

DESROSIERS, JOSEPH MARC  
DOLAN, AMY VICTORIA  
25 VALENTINE ROAD  
ARLINGTON MA 02476

B15481P929 B17360P83 B18561P947

Previous Owner  
FISHER, BRAM C  
120 MAIN ST APT 423

SACO ME 04072  
Sale Date: 2/16/2021

Previous Owner  
MEKLIN BYRON K & ELLEN L  
ATTN: BRAM C FISHER  
87 OLD THOMPSON RD  
BUXTON ME 04093  
Sale Date: 11/08/2016

Inspection Witnessed By:

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

Notes:  
16.0208 - changed parcel to map 9-30 from 9-30-2 to reconcile with tax map -AK

Waterboro

| Property Data                                 |  |  | Assessment Record    |                      |                  |              |                  |             |                        |
|---|--|--|----------------------|----------------------|------------------|--------------|------------------|-------------|------------------------|
| Neighborhood <b>65 MIDDLE RD</b>              |  |  | Year                 | Land                 | Buildings        | Exempt       | Total            |             |                        |
| Tree Growth Year <b>0</b>                     |  |  | 2012                 | 44,100               | 0                | 0            | 44,100           |             |                        |
| 1ST MORTGAGE <b>0</b>                         |  |  | 2013                 | 44,100               | 0                | 0            | 44,100           |             |                        |
| 2ND MORTGAGE <b>0</b>                         |  |  | 2014                 | 44,100               | 0                | 0            | 44,100           |             |                        |
| Zone/Land Use <b>33 Forest/Agricultural..</b> |  |  | 2015                 | 44,100               | 0                | 0            | 44,100           |             |                        |
| Secondary Zone                                |  |  | 2016                 | 30,900               | 0                | 0            | 30,900           |             |                        |
| Topography <b>2 Rolling</b>                   |  |  | 2017                 | 30,900               | 0                | 0            | 30,900           |             |                        |
| 1.Level 4.Below St 7.Steep                    |  |  | 2018                 | 30,900               | 0                | 0            | 30,900           |             |                        |
| 2.Rolling 5.Low 8.Wet                         |  |  | 2019                 | 30,900               | 0                | 0            | 30,900           |             |                        |
| 3.Above St 6.Swampy 9.Lev/Roll                |  |  | 2020                 | 30,900               | 0                | 0            | 30,900           |             |                        |
| Utilities <b>9 No Water/No Sewer</b>          |  |  | 2021                 | 34,000               | 0                | 0            | 34,000           |             |                        |
| 1.Public 4.Improve 7.Improve                  |  |  | 2022                 | 37,100               | 0                | 0            | 37,100           |             |                        |
| 2.Water 5.Improve 8.                          |  |  | 2023                 | 40,800               | 0                | 0            | 40,800           |             |                        |
| 3.Sewer 6.Improve 9.None                      |  |  | 2024                 | 45,700               | 0                | 0            | 45,700           |             |                        |
| Street <b>2 Semi-Improved</b>                 |  |  | 2025                 | 52,400               | 0                | 0            | 52,400           |             |                        |
| 1.Paved 4.Proposed 7.ROW                      |  |  | <b>Land Data</b>     |                      |                  |              |                  |             |                        |
| 2.Semi Imp 5.Pvt 8.None                       |  |  |                      |                      |                  |              |                  |             |                        |
| 3.Gravel 6.Aband 9.TG PLAN                    |  |  | <b>Front Foot</b>    | <b>Type</b>          | <b>Effective</b> |              | <b>Influence</b> |             | <b>Influence Codes</b> |
| LAND USE <b>0</b>                             |  |  | 11.Ossipee WF        |                      | <b>Frontage</b>  | <b>Depth</b> | <b>Factor</b>    | <b>Code</b> |                        |
| BUILDING USE <b>0</b>                         |  |  | 12.Arrowhead WF      |                      |                  |              | %                |             | 1.Unimproved           |
| <b>Sale Data</b>                              |  |  | 13.Waterfront        |                      |                  |              | %                |             | 2.Excess Ftg /De       |
| Sale Date <b>2/16/2021</b>                    |  |  | 14.Rear Land         |                      |                  |              | %                |             | 3.Topography           |
| Price <b>50,000</b>                           |  |  | 15.Misc              |                      |                  |              | %                |             | 4.Size/Shape           |
| Sale Type <b>1 Land Only</b>                  |  |  |                      |                      |                  |              | %                |             | 5.Access or Rear       |
| 1.Land 4.Mobile 7.                            |  |  | <b>Square Foot</b>   | <b>Square Feet</b>   |                  |              |                  |             | 6.Restriction          |
| 2.L & B 5.Other 8.                            |  |  | 16.Regular Lot       |                      |                  |              | %                |             | 7.Open Space           |
| 3.Building 6. 9.                              |  |  | 17.Secondary Lot     |                      |                  |              | %                |             | 8.View/Environ         |
| Financing <b>1 Conventional</b>               |  |  | 18.Excess Land       |                      |                  |              | %                |             | 9.Fract Share          |
| 1.Convent 4.Seller 7.                         |  |  | 19.Condominium       |                      |                  |              | %                |             | <b>Acres</b>           |
| 2.FHA/VA 5.Private 8.                         |  |  | 20.Pavement          |                      |                  |              | %                |             | 30.Rear (201+)         |
| 3.Assumed 6.Cash 9.Unknown                    |  |  |                      |                      |                  |              | %                |             | 31.Tillable/Horti      |
| Validity <b>1 Arms Length Sale</b>            |  |  | <b>Fract. Acre</b>   | <b>Acreege/Sites</b> |                  |              |                  |             | 32.Pasture             |
| 1.Valid 4.Split 7.Renovate                    |  |  | 21.Homesite (Frac    | 22                   | 5.00             | 50           | %                | 1           | 33.Orchard             |
| 2.Related 5.Partial 8.Other                   |  |  | 22.Vacant Lot (Fr    | 24                   | 3.00             | 100          | %                | 0           | 34.Frontage            |
| 3.Distress 6.Exempt 9.                        |  |  | 23.Non Conforming    |                      |                  |              | %                |             | 35.Triangular Lot      |
| Verified <b>5 Public Record</b>               |  |  | <b>Acres</b>         |                      |                  |              | %                |             | 36.Commercial          |
| 1.Buyer 4.Agent 7.Family                      |  |  | 24.Excess ( 5-10)    |                      |                  |              | %                |             | 37.Softwood            |
| 2.Seller 5.Pub Rec 8.Other                    |  |  | 25.Excess (10+)      |                      |                  |              | %                |             | 38.Mixed Wood          |
| 3.Lender 6.MLS 9.                             |  |  | 26.Excess            |                      |                  |              | %                |             | 39.Hardwood            |
|   |  |  | 27.Rear (1-100)      |                      |                  |              | %                |             | 40.Wasteland           |
|   |  |  | 28.Rear (101-150)    |                      |                  |              | %                |             | 41.Gravel Pit (Ac      |
|   |  |  | 29.Rear (151-200)    |                      |                  |              | %                |             | 42.Mobile Home Si      |
|   |  |  | <b>Total Acreage</b> |                      | <b>8.00</b>      |              |                  |             | 43.Condo Site          |
|   |  |  |                      |                      |                  |              |                  |             | 44.Utility ROW         |
|   |  |  |                      |                      |                  |              |                  |             | 45.Camp Lot            |
|   |  |  |                      |                      |                  |              |                  |             | 46.Site Improve        |


