

LABBE, RICHARD EDWARD JR  
 GOUIN-LABBE, CINDY  
 9 COOPER WAY  
 WATERBORO ME 04087

B14419P650 B17565P179 B17634P133 B18179P90

Previous Owner  
 LABBE, RICHARD E, JR & GUIN-LABBE, CINDY  
 FAGAN, AUSTIN G  
 PO BOX 41  
 WATERBORO ME 04087  
 Sale Date: 6/17/2021

Previous Owner  
 LABBE RICHARD E JR  
 GOUIN-LABBE, CINDY  
 PO BOX 41  
 WATERBORO ME 04087  
 Sale Date: 2/24/2020

Previous Owner  
 DEZAN LEE F & GAIL F  
 ATTN: RICHARD & CINDY LABBE  
 PO BOX 41  
 SHAPLEIGH ME 04076  
 Sale Date: 12/28/2017

Inspection Witnessed By:

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

Notes:  
 18.0214 - changed zone from F/A to A/R per zoning map -sb  
 2018.0214 - e911 address changed from Dezan Road to Cooper Way - tb  
 20.0715 - added house and garage, 40% incomplete, check 2021 -sb  
 21.0616 - removed incomplete -sb

Waterboro

| Property Data                                    |  |  | Assessment Record    |             |                      |                 |                  |                   |                        |
|--|--|--|----------------------|-------------|----------------------|-----------------|------------------|-------------------|------------------------|
| Neighborhood <b>63 WEST RD MID</b>               |  |  | Year                 | Land        | Buildings            | Exempt          | Total            |                   |                        |
| Tree Growth Year <b>0</b>                        |  |  | 2012                 | 87,800      | 0                    | 0               | 87,800           |                   |                        |
| 1ST MORTGAGE <b>0</b>                            |  |  | 2013                 | 87,800      | 0                    | 0               | 87,800           |                   |                        |
| 2ND MORTGAGE <b>0</b>                            |  |  | 2014                 | 87,800      | 0                    | 0               | 87,800           |                   |                        |
| Zone/Land Use <b>31 Agricultural/Residential</b> |  |  | 2015                 | 87,800      | 0                    | 0               | 87,800           |                   |                        |
| Secondary Zone                                   |  |  | 2016                 | 70,600      | 0                    | 0               | 70,600           |                   |                        |
| Topography <b>2 Rolling</b>                      |  |  | 2017                 | 70,600      | 0                    | 0               | 70,600           |                   |                        |
| 1.Level 4.Below St 7.Steep                       |  |  | 2018                 | 70,600      | 0                    | 0               | 70,600           |                   |                        |
| 2.Rolling 5.Low 8.Wet                            |  |  | 2019                 | 81,400      | 0                    | 0               | 81,400           |                   |                        |
| 3.Above St 6.Swampy 9.Lev/Roll                   |  |  | 2020                 | 81,400      | 0                    | 0               | 81,400           |                   |                        |
| Utilities <b>9 No Water/No Sewer</b>             |  |  | 2021                 | 89,600      | 91,100               | 0               | 180,700          |                   |                        |
| 1.Public 4.Improve 7.Improve                     |  |  | 2022                 | 97,700      | 170,400              | 0               | 268,100          |                   |                        |
| 2.Water 5.Improve 8.                             |  |  | 2023                 | 107,500     | 189,000              | 0               | 296,500          |                   |                        |
| 3.Sewer 6.Improve 9.None                         |  |  | 2024                 | 120,500     | 212,200              | 25,000          | 307,700          |                   |                        |
| Street <b>1 Paved</b>                            |  |  | 2025                 | 134,000     | 284,400              | 25,000          | 393,400          |                   |                        |
| 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>6/17/2021</b>                       |  |  | 15.Misc              |             |                      | %               |                  | 5.Access or Rear  |                        |
| Price  |  |  |                      |             |                      | %               |                  | 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       |             |                      | %               |                  | 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>2 Related Parties</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    | 21          | 2.00                 | 100 %           | 0                | 36.Commercial     |                        |
| 3.Distress 6.Exempt 9.                           |  |  | 22.Vacant Lot (Fr    | 26          | 26.80                | 100 %           | 0                | 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>28.80</b>         |                 |                  |                   |                        |
|  |  |  |                      |             |                      | 46.Site Improve |                  |                   |                        |

