,000          |             |                        |
| 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>12/21/2006</b>                   |  |  | 14.Rear Land         |                      |                  |              | %                |             | 3.Topography           |
| Price <b>200,000</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>1 Conventional</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                   | 1.00             | 100          | %                | 0           | 34.Frontage            |
| 3.Distress 6.Exempt 9.                        |  |  | 22.Vacant Lot (Fr    | 26                   | 1.15             | 100          | %                | 0           | 35.Triangular Lot      |
| Verified <b>1 Buyer</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> |                      | <b>2.15</b>      |              |                  |             | 44.Utility ROW         |
|   |  |  |                      |                      |                  |              |                  |             | 45.Camp Lot            |
|   |  |  |                      |                      |                  |              |                  |             | 46.Site Improve        |

## Waterboro

Map Lot 017-004-004


Account 4694

Location 26 LITTLE OSSIPEE LANDING

Card 1

Of 1

9/23/2024

|                 |                           |                |   |                            |                  |                  |             |
|-----------------|---------------------------|----------------|---|----------------------------|------------------|------------------|-------------|
| Building Style  | <b>1 Conventional</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        |                  |             |
| 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>2 Two Story</b>        |                | 4.Steam   | 8.F/WallM                  | 12.              |                  |             |
| 1.1             | 4.1.50                    | 7.1.25         | Cool Type   | <b>0% 9 None</b>           | 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  | <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 %     |                  |             |
| 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   |                  |             |
| 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>8</b>                   | Phys. % Good     |                  |             |
| OPEN-3-         | <b>0</b>                  |                | # Bedrooms  | <b>3</b>                   | Funct. % Good    |                  |             |
| OPEN-4-         | <b>0</b>                  |                | # Full Baths  | <b>2</b>                   | Functional Code  |                  |             |
| Year Built      | <b>2006</b>               |                | # Half Baths  | <b>1</b>                   | 1.Incomp         |                  |             |
| Year Remodeled  | <b>0</b>                  |                | # Addn Fixtures   | <b>0</b>                   | 2.O-Built        |                  |             |
| Foundation      | <b>1 Concrete</b>         |                | # Fireplaces  | <b>0</b>                   | 3.Damage         |                  |             |
| 1.Concrete      | 4.Wood                    | 7.             |  |                            |                  | Econ. % Good     |             |
| 2.C Block       | 5.Slab                    | 8.             |   |                            |                  | Economic Code    | <b>None</b> |
| 3.Br/Stone      | 6.Prs/Post                | 9.             |   |                            |                  | 0.None           | 3.Services  |
| Basement        | <b>4 Full Basement</b>    |                |   |                            |                  | 1.Location       | 4.Traffic   |
| 1.1/4 Bmt       | 4.Full Bmt                | 7.             |   |                            |                  | 2.Encroach       | 9.None      |
| 2.1/2 Bmt       | 5.None                    | 8.             |   |                            |                  | Entrance Code    | <b>0</b>    |
| 3.3/4 Bmt       | 6.                        | 9.None         |   |                            |                  | 1.Interior       | 4.Vacant    |
| Bsmt Gar # Cars | <b>0</b>                  |                |   |                            |                  | 2.Refusal        | 5.Estimate  |
| Wet Basement    | <b>1 Dry Basement</b>     |                |   |                            |                  | 3.Informed       | 6.Office    |
| 1.Dry           | 4.                        | 7.             |   |                            |                  | Information Code | <b>0</b>    |
| 2.Damp          | 5.                        | 8.             | 1.Owner   | 4.Agent                    |                  |                  |             |
| 3.Wet           | 6.                        | 9.             | 2.Relative  | 5.Estimate                 |                  |                  |             |
|                 |                           |                | 3.Tenant  | 6.Other                    |                  |                  |             |

Date Inspected

### Additions, Outbuildings & Improvements

| Type                 | Year | Units | Grade | Cond | Phys. | Funct. | Sound Value |                   |
|----------------------|------|-------|-------|------|-------|--------|-------------|-------------------|
| 48 1.50 Fr Gar w/fin | 0    | 676   | 0 0   | 0    | 0     | 0      | %           | 1.One Story Fram  |
| 68 Wood Deck         | 0    | 270   | 0 0   | 0    | 0     | 0      | %           | 2.Two Story Fram  |
| 68 Wood Deck         | 0    | 400   | 0 0   | 0    | 0     | 0      | %           | 3.Three Story Fr  |
| 68 Wood Deck         | 0    | 144   | 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 |

