

DYER SEAN M
31 BENNETT HILL ROAD
EAST WATERBORO ME 04030

B13780P138 B16697P330 B16751P488 B16839P626

Previous Owner
FLAYHAN, MICHAEL A & ARLINE M
C/O SEAN M DYER
31 BENNETT HILL RD
E WATERBORO ME 04030
Sale Date: 6/20/2014

Previous Owner
DRINKWINE MICHAEL J & SARAH A
31 BENNETT HILL ROAD
EAST WATERBORO ME 04030 5301
Sale Date: 12/19/2013

Inspection Witnessed By:

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

Notes:

Waterboro

| Property Data | | | Assessment Record | | | | | | |
|--|--|--|----------------------|-------------|--------------------|--------|------------------|------|---|
| Neighborhood 36 BENNETT HILL RD | | | Year | Land | Buildings | Exempt | Total | | |
| Tree Growth Year 0 | | | 2010 | 59,600 | 100,300 | 0 | 159,900 | | |
| 1ST MORTGAGE 0 | | | 2011 | 59,600 | 100,300 | 0 | 159,900 | | |
| 2ND MORTGAGE 0 | | | 2012 | 59,600 | 100,300 | 0 | 159,900 | | |
| Zone/Land Use 31 Agricultural/Residential | | | 2013 | 59,600 | 100,300 | 0 | 159,900 | | |
| Secondary Zone | | | 2014 | 59,600 | 100,300 | 0 | 159,900 | | |
| Topography 7 Steep | | | 2015 | 59,600 | 100,300 | 0 | 159,900 | | |
| 1.Level 4.Below St 7.Steep | | | 2016 | 50,600 | 100,300 | 0 | 150,900 | | |
| 2.Rolling 5.Low 8.Wet | | | 2017 | 50,600 | 100,300 | 0 | 150,900 | | |
| 3.Above St 6.Swampy 9.Lev/Roll | | | 2018 | 50,600 | 100,300 | 0 | 150,900 | | |
| Utilities 9 No Water/No Sewer | | | 2019 | 50,600 | 100,300 | 0 | 150,900 | | |
| 1.Public 4.Improve 7.Improve | | | 2020 | 50,600 | 100,300 | 0 | 150,900 | | |
| 2.Water 5.Improve 8. | | | 2021 | 55,700 | 100,300 | 0 | 156,000 | | |
| 3.Sewer 6.Improve 9.None | | | 2022 | 60,800 | 110,300 | 0 | 171,100 | | |
| 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 | | | | | | | | | |
| LAND USE 0 | | | Front Foot | Type | Effective | | Influence | | Influence Codes 1.Unimproved 2.Excess Ftg / De 3.Topography 4.Size/Shape 5.Access or Rear 6.Restriction 7.Open Space 8.View/Environ 9.Fract Share Acres 30.Rear (201+) 31.Tillable/Horti 32.Pasture 33.Orchard 34.Frontage 35.Triangular Lot 36.Commercial 37.Softwood 38.Mixed Wood 39.Hardwood 40.Wasteland 41.Gravel Pit (Ac 42.Mobile Home Si 43.Condo Site 44.Utility ROW 45.Camp Lot 46.Site Improve |
| BUILDING USE 0 | | | 11.Ossipee WF | | Frontage | Depth | Factor | Code | |
| Sale Data | | | 12.Arrowhead WF | | | | % | | |
| Sale Date 6/20/2014 | | | 13.Waterfront | | | | % | | |
| Price 144,500 | | | 14.Rear Land | | | | % | | |
| Sale Type 2 Land & Buildings | | | 15.Misc | | | | % | | |
| 1.Land 4.Mobile 7. | | | Square Foot | | Square Feet | | | | |
| 2.L & B 5.Other 8. | | | 16.Regular Lot | | | | % | | |
| 3.Building 6. 9. | | | 17.Secondary Lot | | | | % | | |
| Financing 1 Conventional | | | 18.Excess Land | | | | % | | |
| 1.Convent 4.Seller 7. | | | 19.Condominium | | | | % | | |
| 2.FHA/VA 5.Private 8. | | | 20.Pavement | | | | % | | |
| 3.Assumed 6.Cash 9.Unknown | | | Fract. Acre | | Acres/Sites | | | | |
| Validity 1 Arms Length Sale | | | 21.Homesite (Frac | 21 | 1.20 | 90 | % | 3 | |
| 1.Valid 4.Split 7.Renovate | | | 22.Vacant Lot (Fr | | | | % | | |
| 2.Related 5.Partial 8.Other | | | 23.Non Conforming | | | | % | | |
| 3.Distress 6.Exempt 9. | | | Acres | | | | % | | |
| Verified 1 Buyer | | | 24.Excess (5-10) | | | | % | | |
| 1.Buyer 4.Agent 7.Family | | | 25.Excess (10+) | | | | % | | |
| 2.Seller 5.Pub Rec 8.Other | | | 26.Excess (OS) | | | | % | | |
| 3.Lender 6.MLS 9. | | | 27.Rear (1-100) | | | | % | | |
| | | | 28.Rear (101-150) | | | | % | | |
| | | | 29.Rear (151-200) | | | | % | | |
| | | | Total Acreage | | 1.20 | | | | |

