

GROVER PROPERTIES LLC
PO BOX 651
SACO ME 04072

B3675P160 B16870P318 B19441P628

Previous Owner
DEVILLER YVETTE & DON S HIGGINS JR TRUSTEES OF THE
HIGGINS 2014 IRREVOCABLE TRUST 02/17/14
236 NORTH MAIN STREET
ANDOVER MA 01810
Sale Date: 5/28/2024

Inspection Witnessed By:

X	Date
No./Date	Description
	Date Insp.

Notes:
24.0523 - corrected acreage & changed zone from Shoreland to AR - vw

Waterboro

Property Data			Assessment Record						
Neighborhood 74 LAKE SHERBURNE NBHD			Year	Land	Buildings	Exempt	Total		
Tree Growth Year 0			2012	49,300	63,200	0	112,500		
1ST MORTGAGE 0			2013	49,300	63,200	0	112,500		
2ND MORTGAGE 0			2014	49,300	63,200	0	112,500		
Zone/Land Use 31 Agricultural/Residential			2015	49,300	63,200	0	112,500		
Secondary Zone 31			2016	44,400	59,000	0	103,400		
Topography 1 Level			2017	44,400	59,000	0	103,400		
1.Level 4.Below St 7.Steep			2018	44,400	59,000	0	103,400		
2.Rolling 5.Low 8.Wet			2019	44,400	59,000	0	103,400		
3.Above St 6.Swampy 9.Lev/Roll			2020	44,400	59,000	0	103,400		
Utilities 9 No Water/No Sewer			2021	48,800	59,000	0	107,800		
1.Public 4.Improve 7.Improve			2022	53,300	64,800	0	118,100		
2.Water 5.Improve 8.			2023	58,600	71,900	0	130,500		
3.Sewer 6.Improve 9.None			2024	65,700	80,800	0	146,500		
Street 3 Gravel			2025	58,300	110,600	0	168,900		
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		Frontage	Depth	Factor	Code	
BUILDING USE 0			12.Arrowhead WF				%		1.Unimproved
Sale Data			13.Waterfront				%		2.Excess Ftg /De
Sale Date 5/28/2024			14.Rear Land				%		3.Topography
Price 75,000			15.Misc				%		4.Size/Shape
Sale Type 2 Land & Buildings							%		5.Access or Rear
1.Land 4.Mobile 7.							%		6.Restriction
2.L & B 5.Other 8.			Square Foot	Square Feet					7.Open Space
3.Building 6. 9.			16.Regular Lot				%		8.View/Environ
Financing 9 Unknown			17.Secondary Lot				%		9.Fract Share
1.Convent 4.Seller 7.			18.Excess Land				%		Acres
2.FHA/VA 5.Private 8.			19.Condominium				%		30.Rear (201+)
3.Assumed 6.Cash 9.Unknown			20.Pavement				%		31.Tillable/Horti
Validity 8 Other Non Valid							%		32.Pasture
1.Valid 4.Split 7.Renovate			Fract. Acre	Acreege/Sites					33.Orchard
2.Related 5.Partial 8.Other			21.Homesite (Frac	21	0.34	100	%	0	34.Frontage
3.Distress 6.Exempt 9.			22.Vacant Lot (Fr				%		35.Triangular Lot
Verified 5 Public Record			23.Non Conforming				%		36.Commercial
1.Buyer 4.Agent 7.Family			Acres				%		37.Softwood
2.Seller 5.Pub Rec 8.Other			24.Excess (5-10)				%		38.Mixed Wood
3.Lender 6.MLS 9.			25.Excess (10+)				%		39.Hardwood
			26.Excess				%		40.Wasteland
			27.Rear (1-100)				%		41.Gravel Pit (Ac
			28.Rear (101-150)				%		42.Mobile Home Si
			29.Rear (151-200)				%		43.Condo Site
			Total Acreage		0.34				44.Utility ROW
									45.Camp Lot
									46.Site Improve

