

LITTLE FELLAS, LLC
756 WEST ROAD
WATERBORO ME 04087

B7194P62 B18958P618 B19374P552 B19441P886

Previous Owner
DIDONATO, JASON
PERRY, AARON
756 WEST ROAD
WATERBORO ME 04087
Sale Date: 4/30/2024

Previous Owner
WATERBORO 202 LLC
1160 DOLPHIN ROAD

SINGER ISLAND FL 33404
Sale Date: 1/11/2024

Previous Owner
PAPA PATRICIA
1160 DOLPHIN RD

SINGER ISLAND FL 33404
Sale Date: 2/01/2022

Inspection Witnessed By:

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

Notes:

| Property Data | | | Assessment Record | | | | | | |
|--|--|--|----------------------|----------------------|------------------|--------------|------------------|-------------|------------------------|
| Neighborhood 47 MAIN ST MID 202/4 | | | Year | Land | Buildings | Exempt | Total | | |
| Tree Growth Year 0 | | | 2012 | 182,300 | 202,100 | 0 | 384,400 | | |
| 1ST MORTGAGE 0 | | | 2013 | 182,300 | 202,100 | 0 | 384,400 | | |
| 2ND MORTGAGE 0 | | | 2014 | 182,300 | 202,100 | 0 | 384,400 | | |
| Zone/Land Use 45 General Purpose | | | 2015 | 182,300 | 202,100 | 0 | 384,400 | | |
| Secondary Zone | | | 2016 | 163,400 | 202,100 | 0 | 365,500 | | |
| Topography 2 Rolling | | | 2017 | 163,400 | 202,100 | 0 | 365,500 | | |
| 1.Level 4.Below St 7.Steep | | | 2018 | 163,400 | 202,100 | 0 | 365,500 | | |
| 2.Rolling 5.Low 8.Wet | | | 2019 | 163,400 | 202,100 | 0 | 365,500 | | |
| 3.Above St 6.Swampy 9.Lev/Roll | | | 2020 | 163,400 | 202,100 | 0 | 365,500 | | |
| Utilities 2 Public Water | | | 2021 | 179,700 | 202,100 | 0 | 381,800 | | |
| 1.Public 4.Improve 7.Improve | | | 2022 | 196,000 | 222,300 | 0 | 418,300 | | |
| 2.Water 5.Improve 8. | | | 2023 | 215,600 | 246,600 | 0 | 462,200 | | |
| 3.Sewer 6.Improve 9.None | | | 2024 | 241,800 | 276,900 | 0 | 518,700 | | |
| Street 1 Paved | | | 2025 | 230,700 | 423,300 | 0 | 654,000 | | |
| 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 4/30/2024 | | | 14.Rear Land | | | | % | | 3.Topography |
| Price | | | 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 2 Related Parties | | | | | | | % | | 32.Pasture |
| 1.Valid 4.Split 7.Renovate | | | Fract. Acre | Acreege/Sites | | | | | 33.Orchard |
| 2.Related 5.Partial 8.Other | | | 21.Homesite (Frac | 36 | 2.00 | 90 | % | 5 | 34.Frontage |
| 3.Distress 6.Exempt 9. | | | 22.Vacant Lot (Fr | 24 | 2.26 | 100 | % | 0 | 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 | | 4.26 | | | | 44.Utility ROW |
| | | | | | | | | | 45.Camp Lot |
| | | | | | | | | | 46.Site Improve |

