

HAYDEN, CHRIS J  
BRACE, PATRICIA M  
110 FAIRVIEW DRIVE  
NORTH WATERBORO ME 04061

B14433P993 B15873P781 B16898P80 B18382P179

Previous Owner  
BISSON WESLEY M  
BISSON, LISA M  
110 FAIRVIEW DRIVE  
NORTH WATERBORO ME 04061  
Sale Date: 9/18/2020

Previous Owner  
PALMER, EVAN A  
110 FAIRVIEW DRIVE

NORTH WATERBORO ME 04061  
Sale Date: 9/29/2014

Previous Owner  
GROVER EVAN T  
C/O EVAN PALMER  
110 FAIRVIEW DRIVE  
NORTH WATERBORO ME 04061  
Sale Date: 5/27/2010

Inspection Witnessed By:

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

Notes:  
16.1219 - contains 1.5 lots. most likely has half of 1731. -AK

Waterboro

| Property Data                           |  |  | Assessment Record    |                      |                  |              |                  |                   |                        |
|---|--|--|----------------------|----------------------|------------------|--------------|------------------|-------------------|------------------------|
| Neighborhood <b>1 LAC WEST</b>          |  |  | Year                 | Land                 | Buildings        | Exempt       | Total            |                   |                        |
| Tree Growth Year <b>0</b>               |  |  | 2012                 | 30,000               | 128,700          | 0            | 158,700          |                   |                        |
| 1ST MORTGAGE <b>0</b>                   |  |  | 2013                 | 30,000               | 128,700          | 0            | 158,700          |                   |                        |
| 2ND MORTGAGE <b>0</b>                   |  |  | 2014                 | 30,000               | 128,700          | 0            | 158,700          |                   |                        |
| Zone/Land Use <b>47 Lake Arrowhead</b>  |  |  | 2015                 | 30,000               | 128,700          | 0            | 158,700          |                   |                        |
| Secondary Zone                          |  |  | 2016                 | 15,000               | 127,400          | 0            | 142,400          |                   |                        |
| Topography <b>2 Rolling</b>             |  |  | 2017                 | 15,000               | 127,400          | 0            | 142,400          |                   |                        |
| 1.Level 4.Below St 7.Steep              |  |  | 2018                 | 15,000               | 127,400          | 0            | 142,400          |                   |                        |
| 2.Rolling 5.Low 8.Wet                   |  |  | 2019                 | 15,000               | 127,400          | 0            | 142,400          |                   |                        |
| 3.Above St 6.Swampy 9.Lev/Roll          |  |  | 2020                 | 15,000               | 127,400          | 0            | 142,400          |                   |                        |
| Utilities <b>9 No Water/No Sewer</b>    |  |  | 2021                 | 16,500               | 127,400          | 0            | 143,900          |                   |                        |
| 1.Public 4.Improve 7.Improve            |  |  | 2022                 | 18,000               | 140,200          | 0            | 158,200          |                   |                        |
| 2.Water 5.Improve 8.                    |  |  | 2023                 | 19,800               | 155,500          | 0            | 175,300          |                   |                        |
| 3.Sewer 6.Improve 9.None                |  |  | 2024                 | 22,200               | 174,600          | 0            | 196,800          |                   |                        |
| Street <b>3 Gravel</b>                  |  |  | 2025                 | 30,000               | 238,500          | 0            | 268,500          |                   |                        |
| 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        |                      |                  | %            |                  | 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>9/18/2020</b>              |  |  | 15.Misc              |                      |                  | %            |                  | 5.Access or Rear  |                        |
| Price <b>250,000</b>                    |  |  |                      |                      |                  | %            |                  | 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       | 16               | 1            | 100 %            | 0                 | 9.Fract Share          |
| 3.Building 6. 9.                        |  |  | 17.Secondary Lot     |                      |                  | %            |                  | <b>Acres</b>      |                        |
| Financing <b>9 Unknown</b>              |  |  | 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 <b>1 Arms Length Sale</b>      |  |  |                      |                      |                  | %            |                  | 34.Frontage       |                        |
| 1.Valid 4.Split 7.Renovate              |  |  | <b>Fract. Acre</b>   | <b>Acreege/Sites</b> |                  |              |                  | 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 <b>5 Public Record</b>         |  |  | 23.Non Conforming    |                      |                  | %            |                  | 38.Mixed Wood     |                        |
| 1.Buyer 4.Agent 7.Family                |  |  | <b>Acres</b>         |                      |                  | %            |                  | 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       |                        |
|   |  |  | <b>Total Acreage</b> |                      | <b>0.00</b>      |              |                  | 46.Site Improve   |                        |

## Waterboro

Map Lot 045-001-733


Account 3503

Location 110 FAIRVIEW DRIVE

Card 1

Of 1

9/23/2024

|                 |                           |                |   |                          |                       |
|-----------------|---------------------------|----------------|---|--------------------------|-----------------------|
| Building Style  | <b>1 Conventional</b>     | SF Bsmt Living | <b>0</b>  | Layout                   | <b>1 Typical</b>      |
| 1.Conv          | 5.Garr/Col                | 9.Other        | Fin Bsmt Grade  | <b>0 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.HWB   | 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>2 Two Story</b>        |                | 4.Steam   | 8.F/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>8 Aluminum/Vinyl</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>6</b>                 |                       |
| OPEN-3-         | <b>0</b>                  |                | # Bedrooms  | <b>3</b>                 |                       |
| OPEN-4-         | <b>0</b>                  |                | # Full Baths  | <b>2</b>                 |                       |
| Year Built      | <b>2000</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

### 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 |