Waterboro

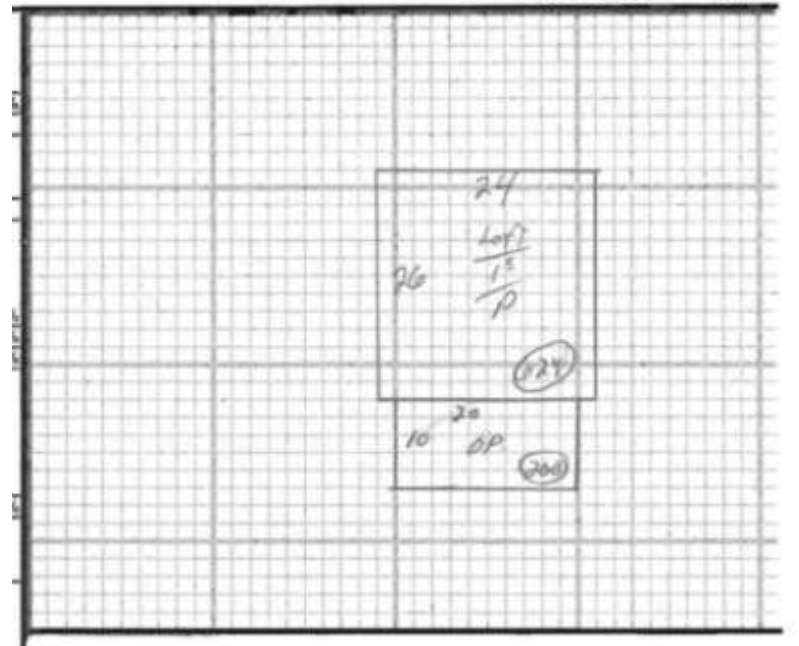
Map Lot 047-178

Account 3908

Location 6 LOG CABIN LANE

Card 1 Of 1 9/23/2024

Building Style	2 Ranch			SF Bsm't Living	0			Layout	1 Typical		
1.Conv	5.Garr/Col	9.Other		Fin Bsm't 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% 8 Floor/Wall Unit M			3.Not func	6.	9.	
4.Cape	8.Log	12.		1.HWBB	5.FWA	9.No Heat	Attic 1 1/4 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 100% 3 Heat Pump			Insulation 4 Minimal				
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 7 Novelty				3.H Pump	6.	9.None	3.Capped	6.	9.None		
0.Wood	4.Asb/Asph	8.Alum/Vin		Kitchen Style 3 Old Style			Unfinished % 0%				
1.Wood	5.T-111	9.Other		1.Modern	4.Obsolete	7.	Grade & Factor 3 Average 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 1 Asphalt Shingles				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) 624				
2.Slate	5.Wood	8.		2.Typical	5.	8.	Condition 4 Average				
3.Metal	6.Other	9.		3.Old Type	6.	9.None	1.Poor	4.Avg	7.V G		
SF Masonry Trim 0				# Rooms 0			2.Fair	5.Avg+	8.Exc		
OPEN-3- 0				# Bedrooms 2			3.Avg-	6.Good	9.Same		
OPEN-4- 0				# Full Baths 1			Phys. % Good 0%				
Year Built 1968				# Half Baths 0			Funct. % Good 100%				
Year Remodeled 0				# Addn Fixtures 0			Functional Code 9 None				
Foundation 6 Piers/Posts				# Fireplaces 0			1.Incomp	4.Small	7.Layout		
1.Concrete	4.Wood	7.	<div style="display: flex; align-items: center; justify-content: center;"> <div style="background-color: #2e7d32; color: white; padding: 10px; font-size: 2em; margin-right: 10px;">T</div> <div style="font-size: 2em; font-weight: bold;">TRIO</div> </div>	2.O-Built	5.CDU	8.Other					
2.C Block	5.Slab	8.		3.Damage	6.Style	9.None					
3.Br/Stone	6.Prs/Post	9.		Econ. % Good 100%							
Basement 9 No Basement				Economic Code None							
1.1/4 Bmt	4.Full Bmt	7.		0.None	3.Services	7.					
2.1/2 Bmt	5.None	8.		1.Location	4.Traffic	8.					
3.3/4 Bmt	6.	9.None		2.Encroach	9.None	9.					
Bsm't Gar # Cars 0				Entrance Code 0							
Wet Basement 9 No Basement				1.Interior 4.Vacant 7.							
1.Dry	4.	7.		2.Refusal	5.Estimate	8.					
2.Damp	5.	8.	3.Informed	6.Office	9.RS						
3.Wet	6.	9.	Information Code 0								
			1.Owner	4.Agent	7.						
			2.Relative	5.Estimate	8.						
			3.Tenant	6.Other	9.SNY						



Date Inspected

Additions, Outbuildings & Improvements

Type	Year	Units	Grade	Cond	Phys.	Funct.	Sound Value	
21 Open Frame	0	200	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