

MCCARTHY PATRICK E
 GALLANT, BRITTANY L
 73 LONE PINE RD
 N WATERBORO ME 04061

B9742P241 B15608P268 B15701P431 B17102P480
 Previous Owner
 MECAP LLC
 C/O PATRICK MCCARTHY & BRITTANY GALLANT
 73 LONE PINE RD
 N WATERBORO ME 04061
 Sale Date: 3/21/2016

Previous Owner
 SPRAGUE, ANTHONY & JONES, ANN M
 C/O MECAP LLC
 84 MIDDLE ST
 PORTLAND ME 04101
 Sale Date: 9/23/2015

Previous Owner
 STUBBS CHERYL
 73 LONE PINE ROAD
 NORTH WATERBORO ME 04061
 Sale Date: 8/12/2009

Inspection Witnessed By:

X	Date
No./Date	Description
	Date Insp.

Notes:

Property Data			Assessment Record						
Neighborhood 1 LAC WEST			Year	Land	Buildings	Exempt	Total		
Tree Growth Year 0			2012	30,000	130,900	10,000	150,900		
1ST MORTGAGE 0			2013	30,000	130,900	10,000	150,900		
2ND MORTGAGE 0			2014	30,000	130,900	10,000	150,900		
Zone/Land Use 47 Lake Arrowhead			2015	30,000	130,900	10,000	150,900		
Secondary Zone			2016	15,000	130,900	0	145,900		
Topography 2 Rolling			2017	15,000	130,900	0	145,900		
1.Level 4.Below St 7.Steep			2018	15,000	130,900	0	145,900		
2.Rolling 5.Low 8.Wet			2019	15,000	130,900	0	145,900		
3.Above St 6.Swampy 9.Lev/Roll			2020	15,000	130,900	0	145,900		
Utilities 9 No Water/No Sewer			2021	16,500	130,900	0	147,400		
1.Public 4.Improve 7.Improve			2022	18,000	144,000	0	162,000		
2.Water 5.Improve 8.			2023	19,800	159,700	0	179,500		
3.Sewer 6.Improve 9.None			2024	22,200	179,900	0	202,100		
Street 3 Gravel			2025	30,000	247,900	0	277,900		
1.Paved 4.Proposed 7.ROW			Land Data						
2.Semi Imp 5.Pvt 8.None			Front Foot	Type	Effective		Influence		Influence Codes
3.Gravel 6.Aband 9.TG PLAN					Frontage	Depth	Factor	Code	
LAND USE 0			11.Ossipee WF			%		1.Unimproved	
BUILDING USE 0			12.Arrowhead WF			%		2.Excess Ftg /De	
Sale Data			13.Waterfront			%		3.Topography	
			14.Rear Land			%		4.Size/Shape	
Sale Date 3/21/2016			15.Misc			%		5.Access or Rear	
Price 142,900						%		6.Restriction	
Sale Type 2 Land & Buildings						%		7.Open Space	
1.Land 4.Mobile 7.			Square Foot	Square Feet				8.View/Environ	
2.L & B 5.Other 8.				16.Regular Lot	16	1	100 %	0	9.Fract Share
3.Building 6. 9.			17.Secondary Lot			%		Acres	
Financing 1 Conventional			18.Excess Land			%		30.Rear (201+)	
1.Convent 4.Seller 7.			19.Condominium			%		31.Tillable/Horti	
2.FHA/VA 5.Private 8.			20.Pavement			%		32.Pasture	
3.Assumed 6.Cash 9.Unknown						%		33.Orchard	
Validity 1 Arms Length Sale						%		34.Frontage	
1.Valid 4.Split 7.Renovate			Fract. Acre	Acres/Sites				35.Triangular Lot	
2.Related 5.Partial 8.Other			21.Homesite (Frac			%		36.Commercial	
3.Distress 6.Exempt 9.			22.Vacant Lot (Fr			%		37.Softwood	
Verified 1 Buyer			23.Non Conforming			%		38.Mixed Wood	
1.Buyer 4.Agent 7.Family			Acres			%		39.Hardwood	
2.Seller 5.Pub Rec 8.Other			24.Excess (5-10)			%		40.Wasteland	
3.Lender 6.MLS 9.			25.Excess (10+)			%		41.Gravel Pit (Ac	
			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	
			Total Acreage		0.00			46.Site Improve	

