

EVANS, ALCIA  
78 VICTORIA LANE  
NORTH WATERBORO ME 04061

B13811P153 B17685P90 B17741P569 B17755P423

Previous Owner  
WADSWORTH JOSHUA  
78 VICTORIA LANE

N WATERBORO ME 04061  
Sale Date: 6/23/2020

Previous Owner  
CJR PROPERTIES LLC  
233 BACK NIPPEN ROAD

BUXTON ME 07093  
Sale Date: 10/05/2018

Previous Owner  
BROAD STREET FUNDING TRUST I  
C/O REVERSE MORTGAGE SOLUTIONS, INC.  
14405 WALTERS ROAD, SUITE 200  
HOUSTON TX 77014  
Sale Date: 6/21/2018

Inspection Witnessed By:

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

Notes:

Waterboro

| Property Data                           |  |  | Assessment Record  |             |                           |        |                  |      |                        |              |
|---|--|--|--------------------|-------------|---------------------------|--------|------------------|------|------------------------|--------------|
| Neighborhood <b>2 LAC EAST</b>          |  |  | Year               | Land        | Buildings                 | Exempt | Total            |      |                        |              |
| Tree Growth Year <b>0</b>               |  |  | 2012               | 30,000      | 111,700                   | 0      | 141,700          |      |                        |              |
| 1ST MORTGAGE <b>0</b>                   |  |  | 2013               | 30,000      | 111,700                   | 0      | 141,700          |      |                        |              |
| 2ND MORTGAGE <b>0</b>                   |  |  | 2014               | 30,000      | 111,700                   | 0      | 141,700          |      |                        |              |
| Zone/Land Use <b>47 Lake Arrowhead</b>  |  |  | 2015               | 30,000      | 111,700                   | 0      | 141,700          |      |                        |              |
| Secondary Zone                          |  |  | 2016               | 15,000      | 111,700                   | 0      | 126,700          |      |                        |              |
| Topography <b>1 Level</b>               |  |  | 2017               | 15,000      | 111,700                   | 0      | 126,700          |      |                        |              |
| 1.Level 4.Below St 7.Steep              |  |  | 2018               | 15,000      | 111,700                   | 0      | 126,700          |      |                        |              |
| 2.Rolling 5.Low 8.Wet                   |  |  | 2019               | 15,000      | 124,700                   | 0      | 139,700          |      |                        |              |
| 3.Above St 6.Swampy 9.Lev/Roll          |  |  | 2020               | 15,000      | 126,000                   | 0      | 141,000          |      |                        |              |
| Utilities <b>9 No Water/No Sewer</b>    |  |  | 2021               | 16,500      | 126,000                   | 0      | 142,500          |      |                        |              |
| 1.Public 4.Improve 7.Improve            |  |  | 2022               | 18,000      | 138,600                   | 0      | 156,600          |      |                        |              |
| 2.Water 5.Improve 8.                    |  |  | 2023               | 19,800      | 153,700                   | 0      | 173,500          |      |                        |              |
| 3.Sewer 6.Improve 9.None                |  |  | 2024               | 22,200      | 173,600                   | 0      | 195,800          |      |                        |              |
| Street <b>3 Gravel</b>                  |  |  | 2025               | 30,000      | 246,800                   | 0      | 276,800          |      |                        |              |
| 1.Paved 4.Proposed 7.ROW                |  |  | <b>Land Data</b>   |             |                           |        |                  |      |                        |              |
| 2.Semi Imp 5.Pvt 8.None                 |  |  |                    |             |                           |        |                  |      |                        |              |
| 3.Gravel 6.Aband 9.TG PLAN              |  |  | <b>Front Foot</b>  | <b>Type</b> | <b>Effective</b>          |        | <b>Influence</b> |      | <b>Influence Codes</b> |              |
| LAND USE <b>0</b>                       |  |  | 11.Ossipee WF      |             | Frontage                  | Depth  | Factor           | Code |                        |              |
