

CHAPIN, MICHAEL  
 CLOUGH, XAVIER L  
 170 MAIN STREET  
 EAST WATERBORO ME 04030

B9402P129 B15596P776 B15653P214 B17286P724

Previous Owner  
 SEMO AARON  
 170 MAIN STREET

EAST WATERBORO ME 04030  
 Sale Date: 12/17/2021

Previous Owner  
 BUNKER ANTHONY S & REBECCA M  
 ATTN: AARON SEMO  
 170 MAIN ST  
 E WATERBORO ME 04030  
 Sale Date: 7/29/2016

Previous Owner  
 CITIBANK N.A. TRUSTEE  
 C/O ANTHONY & REBECCA BUNKER

WATERBORO ME 04087  
 Sale Date: 6/11/2009

Inspection Witnessed By:

X \_\_\_\_\_ Date \_\_\_\_\_

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

Notes:

| Property Data    |                          |            | Assessment Record    |                    |                  |         |                  |      |   |
|------------------|--------------------------|------------|----------------------|--------------------|------------------|---------|------------------|------|---|
| Neighborhood     | 45 MAIN ST E. VILL 202/4 |            | Year                 | Land               | Buildings        | Exempt  | Total            |      |   |
| Tree Growth Year | 0                        |            | 2010                 | 37,300             | 118,300          | 0       | 155,600          |      |   |
| 1ST MORTGAGE     | 0                        |            | 2011                 | 37,300             | 118,300          | 0       | 155,600          |      |   |
| 2ND MORTGAGE     | 0                        |            | 2012                 | 37,300             | 118,300          | 0       | 155,600          |      |   |
| Zone/Land Use    | 21 Village               |            | 2013                 | 37,300             | 118,300          | 0       | 155,600          |      |   |
| Secondary Zone   |                          |            | 2014                 | 37,300             | 118,300          | 0       | 155,600          |      |   |
|                  |                          |            | 2015                 | 37,300             | 118,300          | 0       | 155,600          |      |   |
| Topography       | 1 Level                  |            | 2016                 | 31,700             | 118,300          | 150,000 | 0                |      |   |
| 1.Level          | 4.Below St               | 7.Steep    | 2017                 | 31,700             | 118,300          | 0       | 150,000          |      |   |
| 2.Rolling        | 5.Low                    | 8.Wet      | 2018                 | 31,700             | 118,300          | 0       | 150,000          |      |   |
| 3.Above St       | 6.Swampy                 | 9.Lev/Roll | 2019                 | 31,700             | 118,300          | 0       | 150,000          |      |   |
| Utilities        | 9 No Water/No Sewer      |            | 2020                 | 31,700             | 119,200          | 0       | 150,900          |      |   |
| 1.Public         | 4.Improve                | 7.Improve  | 2021                 | 34,900             | 119,200          | 0       | 154,100          |      |   |
| 2.Water          | 5.Improve                | 8.         | 2022                 | 38,100             | 131,200          | 0       | 169,300          |      |   |
| 3.Sewer          | 6.Improve                | 9.None     |                      |                    |                  |         |                  |      |   |
| Street           | 1 Paved                  |            | Land Data            |                    |                  |         |                  |      |   |
| 1.Paved          | 4.Proposed               | 7.ROW      | <b>Front Foot</b>    | <b>Type</b>        | <b>Effective</b> |         | <b>Influence</b> |      | <b>Influence Codes</b><br>1.Unimproved<br>2.Excess Ftg / De<br>3.Topography<br>4.Size/Shape<br>5.Access or Rear<br>6.Restriction<br>7.Open Space<br>8.View/Environ<br>9.Fract Share<br><b>Acres</b><br>30.Rear (201+)<br>31.Tillable/Horti<br>32.Pasture<br>33.Orchard<br>34.Frontage<br>35.Triangular Lot<br>36.Commercial<br>37.Softwood<br>38.Mixed Wood<br>39.Hardwood<br>40.Wasteland<br>41.Gravel Pit (Ac<br>42.Mobile Home Si<br>43.Condo Site<br>44.Utility ROW<br>45.Camp Lot<br>46.Site Improve |
| 2.Semi Imp       | 5.Pvt                    | 8.None     | 11.Ossipee WF        |                    | Frontage         | Depth   | Factor           | Code |   |
| 3.Gravel         | 6.Aband                  | 9.TG PLAN  | 12.Arrowhead WF      |                    |                  |         | %                |      |   |
| LAND USE         | 0                        |            | 13.Waterfront        |                    |                  |         | %                |      |   |
| BUILDING USE     | 0                        |            | 14.Rear Land         |                    |                  |         | %                |      |   |
| <b>Sale Data</b> |                          |            | 15.Misc              |                    |                  |         | %                |      |   |
| Sale Date        | 12/17/2021               |            | <b>Square Foot</b>   | <b>Square Feet</b> |                  |         |                  |      |   |
| Price            | 255,000                  |            | 16.Regular Lot       |                    |                  |         | %                |      |   |
| Sale Type        | 2 Land & Buildings       |            | 17.Secondary Lot     |                    |                  |         | %                |      |   |
| 1.Land           | 4.Mobile                 | 7.         | 18.Excess Land       |                    |                  |         | %                |      |   |
| 2.L & B          | 5.Other                  | 8.         | 19.Condominium       |                    |                  |         | %                |      |   |
| 3.Building       | 6.                       | 9.         | 20.Pavement          |                    |                  |         | %                |      |   |
| Financing        | 9 Unknown                |            | <b>Fract. Acre</b>   | <b>Acres/Sites</b> |                  |         |                  |      |   |
| 1.Convent        | 4.Seller                 | 7.         | 21.Homesite (Frac    | 21                 | 0.33             | 100     | %                | 0    |   |
| 2.FHA/VA         | 5.Private                | 8.         | 22.Vacant Lot (Fr    |                    |                  |         | %                |      |   |
| 3.Assumed        | 6.Cash                   | 9.Unknown  | 23.Non Conforming    |                    |                  |         | %                |      |   |
| Validity         | 1 Arms Length Sale       |            | <b>Acres</b>         |                    |                  |         | %                |      |   |
| 1.Valid          | 4.Split                  | 7.Renovate | 24.Excess ( 5-10)    |                    |                  |         | %                |      |   |
| 2.Related        | 5.Partial                | 8.Other    | 25.Excess (10+)      |                    |                  |         | %                |      |   |
| 3.Distress       | 6.Exempt                 | 9.         | 26.Excess (OS)       |                    |                  |         | %                |      |   |
| Verified         | 5 Public Record          |            | 27.Rear (1-100)      |                    |                  |         | %                |      |   |
| 1.Buyer          | 4.Agent                  | 7.Family   | 28.Rear (101-150)    |                    |                  |         | %                |      |   |
| 2.Seller         | 5.Pub Rec                | 8.Other    | 29.Rear (151-200)    |                    |                  |         | %                |      |   |
| 3.Lender         | 6.MLS                    | 9.         | <b>Total Acreage</b> |                    | 0.33             |         |                  |      |   |

