

LIGHTHOUSE EM ELNOUR, LLC
C/O NOURIA ENERGY CORPORATION
WORCESTER MA 01606

B13488P229 B17182P940 B17344P973 B19369P801

Previous Owner
LS MARKET PROPERTIES LLC
PO BOX 401

EAST WATERBORO ME 04030
Sale Date: 12/29/2023

Previous Owner
BINETTE LEO W.C.
PO BOX 401

EAST WATERBORO ME 04030
Sale Date: 10/19/2016

Inspection Witnessed By:

X	Date
No./Date	Description
	Date Insp.

Notes:

Waterboro

Property Data			Assessment Record					
Neighborhood	41 SOKOKIS TRAIL RT5 M		Year	Land	Buildings	Exempt	Total	
Tree Growth Year	0		2012	153,400	39,500	0	192,900	
1ST MORTGAGE	0		2013	153,400	39,500	0	192,900	
2ND MORTGAGE	0		2014	153,400	39,500	0	192,900	
Zone/Land Use	21 Village		2015	153,400	39,500	0	192,900	
Secondary Zone			2016	137,400	39,500	0	176,900	
Topography	1 Level		2017	137,400	39,500	0	176,900	
1.Level	4.Below St	7.Steep	2018	137,400	39,500	0	176,900	
2.Rolling	5.Low	8.Wet	2019	137,400	39,500	0	176,900	
3.Above St	6.Swampy	9.Lev/Roll	2020	137,400	39,500	0	176,900	
Utilities	9 No Water/No Sewer		2021	151,100	39,500	0	190,600	
1.Public	4.Improve	7.Improve	2022	164,900	43,500	0	208,400	
2.Water	5.Improve	8.	2023	181,400	48,200	0	229,600	
3.Sewer	6.Improve	9.None	2024	203,400	54,100	0	257,500	
Street	1 Paved		2025	451,800	77,800	0	529,600	
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	
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	12/29/2023		14.Rear Land				%	3.Topography
Price	3,207,000		15.Misc				%	4.Size/Shape
Sale Type	2 Land & Buildings		Square Foot					5.Access or Rear
1.Land	4.Mobile	7.	Square Feet					6.Restriction
2.L & B	5.Other	8.						7.Open Space
3.Building	6.	9.						8.View/Environ
Financing	9 Unknown							9.Fract Share
1.Convent	4.Seller	7.						Acres
2.FHA/VA	5.Private	8.						30.Rear (201+)
3.Assumed	6.Cash	9.Unknown						31.Tillable/Horti
Validity	4 Split/Assemblage							32.Pasture
1.Valid	4.Split	7.Renovate						33.Orchard
2.Related	5.Partial	8.Other						34.Frontage
3.Distress	6.Exempt	9.						35.Triangular Lot
Verified	5 Public Record							36.Commercial
1.Buyer	4.Agent	7.Family						37.Softwood
2.Seller	5.Pub Rec	8.Other						38.Mixed Wood
3.Lender	6.MLS	9.						39.Hardwood
			Fract. Acre					40.Wasteland
			21.Homesite (Frac					41.Gravel Pit (Ac
			22.Vacant Lot (Fr					42.Mobile Home Si
			23.Non Conforming					43.Condo Site
			Acres					44.Utility ROW
			24.Excess (5-10)					45.Camp Lot
			25.Excess (10+)					46.Site Improve
			26.Excess					
			27.Rear (1-100)					
			28.Rear (101-150)					
			29.Rear (151-200)					
			Total Acreage 2.72					

Waterboro

Map Lot 028-033

Account 1998

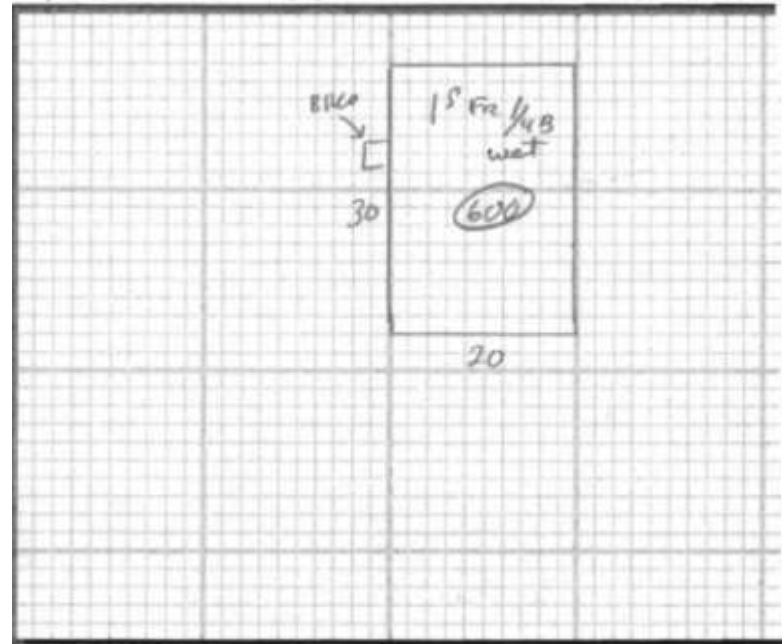
Location 15 GRAVES LANE & 22

Card 1

Of 1

9/23/2024

Building Style	1 Conventional	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% 5 Force Warm Air	3.Not func	6. 9.
4.Cape	8.Log 12.	1.HWBB	5.FWA 9.No Heat	Attic	9 None
Dwelling Units	1	2.HWCI	6.GravWA 10.	1.1/4 Fin	4.Full Fin 7.1/4 Unfi
Other Units	0	3.HWRAD	7.Electric 11.	2.1/2 Fin	5.FI/Stair 8.
Stories	1 One Story	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	0% 9 None	Insulation	1 Full
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	8 Aluminum/Vinyl	3.H Pump	6. 9.None	3.Capped	6. 9.None
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 7.AAA Grad
3.Compos.	7.Nov 12.	3.Old Type	6. 9.None	2.D Grade	5.A Grade 8.
Roof Surface	1 Asphalt Shingles	Bath(s) Style	2 Typical Bath(s)	3.C Grade	6.AA Grade 9.Same
1.Asphalt	4.Composit 7.	1.Modern	4.Obsolete 7.	SQFT (Footprint)	600
2.Slate	5.Wood 8.	2.Typical	5. 8.	Condition	3 Below Average
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-	0	# Bedrooms	2	3.Avg-	6.Good 9.Same
OPEN-4-	0	# Full Baths	1	Phys. % Good	0%
Year Built	1950	# 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 7.Layout
1.Concrete	4.Wood 7.	<div style="display: flex; align-items: center; justify-content: center;"> <div style="background-color: #2e7d32; color: white; padding: 10px 20px; font-size: 2em; margin-right: 10px;">T</div> <div style="font-size: 2em; font-weight: bold;">TRIO</div> </div>			
2.C Block	5.Slab 8.				
3.Br/Stone	6.Prs/Post 9.				
Basement	1 1/4 Basement				
1.1/4 Bmt	4.Full Bmt 7.				
2.1/2 Bmt	5.None 8.				
3.3/4 Bmt	6. 9.None				
Bsmt Gar # Cars	0				
Wet Basement	3 Wet Basement				
1.Dry	4. 7.				
2.Damp	5. 8.				
3.Wet	6. 9.				
Date Inspected					



Additions, Outbuildings & Improvements							
Type	Year	Units	Grade	Cond	Phys.	Funct.	Sound Value
					%	%	1.One Story Fram
					%	%	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