| BUILDING USE <b>0</b>                   |  |  | 12.Arrowhead WF    |             |                           |        | %                |      | 1.Unimproved           |              |
| <b>Sale Data</b>                        |  |  | 13.Waterfront      |             |                           |        | %                |      | 2.Excess Ftg /De       |              |
| Sale Date <b>6/23/2020</b>              |  |  | 14.Rear Land       |             |                           |        | %                |      | 3.Topography           |              |
| Price <b>218,000</b>                    |  |  | 15.Misc            |             |                           |        | %                |      | 4.Size/Shape           |              |
| Sale Type <b>2 Land &amp; Buildings</b> |  |  |                    |             |                           |        | %                |      | 5.Access or Rear       |              |
| 1.Land 4.Mobile 7.                      |  |  | <b>Square Foot</b> |             | <b>Square Feet</b>        |        |                  |      | 6.Restriction          |              |
| 2.L & B 5.Other 8.                      |  |  | 16.Regular Lot     | 16          |                           | 1      | 100              | %    | 0                      | 7.Open Space |
| 3.Building 6. 9.                        |  |  | 17.Secondary Lot   |             |                           |        | %                |      | 8.View/Environ         |              |
| Financing <b>9 Unknown</b>              |  |  | 18.Excess Land     |             |                           |        | %                |      | 9.Fract Share          |              |
| 1.Convent 4.Seller 7.                   |  |  | 19.Condominium     |             |                           |        | %                |      | <b>Acres</b>           |              |
| 2.FHA/VA 5.Private 8.                   |  |  | 20.Pavement        |             |                           |        | %                |      | 30.Rear (201+)         |              |
| 3.Assumed 6.Cash 9.Unknown              |  |  |                    |             |                           |        | %                |      | 31.Tillable/Horti      |              |
| Validity <b>1 Arms Length Sale</b>      |  |  | <b>Fract. Acre</b> |             | <b>Acreege/Sites</b>      |        |                  |      | 32.Pasture             |              |
| 1.Valid 4.Split 7.Renovate              |  |  | 21.Homesite (Frac  |             |                           |        | %                |      | 33.Orchard             |              |
| 2.Related 5.Partial 8.Other             |  |  | 22.Vacant Lot (Fr  |             |                           |        | %                |      | 34.Frontage            |              |
| 3.Distress 6.Exempt 9.                  |  |  | 23.Non Conforming  |             |                           |        | %                |      | 35.Triangular Lot      |              |
| Verified <b>5 Public Record</b>         |  |  | <b>Acres</b>       |             |                           |        | %                |      | 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          |             |                           |        | %                |      | 39.Hardwood            |              |
|   |  |  | 27.Rear (1-100)    |             |                           |        | %                |      | 40.Wasteland           |              |
|   |  |  | 28.Rear (101-150)  |             |                           |        | %                |      | 41.Gravel Pit (Ac      |              |
|   |  |  | 29.Rear (151-200)  |             |                           |        | %                |      | 42.Mobile Home Si      |              |
|   |  |  |                    |             | <b>Total Acreage 0.00</b> |        |                  |      | 43.Condo Site          |              |
|   |  |  |                    |             |                           |        |                  |      | 44.Utility ROW         |              |
|   |  |  |                    |             |                           |        |                  |      | 45.Camp Lot            |              |
|   |  |  |                    |             |                           |        |                  |      | 46.Site Improve        |              |

