MAP LOT ACCOUNT NO. 4538 ADDRESS TOWN OF WATERBORO, MAINE CARD NO. OF

011-042-09A

COTE ANDRE N & SUSAN A

65 MEADOWBROOK DRIVE

011-042-09A

SCHEPIS MARK R & JESSICA J
65 MEADOWBROOK DRIVE
08/15/2006 $226,900

No./Date	Description	Date Insp.

NOTES:

PROPERTY DATA

NEIGHBORHOOD CODE	32
STREET CODE	
LAND USE 11. Residential 21. Village 22. Village/Res. 31. Agricultural/Res. 33. Forest/Agri. 40. Conservation 45. General Purpose 48. Shoreland 49. Resource Protection	31
SECONDARY ZONE	
TOPOGRAPHY 1. Level 5. Low 2. Rolling 6. Swampy 3. Above St. 7. Steep 4. Below St. 8.	02
UTILITIES 1. All Public 5. Dug Well 2. Public Water 6. Septic 3. Public Sewer 7. Cess Pool 4. Drilled Well 9. No Utilities	09
STREET 1. Paved 4. Proposed 2. Semi-Improved 3. Gravel 9. No Street	1
SALE DATA	
DATE(MM/YY)	/
PRICE	/ /
SALE TYPE 1. Land 4. Mobile Home 2. Land & Bldg. 3. Building Only 5. Other	
FINANCING 1. Conv. 5. Private 2. FHA/VA 6. Cash 3. Assumed 7. FMHA 4. Seller 9. Unknown	
VERIFIED 1. Buyer 6. MLS 2. Seller 7. Family 3. Lender 8. Other 4. Agent 9. Confid. 5. Record	
VALIDITY 1. Valid 5. Partial 2. Related 6. Exempt 3. Distress 7. Changed 4. Split 8. Other	

BOOK	PAGE	DATE	CONSIDERATION

ASSESSMENT RECORD

YEAR	LAND	BUILDINGS	EXEMPT	TOTAL
6/27/06	—	(NB) 149,320 x .5		+ 82,200

LAND DATA

	TYPE	EFFECTIVE Frontage	EFFECTIVE Depth	INFLUENCE Factor	INFLUENCE Code
FRONT FOOT 11. Regular Lot 12. Delta Triangle 13. Nabla Triangle 14. Rear Land 15.				%	
SQUARE FOOT 16. Regular Lot 17. Secondary 18. Excess Land 19. Condo. 20.		SQUARE FEET		%	
FRACT. ACRE 21. Homesite 22. Baselot 23. **ACRES** 24. Homesite 25. Baselot 26. Secondary 27. Frontage 28. Rear 1 29. Rear 2 30. Rear 3 31. Tillable 32. Pasture 33. Orchard	Total	ACREAGE/SITES		%	

INFLUENCE CODES
1=Vacancy
2=Excess Frontage
3=Topography
4=Size/Shape
5=Access
6=Restrictions
7=Corner
8=Environment
9=Fractional Share

ACRES (cont.)
34. Softwood (F&O)
35. Mixed Wood (F&O)
36. Hardwood (F&O)
37. Softwood (T.G.)
38. Mixed Wood (T.G.)
39. Hardwood (T.G.)
40. Waste
41. Gravel Pit

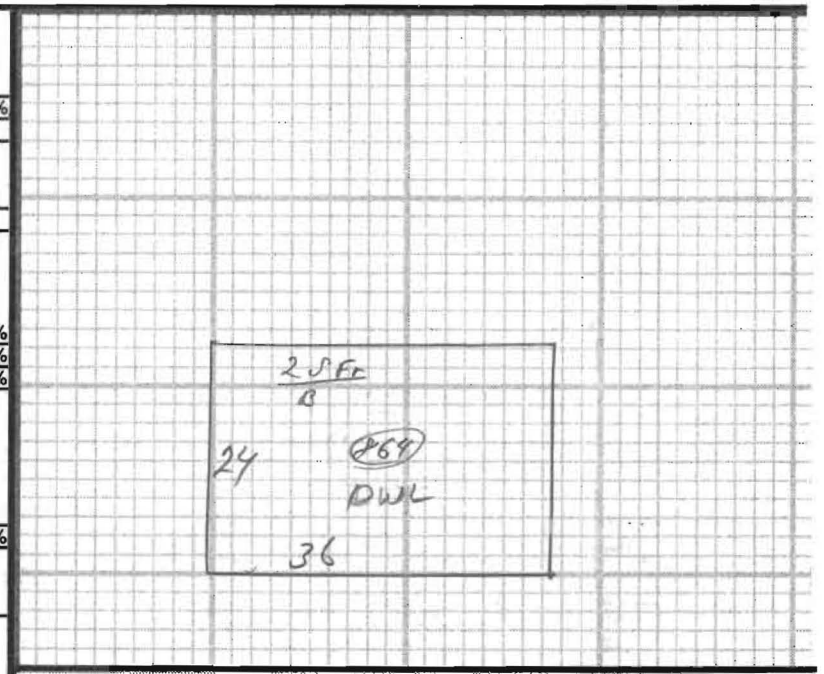
SITE
42. Moho Site
43. Condo Site
44. Lot Improvements