**Waterboro**

Map Lot 003-012-003

Account 4842

Location 9 COOPER WAY

Card 1

Of 1

9/25/2024

|  |                                       |                                   |
|--|---------------------------------------|-----------------------------------|
| 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 4. 7.                   |
| 2.Ranch 6.Split 10.Mohome              | OPEN 5 OPTIONAL <b>0</b>              | 2.Inadeq 5. 8.                    |
| 3.R Ranch 7.Contemp/ 11.Condo          | Heat Type <b>100% 1 Hot Water BB</b>  | 3.Not func 6. 9.                  |
| 4.Cape 8.Log 12.                       | 1.HWBB 5.FWA 9.No Heat                | Attic <b>9 None</b>               |
| Dwelling Units <b>1</b>                | 2.HWCI 6.GravWA 10.                   | 1.1/4 Fin 4.Full Fin 7.1/4 Unfi   |
| Other Units <b>0</b>                   | 3.HWRAD 7.Electric 11.                | 2.1/2 Fin 5.FI/Stair 8.           |
| Stories <b>1 One Story</b>             | 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 <b>0% 9 None</b>            | Insulation <b>0</b>               |
| 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 <b>8 Aluminum/Vinyl</b> | 3.H Pump 6. 9.None                    | 3.Capped 6. 9.None                |
| 0.Wood 4.Asb/Asph 8.Alum/Vin           | Kitchen Style <b>1 Modern</b>         | Unfinished % <b>0%</b>            |
| 1.Wood 5.T-111 9.Other                 | 1.Modern 4.Obsolete 7.                | Grade & Factor <b>4 Good 100%</b> |
| 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 <b>1 Asphalt Shingles</b> | Bath(s) Style <b>1 Modern Bath(s)</b> | 3.C Grade 6.AA Grade 9.Same       |
| 1.Asphalt 4.Composit 7.                | 1.Modern 4.Obsolete 7.                | SQFT (Footprint) <b>1020</b>      |
| 2.Slate 5.Wood 8.                      | 2.Typical 5. 8.                       | Condition <b>5 Above Average</b>  |
| 3.Metal 6.Other 9.                     | 3.Old Type 6. 9.None                  | 1.Poor 4.Avg 7.V G                |
| SF Masonry Trim <b>0</b>               | # Rooms <b>5</b>                      | 2.Fair 5.Avg+ 8.Exc               |
| OPEN-3- <b>0</b>                       | # Bedrooms <b>3</b>                   | 3.Avg- 6.Good 9.Same              |
| OPEN-4- <b>0</b>                       | # Full Baths <b>2</b>                 | Phys. % Good <b>0%</b>            |
| Year Built <b>2020</b>                 | # Half Baths <b>0</b>                 | Funct. % Good <b>100%</b>         |
| Year Remodeled <b>0</b>                | # Addn Fixtures <b>0</b>              | Functional Code <b>9 None</b>     |
| Foundation <b>1 Concrete</b>           | # Fireplaces <b>0</b>                 | 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           |
| 3.Br/Stone 6.Prs/Post 9.               |                                       | Econ. % Good <b>100%</b>          |
| Basement <b>4 Full Basement</b>        |                                       | Economic Code <b>None</b>         |
| 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.              |
| Bsmt Gar # Cars <b>0</b>               |                                       | Entrance Code <b>0</b>            |
| Wet Basement <b>1 Dry Basement</b>     |                                       | 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 <b>0</b>         |
|  |                                       | 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       |
|-----------------|------|-------|-------|------|-------|--------|-------------------|
| 23 Frame Garage | 0    | 624   | 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 |