## Waterboro

Map Lot 044-000-A475


Account 3107

Location 78 VICTORIA LANE

Card 1

Of 1

9/23/2024

|  |                   |                |   |             |                          |
|--|-------------------|----------------|---|-------------|--------------------------|
| Building Style                         | <b>4 Cape Cod</b> | SF Bsmt Living | <b>506</b>  | Layout      | <b>1 Typical</b>         |
| 1.Conv                                 | 5.Garr/Col        | 9.Other        | Fin Bsmt Grade  | <b>3 0</b>  | 1.Typical                |
| 2.Ranch                                | 6.Split           | 10.Mohome      | OPEN 5 OPTIONAL <b>0</b>  |             | 2.Inadeq                 |
| 3.R Ranch                              | 7.Contemp/        | 11.Condo       | Heat Type   | <b>100%</b> | <b>1 Hot Water BB</b>    |
| 4.Cape                                 | 8.Log             | 12.            | 1.HWBB  | 5.FWA       | 9.No Heat                |
| Dwelling Units <b>1</b>                |                   |                | 2.HWCI  | 6.GravWA    | 10.                      |
| Other Units <b>0</b>                   |                   |                | 3.HWRAD   | 7.Electric  | 11.                      |
| Stories <b>4 One &amp; 1/2 Story</b>   |                   |                | 4.Steam   | 8.Fl/WallM  | 12.                      |
| 1.1                                    | 4.1.50            | 7.1.25         | Cool Type   | <b>0%</b>   | <b>9 None</b>            |
| 2.2                                    | 5.1.75            | 8.             | 1.Refrig  | 4.W&C Air   | 7.                       |
| 3.3                                    | 6.2.50            | 9.             | 2.Evapor  | 5.          | 8.                       |
| Exterior Walls <b>1 Wood Siding</b>    |                   |                | 3.H Pump  | 6.          | 9.None                   |
| 0.Wood                                 | 4.Asb/Asph        | 8.Alum/Vin     | Kitchen Style   |             | <b>2 Typical</b>         |
| 1.Wood                                 | 5.T-111           | 9.Other        | 1.Modern  | 4.Obsolete  | 7.                       |
| 2.Wd Sh                                | 6.Br/St           | 11.            | 2.Typical   | 5.          | 8.                       |
| 3.Compos.                              | 7.Nov             | 12.            | 3.Old Type  | 6.          | 9.None                   |
| Roof Surface <b>1 Asphalt Shingles</b> |                   |                | Bath(s) Style   |             | <b>2 Typical Bath(s)</b> |
| 1.Asphalt                              | 4.Composit        | 7.             | 1.Modern  | 4.Obsolete  | 7.                       |
| 2.Slate                                | 5.Wood            | 8.             | 2.Typical   | 5.          | 8.                       |
| 3.Metal                                | 6.Other           | 9.             | 3.Old Type  | 6.          | 9.None                   |
| SF Masonry Trim <b>0</b>               |                   |                | # Rooms   | <b>0</b>    |                          |
| OPEN-3- <b>0</b>                       |                   |                | # Bedrooms  | <b>3</b>    |                          |
| OPEN-4- <b>0</b>                       |                   |                | # Full Baths  | <b>1</b>    |                          |
| Year Built <b>1991</b>                 |                   |                | # Half Baths  | <b>0</b>    |                          |
| Year Remodeled <b>0</b>                |                   |                | # Addn Fixtures   | <b>0</b>    |                          |
| Foundation <b>1 Concrete</b>           |                   |                | # Fireplaces  | <b>0</b>    |                          |
| 1.Concrete                             | 4.Wood            | 7.             |  |             |                          |
| 2.C Block                              | 5.Slab            | 8.             |   |             |                          |
| 3.Br/Stone                             | 6.Prs/Post        | 9.             |   |             |                          |
| Basement <b>4 Full Basement</b>        |                   |                |   |             |                          |
| 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 <b>0</b>               |                   |                |   |             |                          |
| Wet Basement <b>1 Dry Basement</b>     |                   |                |   |             |                          |
| 1.Dry                                  | 4.                | 7.             |   |             |                          |
| 2.Damp                                 | 5.                | 8.             |   |             |                          |
| 3.Wet                                  | 6.                | 9.             |   |             |                          |
| Date Inspected                         |                   |                | # Addn Fixtures <b>0</b><br># Fireplaces <b>0</b>                                 |             |                          |

### Additions, Outbuildings & Improvements

| Type          | Year | Units | Grade | Cond | Phys. | Funct. | Sound Value |
|---------------|------|-------|-------|------|-------|--------|-------------|
| 68 Wood Deck  | 0    | 182   | 0 0   | 0    | 0     | 0 %    | 0 %         |
| 68 Wood Deck  | 0    | 144   | 0 0   | 0    | 0     | 0 %    | 0 %         |
| 24 Frame Shed | 0    | 40    | 0 0   | 0    | 0     | 0 %    | 0 %         |
| 24 Frame Shed | 0    | 96    | 0 0   | 0    | 0     | 0 %    | 0 %         |
| 61 Canopy     | 0    | 72    | 0 0   | 0    | 0     | 0 %    | 0 %         |
|               |      |       |       |      |       | 0 %    | 0 %         |
|               |      |       |       |      |       | 0 %    | 0 %         |
|               |      |       |       |      |       | 0 %    | 0 %         |
|               |      |       |       |      |       | 0 %    | 0 %         |
|               |      |       |       |      |       | 0 %    | 0 %         |
|               |      |       |       |      |       | 0 %    | 0 %         |
|               |      |       |       |      |       | 0 %    | 0 %         |
|               |      |       |       |      |       | 0 %    | 0 %         |

- 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