TOWN OF WATERBORO, MAINE

BUILDING RECORD

MAP 11 LOT 42-9A ACCOUNT NO. 4538 ADDRESS CARD NO. OF

BUILDING STYLE	1	**S/F BSMT LIVING**		**INSULATION**	1
1. Conv. 6. Split Lev.		**FIN BSMT GRADE**		1. Full 4. Minimal	
2. Ranch 7. Contemp.				2. Heavy 9. None	
3. R. Ranch 8. Log		**HEAT TYPE**	1	3. Capped	
4. Cape 9. Other		1. HW BB 6. Grav. WA		**UNFINISHED %**	100 %
5. Garrison		2. HW CI 7. Electric		**GRADE & FACTOR**	3
DWELLING UNITS	1	3. HW Radiant 8. Units		1. E 4. B	
OTHER UNITS	0	4. Steam 9. No Heat		2. D 5. A	
STORIES	2	5. FWA %		3. C 6. AA	
1. One 4. 1 1/2		**COOL TYPE**	9 %	**SQ. FOOTAGE**	864
2. Two 5. 1 3/4		1. Central 9. None		**CONDITION**	8
3. Three 6. 2 1/2		**KITCHEN STYLE**	2	1. Poor 5. Avg +	
EXTERIOR WALLS	8	1. Good 3. Old Style		2. Fair 6. Good	
1. Clapboard 6. BR./Stone		2. Typical 4. Obsolete		3. Avg - 7. V Good	
2. WD.SH. 7. Novelty		**BATH(S) STYLE**	2	4 Avg. 8. Exc. %	
3. Comp. 8. AL/Vinyl		1. Good 3. Old Style		**PHYS. % GOOD** %	
4. ASB/ASP 9. Other		2. Typical 4. Obsolete		**FUNCT. % GOOD** %	
5. T1-11		**# ROOMS**	6	**FUNCT. CODE**	9
ROOF SURFACE	1	**# BEDROOMS**	3	1. Incomp. 5. CDU	
1. Asphalt 4. Comp.		**#FULL BATHS**	1	2. Overbuilt 6. Style	
2. Slate 5. Wood		**# HALF BATHS**	1	3. Delap. 7. Layout	
3. Metal 6. Other		**# ADDN FIXTURES**	0	4. Small Size 8. Other	
S/F MASONERY TRIM		**# FIREPLACES**	0	9. None	
YEAR BUILT	2005	**# HEARTHS**	0	**ECON. % GOOD** %	
YEAR REMODELED		**LAYOUT**	1	**ECON. CODE**	
FOUNDATION	1	1. Typical 2. In adeq.		1. Location 3. Services	
1. Conc. 4. Wood		**ATTIC**	5	2. Encroach 9. None	
2. C Blk 5. Slab		1. 1/4 Fin 4. Full Fin.		**ENTRANCE CODE**	5
3. Br./Stone 6. Piers		2. 1/2 Fin. 5. Fl/Stairs		1. Inspct. 3. Vacant	
BASEMENT	4	3. 3/4 Fin. 9. None		2. Refused 5. Estim.	
1. 1/4 3. 3/4 5 Crawl		**INT COMP TO EXIT + = -**		3. Info Only	
2. 1/2 4. Full 6. None		**INSPECTED BY**	JLB	**INFO. CODE**	5
BSMT GAR # CARS	0			1. Owner 4. Agent	
WET BASEMENT	1	**DATE INSPECTED**	8/17/05	2. Relative 5. Estimate	
1. Dry 3. Wet				3. Tenant 6. Other	
2. Damp 9. None				2. Refused 5. Estim.	



ADDITIONS, OUTBUILDINGS & IMPROVEMENTS

	TYPE	YEAR	UNITS	GRADE	COND	PERCENT GOOD Phys.	PERCENT GOOD Funct.
DWL	2	2005	1728	3.00	8	%	%
						%	%
						%	%
						%	%
						%	%
						%	%
						%	%
						%	%
						%	%
						%	%
						%	%

CODES

1. 1S Fr.
2. 2S Fr.
3. 3S Fr.
4. 1 1/2S Fr.
5. 1 3/4S Fr.
6. 2 1/2S Fr.

Add 10 for Bsmt

21. OFP
22. EFP
23. Garage
24. Shed
25. Bay Window
26. Overhang
27. Unf. Bsmt
28. Unf. Attic
29. Fin. Attaic

Add 20 for 2 Story

61. Carport
62. Patio
63. Swimming Pool
64. Tennis Court
65. Stable w/loft
66. Greenhouse
67. Natatorium
68. Wood Deck
69. Jacuzzi

PHOTO

NOTES: CURRENTLY UNDER CONSTRUCTION - ESTIMATES BASED ON SIMILAR NEW HOMES IN STREET DEVELOPMENT