

145 HILL ST LLC
14 CHANTELE WAY
SACO ME 04072

B8682P13 B15777P652 B16797P727 B17314P549

Previous Owner
FREEWAY INVESTMENTS
C/O AUBURN LOAN SERVICING
259 MINOT AVE
AUBURN ME 04210
Sale Date: 9/06/2016

Previous Owner
BURNS MICHAEL
QUALITY INVESTMENTS LLC
C/O AUBURN LOAN SERVICING
AUBURN ME 04210
Sale Date: 4/01/2014

Inspection Witnessed By:

X	Date
No./Date	Description
	Date Insp.

Notes:
2016- land adj. (low compared to neighbors; had been coded as rear)

Waterboro

Property Data			Assessment Record						
Neighborhood 1 LAC WEST			Year	Land	Buildings	Exempt	Total		
Tree Growth Year 0			2012	87,700	63,300	0	151,000		
1ST MORTGAGE 0			2013	87,700	63,300	0	151,000		
2ND MORTGAGE 0			2014	87,700	63,300	0	151,000		
Zone/Land Use 47 Lake Arrowhead			2015	87,700	63,300	0	151,000		
Secondary Zone			2016	82,600	63,300	0	145,900		
Topography 2 Rolling			2017	82,600	63,300	0	145,900		
1.Level 4.Below St 7.Steep			2018	82,600	63,300	0	145,900		
2.Rolling 5.Low 8.Wet			2019	82,600	63,300	0	145,900		
3.Above St 6.Swampy 9.Lev/Roll			2020	82,600	64,100	0	146,700		
Utilities 9 No Water/No Sewer			2021	90,800	64,100	0	154,900		
1.Public 4.Improve 7.Improve			2022	99,100	70,500	0	169,600		
2.Water 5.Improve 8.			2023	109,000	78,200	0	187,200		
3.Sewer 6.Improve 9.None			2024	122,200	88,200	0	210,400		
Street 3 Gravel			2025	128,800	122,200	0	251,000		
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 Codes
LAND USE 0			11.Ossipee WF	12	Frontage	Depth	Factor	Code	
BUILDING USE 0			12.Arrowhead WF				%		1.Unimproved
Sale Data			13.Waterfront				%		2.Excess Ftg /De
Sale Date 9/06/2016			14.Rear Land				%		3.Topography
Price 80,000			15.Misc				%		4.Size/Shape
Sale Type 2 Land & Buildings							%		5.Access or Rear
1.Land 4.Mobile 7.			Square Foot		Square Feet				6.Restriction
2.L & B 5.Other 8.			16.Regular Lot	17		1	100 %	0	7.Open Space
3.Building 6. 9.			17.Secondary Lot				%		8.View/Environ
Financing 1 Conventional			18.Excess Land				%		9.Fract Share
1.Convent 4.Seller 7.			19.Condominium				%		Acres
2.FHA/VA 5.Private 8.			20.Pavement				%		30.Rear (201+)
3.Assumed 6.Cash 9.Unknown							%		31.Tillable/Horti
Validity 1 Arms Length Sale			Fract. Acre		Acreege/Sites				32.Pasture
1.Valid 4.Split 7.Renovate			21.Homesite (Frac	46		1.00	25 %	6	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 5 Public Record			Acres				%		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
			Total Acreage		0.23				

46.Site Improve

Waterboro

Map Lot 045-001-506


Account 3328

Location 86 LONE PINE ROAD

Card 1

Of 1

9/23/2024

Building Style	8 Log Home			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.	9.				
4.Cape	8.Log	12.		1.HWB	5.FWA	9.No Heat		Attic 4 Full Finished						
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 9 Other				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 0 100%						
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 3 Metal				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) 384						
2.Slate	5.Wood	8.		2.Typical	5. 8.			Condition 8 Excellent						
3.Metal	6.Other	9.		3.Old Type	6. 9.None			1.Poor	4.Avg	7.V G				
SF Masonry Trim 0				# Rooms 6				2.Fair	5.Avg+ 8.Exc					
OPEN-3- 0				# Bedrooms 3				3.Avg-	6.Good 9.Same					
OPEN-4- 0				# Full Baths 2				Phys. % Good 0%						
Year Built 2005				# Half Baths 0				Funct. % Good 60%						
Year Remodeled 0				# Addn Fixtures 0				Functional Code 1 Incomplete						
Foundation 2 Concrete Block				# Fireplaces 0				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		Econ. % Good 100%			
3.Br/Stone	6.Prs/Post	9.						Economic Code None				0.None	3.Services 7.	
Basement 4 Full Basement								Entrance Code 3 Information Only				1.Location	4.Traffic 8.	
1.1/4 Bmt	4.Full Bmt	7.						1.Interior 4.Vacant 7.				2.Encroach	9.None 9.	
2.1/2 Bmt	5.None	8.						Information Code 3 Tenant				2.Refusal	5.Estimate 8.	
3.3/4 Bmt	6. 9.None							1.Owner 4.Agent 7.				3.Informed	6.Office 9.RS	
Bsmt Gar # Cars 1								Information Code 3 Tenant				2.Relative	5.Estimate 8.	
Wet Basement 1 Dry Basement								1.Owner 4.Agent 7.				3.Tenant	6.Other 9.SNY	
1.Dry	4.	7.						2.Relative 5.Estimate 8.						
2.Damp	5.	8.		3.Tenant 6.Other 9.SNY										
3.Wet	6.	9.												

Date Inspected 8/01/2005

Additions, Outbuildings & Improvements

Type	Year	Units	Grade	Cond	Phys.	Funct.	Sound Value	
1 One Story Frame	0	384	0 0	0	0	0	% 0	1.One Story Fram
37 Unfin Basement	0	384	0 0	0	0	0	% 0	2.Two Story Fram
68 Wood Deck	0	352	0 0	0	0	0	% 0	3.Three Story Fr
24 Frame Shed	0	96	0 0	0	0	0	% 0	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

