

SMYTH, ALAN T & CHRISTINE M, TRUSTEES  
ALAN AND CHRISTINE SMYTH LIVING TRUST  
45 BLACK COVE ROAD  
EAST WATERBORO ME 04030

B3433P6 B18203P618

Previous Owner  
SMYTH ALAN T & CHRISTINE M  
45 BLACK COVE RD

E WATERBORO ME 04030  
Sale Date: 3/25/2020

Inspection Witnessed By:

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

Notes:

Waterboro

| Property Data                            |  |  | Assessment Record    |                      |                  |              |                  |                   |                        |
|--|--|--|----------------------|----------------------|------------------|--------------|------------------|-------------------|------------------------|
| Neighborhood <b>27 OSS�PEE POND WF B</b> |  |  | Year                 | Land                 | Buildings        | Exempt       | Total            |                   |                        |
| Tree Growth Year <b>0</b>                |  |  | 2012                 | 126,800              | 132,100          | 0            | 258,900          |                   |                        |
| 1ST MORTGAGE <b>0</b>                    |  |  | 2013                 | 126,800              | 132,100          | 0            | 258,900          |                   |                        |
| 2ND MORTGAGE <b>0</b>                    |  |  | 2014                 | 126,800              | 132,100          | 0            | 258,900          |                   |                        |
| Zone/Land Use <b>48 Shoreland</b>        |  |  | 2015                 | 126,800              | 132,100          | 0            | 258,900          |                   |                        |
| Secondary Zone <b>31 .....</b>           |  |  | 2016                 | 120,400              | 132,100          | 0            | 252,500          |                   |                        |
| Topography <b>1 Level</b>                |  |  | 2017                 | 120,400              | 132,100          | 0            | 252,500          |                   |                        |
| 1.Level 4.Below St 7.Steep               |  |  | 2018                 | 120,400              | 132,100          | 0            | 252,500          |                   |                        |
| 2.Rolling 5.Low 8.Wet                    |  |  | 2019                 | 120,400              | 132,100          | 0            | 252,500          |                   |                        |
| 3.Above St 6.Swampy 9.Lev/Roll           |  |  | 2020                 | 120,400              | 133,400          | 0            | 253,800          |                   |                        |
| Utilities <b>9 No Water/No Sewer</b>     |  |  | 2021                 | 132,500              | 133,400          | 0            | 265,900          |                   |                        |
| 1.Public 4.Improve 7.Improve             |  |  | 2022                 | 144,500              | 146,700          | 0            | 291,200          |                   |                        |
| 2.Water 5.Improve 8.                     |  |  | 2023                 | 159,000              | 162,700          | 0            | 321,700          |                   |                        |
| 3.Sewer 6.Improve 9.None                 |  |  | 2024                 | 178,200              | 183,300          | 25,000       | 336,500          |                   |                        |
| Street <b>3 Gravel</b>                   |  |  | 2025                 | 185,900              | 243,400          | 25,000       | 404,300          |                   |                        |
| 1.Paved 4.Proposed 7.ROW                 |  |  | <b>Land Data</b>     |                      |                  |              |                  |                   |                        |
| 2.Semi Imp 5.Pvt 8.None                  |  |  | <b>Front Foot</b>    | <b>Type</b>          | <b>Effective</b> |              | <b>Influence</b> |                   | <b>Influence Codes</b> |
| 3.Gravel 6.Aband 9.TG PLAN               |  |  |                      |                      | <b>Frontage</b>  | <b>Depth</b> | <b>Factor</b>    | <b>Code</b>       |                        |
| LAND USE <b>0</b>                        |  |  | 11.Ossipee WF        | 11                   | 069              | 150          | 100 %            | 0                 | 1.Unimproved           |
| BUILDING USE <b>0</b>                    |  |  | 12.Arrowhead WF      |                      |                  |              | %                |                   | 2.Excess Ftg /De       |
| <b>Sale Data</b>                         |  |  | 13.Waterfront        |                      |                  |              | %                |                   | 3.Topography           |
|  |  |  | 14.Rear Land         |                      |                  |              | %                |                   | 4.Size/Shape           |
| Sale Date <b>3/25/2020</b>               |  |  | 15.Misc              |                      |                  |              | %                |                   | 5.Access or Rear       |
| Price                                    |  |  |                      |                      |                  |              | %                |                   | 6.Restriction          |
| Sale Type <b>2 Land &amp; Buildings</b>  |  |  |                      |                      |                  |              | %                |                   | 7.Open Space           |
| 1.Land 4.Mobile 7.                       |  |  | <b>Square Foot</b>   | <b>Square Feet</b>   |                  |              |                  |                   | 8.View/Environ         |
| 2.L & B 5.Other 8.                       |  |  |                      | 16.Regular Lot       |                  |              |                  | %                 | 9.Fract Share          |
| 3.Building 6. 9.                         |  |  | 17.Secondary Lot     |                      |                  |              | %                | 30.Rear (201+)    |                        |
| Financing <b>9 Unknown</b>               |  |  | 18.Excess Land       |                      |                  |              | %                | 31.Tillable/Horti |                        |
| 1.Convent 4.Seller 7.                    |  |  | 19.Condominium       |                      |                  |              | %                | 32.Pasture        |                        |
| 2.FHA/VA 5.Private 8.                    |  |  | 20.Pavement          |                      |                  |              | %                | 33.Orchard        |                        |
| 3.Assumed 6.Cash 9.Unknown               |  |  |                      |                      |                  |              | %                | 34.Frontage       |                        |
| Validity <b>2 Related Parties</b>        |  |  | <b>Fract. Acre</b>   | <b>Acreage/Sites</b> |                  |              |                  |                   | 35.Triangular Lot      |
| 1.Valid 4.Split 7.Renovate               |  |  | 21.Homesite (Frac    |                      |                  |              | %                | 36.Commercial     |                        |
| 2.Related 5.Partial 8.Other              |  |  | 22.Vacant Lot (Fr    |                      |                  |              | %                | 37.Softwood       |                        |
| 3.Distress 6.Exempt 9.                   |  |  | 23.Non Conforming    |                      |                  |              | %                | 38.Mixed Wood     |                        |
| Verified <b>5 Public Record</b>          |  |  | <b>Acres</b>         |                      |                  |              | %                | 39.Hardwood       |                        |
| 1.Buyer 4.Agent 7.Family                 |  |  | 24.Excess ( 5-10)    |                      |                  |              | %                | 40.Wasteland      |                        |
| 2.Seller 5.Pub Rec 8.Other               |  |  | 25.Excess (10+)      |                      |                  |              | %                | 41.Gravel Pit (Ac |                        |
| 3.Lender 6.MLS 9.                        |  |  | 26.Excess            |                      |                  |              | %                | 42.Mobile Home Si |                        |
|  |  |  | 27.Rear (1-100)      |                      |                  |              | %                | 43.Condo Site     |                        |
|  |  |  | 28.Rear (101-150)    |                      |                  |              | %                | 44.Utility ROW    |                        |
|  |  |  | 29.Rear (151-200)    |                      |                  |              | %                | 45.Camp Lot       |                        |
|  |  |  | <b>Total Acreage</b> |                      |                  | 0.12         |                  |                   | 46.Site Improve        |