## Waterboro

Map Lot 026-002

Account 1948

Location 170 MAIN STREET

Card 1

Of 1

6/06/2022

|  |  |                                      |
|--|--|--------------------------------------|
| 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.              |
| Other Units <b>1</b>                   | 3.HWRAD 7.Electric 11.                 | 2.1/2 Fin 5.F/ Stair 8.              |
| Stories <b>1 One Story</b>             | 4.Steam 8.F/WallM 12.                  | 3.3/4 Fin 6. 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 102%</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>864</b>          |
| 2.Slate 5.Wood 8.                      | 2.Typical 5. 8.                        | Condition <b>5 Above 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>6</b>                       | 2.Fair 5.Avg+ 8.Exc                  |
| OPEN-3-CUSTOM <b>0</b>                 | # Bedrooms <b>3</b>                    | 3.Avg- 6.Good 9.Same                 |
| OPEN-4-CUSTOM <b>0</b>                 | # Full Baths <b>1</b>                  | Phys. % Good <b>0%</b>               |
| Year Built <b>1970</b>                 | # Half Baths <b>0</b>                  | Funct. % Good <b>100%</b>            |
| Year Remodeled <b>1997</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 |
|---------------------|------|-------|-------|------|-------|--------|-------------|
| 50 2 S Fr Gar w/fin | 1997 | 336   | 0 0   | 0    | 0 %   | 0 %    |             |
| 68 Wood Deck        | 0    | 240   | 0 0   | 0    | 0 %   | 0 %    |             |
| 24 Frame Shed       | 0    | 96    | 0 0   | 0    | 0 %   | 0 %    |             |
|                     |      |       |       |      | %     | %      |             |
|                     |      |       |       |      | %     | %      |             |
|                     |      |       |       |      | %     | %      |             |
|                     |      |       |       |      | %     | %      |             |
|                     |      |       |       |      | %     | %      |             |
|                     |      |       |       |      | %     | %      |             |
|                     |      |       |       |      | %     | %      |             |
|                     |      |       |       |      | %     | %      |             |
|                     |      |       |       |      | %     | %      |             |