Waterboro

Map Lot 025-012

Account 1939

Location 31 BENNETT HILL ROAD

Card 1 Of 1 6/06/2022

| | | | | | | | |
|-----------------|------------------------|----------------|-----------------|--------------------------|------------------|------------------|------------------------|
| Building Style | 2 Ranch | SF Bsmt Living | 0 | Layout | 1 Typical | | |
| 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% | 1 Hot Water BB | 3.Not func | 6. |
| 4.Cape | 8.Log | 12. | 1.HWB | 5.FWA | 9.No Heat | Attic | 9 None |
| Dwelling Units | 1 | | 2.HWCI | 6.GravWA | 10. | 1.1/4 Fin | 4.Full Fin |
| Other Units | 1 | | 3.HWRAD | 7.Electric | 11. | 2.1/2 Fin | 5.F/Stair |
| Stories | 1 One Story | | 4.Steam | 8.F/WallM | 12. | 3.3/4 Fin | 6. |
| 1.1 | 4.1.50 | 7.1.25 | Cool Type | 0% | 9 None | Insulation | 1 Full |
| 2.2 | 5.1.75 | 8. | 1.Refrig | 4.W&C Air | 7. | 1.Full | 4.Minimal |
| 3.3 | 6.2.50 | 9. | 2.Evapor | 5. | 8. | 2.Heavy | 5.Unk |
| Exterior Walls | 1 Wood Siding | | 3.H Pump | 6. | 9.None | 3.Capped | 6. |
| 0.Wood | 4.Asb/Asph | 8.Alum/Vin | Kitchen Style | 2 Typical | | Unfinished % | 0% |
| 1.Wood | 5.T-111 | 9.Other | 1.Modern | 4.Obsolete | 7. | Grade & Factor | 3 Average 100% |
| 2.Wd Sh | 6.Br/St | 11. | 2.Typical | 5. | 8. | 1.E Grade | 4.B Grade |
| 3.Compos. | 7.Nov | 12. | 3.Old Type | 6. | 9.None | 2.D Grade | 5.A Grade |
| Roof Surface | 3 Metal | | Bath(s) Style | 2 Typical Bath(s) | | 3.C Grade | 6.AA Grade |
| 1.Asphalt | 4.Composit | 7. | 1.Modern | 4.Obsolete | 7. | SQFT (Footprint) | 960 |
| 2.Slate | 5.Wood | 8. | 2.Typical | 5. | 8. | Condition | 5 Above Average |
| 3.Metal | 6.Other | 9. | 3.Old Type | 6. | 9.None | 1.Poor | 4.Avg |
| SF Masonry Trim | 0 | | # Rooms | 0 | | 2.Fair | 5.Avg+ |
| OPEN-3-CUSTOM | 0 | | # Bedrooms | 3 | | 3.Avg- | 6.Good |
| OPEN-4-CUSTOM | 0 | | # Full Baths | 1 | | Phys. % Good | 0% |
| Year Built | 1971 | | # Half Baths | 0 | | Funct. % Good | 100% |
| Year Remodeled | 0 | | # Addn Fixtures | 0 | | Functional Code | 9 None |
| Foundation | 1 Concrete | | # Fireplaces | 0 | | 1.Incomp | 4.Small |
| 1.Concrete | 4.Wood | 7. | | | | 2.O-Built | 5.CDU |
| 2.C Block | 5.Slab | 8. | | | | 3.Damage | 6.Style |
| 3.Br/Stone | 6.Prs/Post | 9. | | | | Econ. % Good | 100% |
| Basement | 4 Full Basement | | | | | Economic Code | None |
| 1.1/4 Bmt | 4.Full Bmt | 7. | | | | 0.None | 3.Services |
| 2.1/2 Bmt | 5.None | 8. | | | | 1.Location | 4.Traffic |
| 3.3/4 Bmt | 6. | 9.None | | | | 2.Encroach | 9.None |
| Bsmt Gar # Cars | 0 | | | | | Entrance Code | 0 |
| Wet Basement | 1 Dry Basement | | | | | 1.Interior | 4.Vacant |
| 1.Dry | 4. | 7. | | | | 2.Refusal | 5.Estimate |
| 2.Damp | 5. | 8. | | | | 3.Informed | 6.Office |
| 3.Wet | 6. | 9. | | | | Information Code | 0 |
| | | | | | | 1.Owner | 4.Agent |
| | | | | | | 2.Relative | 5.Estimate |
| | | | | | | 3.Tenant | 6.Other |



Date Inspected

Additions, Outbuildings & Improvements

| Type | Year | Units | Grade | Cond | Phys. | Funct. | Sound Value |
|---------------|------|-------|-------|------|-------|--------|-------------|
| 40 OPEN SCR | 0 | 36 | 0 0 | 0 | 0 % | 0 % | |
| 24 Frame Shed | 0 | 96 | 0 0 | 0 | 0 % | 0 % | |
| | | | | | % | % | |
| | | | | | % | % | |
| | | | | | % | % | |
| | | | | | % | % | |
| | | | | | % | % | |
| | | | | | % | % | |
| | | | | | % | % | |
| | | | | | % | % | |

