

WATERBORO MEDICAL OFFICE BLDG LLC

C/O HENRIETTA D GOODALL HOSPITAL INC
25 JUNE STREET
SANFORD ME 04073
B14580P676

Previous Owner
GOODALL HENRIETTA D HOSPITAL
25 JUNE STREET

SANFORD ME 04073
Sale Date: 12/27/2006

Previous Owner
CARROLL JOHN H & DOLORES M
71 CANNON HILL ROAD

LIMERICK ME 04048
Sale Date: 8/29/2005

Inspection Witnessed By:

X	Date
No./Date	Description
	Date Insp.

Notes:

Waterboro

Property Data			Assessment Record						
Neighborhood 45 MAIN ST E. VILL 202/4			Year	Land	Buildings	Exempt	Total		
Tree Growth Year 0			2005	23,200	52,800	0	76,000		
1ST MORTGAGE 0			2006	23,200	52,800	0	76,000		
2ND MORTGAGE 0			2007	23,200	52,800	76,000	0		
Zone/Land Use 21 Village			2008	1,523,600	0	1,523,600	0		
Secondary Zone			2010	1,523,600	26,500,000	28,023,600	0		
Topography 1 Level			2011	1,523,600	26,500,000	28,023,600	0		
1.Level 4.Below St 7.Steep			2012	1,523,600	26,500,000	28,023,600	0		
2.Rolling 5.Low 8.Wet			2013	1,523,600	26,500,000	28,023,600	0		
3.Above St 6.Swampy 9.Lev/Roll			2014	1,523,600	0	1,523,600	0		
Utilities 9 No Water/No Sewer			2015	1,523,600	0	1,523,600	0		
1.Public 4.Improve 7.Improve			2016	1,434,000	5,197,500	6,631,500	0		
2.Water 5.Improve 8.			2017	1,434,000	5,197,500	6,631,500	0		
3.Sewer 6.Improve 9.None									
Street 1 Paved									
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 12/27/2006			14.Rear Land						3.Topography
Price 849,897			15.Misc						4.Size/Shape
Sale Type 1 Land Only									5.Access or Rear
1.Land 4.Mobile 7.			Square Foot	Square Feet					6.Restriction
2.L & B 5.Other 8.			16.Regular Lot						7.Open Space
3.Building 6. 9.			17.Secondary Lot						8.View/Environ
Financing 1 Conventional			18.Excess Land						9.Fract Share
1.Convent 4.Seller 7.			19.Condominium						Acres
2.FHA/VA 5.Private 8.			20.Pavement						30.Rear (201+)
3.Assumed 6.Cash 9.Unknown									31.Tillable/Horti
Validity 1 Arms Length Sale			Fract. Acre	Acres/Sites					32.Pasture
1.Valid 4.Split 7.Renovate			21.Homesite (Frac	36	5.00	105	%	0	33.Orchard
2.Related 5.Partial 8.Other			22.Vacant Lot (Fr	26	15.72	100	%	0	34.Frontage
3.Distress 6.Exempt 9.			23.Non Conforming						35.Triangular Lot
Verified 1 Buyer			Acres						36.Commercial
1.Buyer 4.Agent 7.Family			24.Excess (5-10)						37.Softwood
2.Seller 5.Pub Rec 8.Other			25.Excess (10+)						38.Mixed Wood
3.Lender 6.MLS 9.			26.Excess (OS)						39.Hardwood
			27.Rear (1-100)						40.Wasteland
			28.Rear (101-150)						41.Gravel Pit (Ac
			29.Rear (151-200)						42.Mobile Home Si
			Total Acreage		20.72				43.Condo Site
									44.Utility ROW
									45.Camp Lot
									46.Site Improve


Waterboro

Map Lot 025-002

Account 1929

Location 10 GOODALL DRIVE

Card 1 Of 1 9/06/2016

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.	
Other Units 0	3.HWRAD 7.Electric 11.	2.1/2 Fin 5.F/Stair 8.	
Stories 0	4.Steam 8.F/WallM 12.	3.3/4 Fin 6. 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-CUSTOM 0	# Bedrooms 0	3.Avg- 6.Good 9.Same	
OPEN-4-CUSTOM 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.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 100%	
Basement 0		Economic Code None	
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 0		Entrance Code 0	
Wet Basement 0		1.Interior 4.Vacant 7.	
1.Dry 4. 7.		2.Refusal 5.Estimate 8.	
2.Damp 5. 8.	3.Informed 6.Office 9.		
3.Wet 6. 9.	Information Code 0		
		1.Owner 4.Agent 7.	
		2.Relative 5.Estimate 8.	
		3.Tenant 6.Other 9.	

Date Inspected

Additions, Outbuildings & Improvements

Type	Year	Units	Grade	Cond	Phys.	Funct.	Sound Value	
281 MEDICAL	2007				%	%	5,126,000	1.One Story Fram
247 Asphalt/Paving	2007				%	%	71,500	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