**Waterboro**

Map Lot 009-030

Account 4901

Location MIDDLE ROAD

Card 1 Of 1 9/23/2024

|   |            |            |   |            |           |                                 |             |                   |                           |  |  |
|---|------------|------------|---|------------|-----------|---------------------------------|-------------|-------------------|---------------------------|--|--|
| Building Style <b>0</b>                           |            |            | SF Bsmt Living <b>0</b>   |            |           | Layout <b>0</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% 0</b>   |            |           | 3.Not func 6. 9.                |             |                   |                           |  |  |
| 4.Cape  | 8.Log      | 12.        | 1.HWBB  | 5.FWA      | 9.No Heat | Attic <b>0</b>                  |             |                   |                           |  |  |
| Dwelling Units <b>0</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>0</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>0 Wood Siding</b>               |            |            | 3.H Pump  | 6.         | 9.None    | 3.Capped 6. 9.None              |             |                   |                           |  |  |
| 0.Wood  | 4.Asb/Asph | 8.Alum/Vin | Kitchen Style <b>0</b>  |            |           | Unfinished % <b>0%</b>          |             |                   |                           |  |  |
| 1.Wood  | 5.T-111    | 9.Other    | 1.Modern  | 4.Obsolete | 7.        | Grade & Factor <b>0 0%</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>0</b>                             |            |            | Bath(s) Style <b>0</b>  |            |           | 3.C Grade 6.AA Grade 9.Same     |             |                   |                           |  |  |
| 1.Asphalt   | 4.Composit | 7.         | 1.Modern  | 4.Obsolete | 7.        | SQFT (Footprint) <b>0</b>       |             |                   |                           |  |  |
| 2.Slate   | 5.Wood     | 8.         | 2.Typical   | 5.         | 8.        | Condition <b>0</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>0</b>  |            |           | 2.Fair 5.Avg+ 8.Exc             |             |                   |                           |  |  |
| OPEN-3- <b>0</b>                                  |            |            | # Bedrooms <b>0</b>   |            |           | 3.Avg- 6.Good 9.Same            |             |                   |                           |  |  |
| OPEN-4- <b>0</b>                                  |            |            | # Full Baths <b>0</b>   |            |           | Phys. % Good <b>0%</b>          |             |                   |                           |  |  |
| Year Built <b>0</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>0</b>                               |            |            | # Fireplaces <b>0</b>   |            |           | 1.Incomp 4.Small 7.Layout       |             |                   |                           |  |  |
| 1.Concrete  | 4.Wood     | 7.         |  |            |           |                                 |             |                   |                           |  |  |
| 2.C Block   | 5.Slab     | 8.         |   |            |           |                                 |             |                   | 2.O-Built 5.CDU 8.Other   |  |  |
| 3.Br/Stone  | 6.Prs/Post | 9.         |   |            |           |                                 |             |                   | 3.Damage 6.Style 9.None   |  |  |
| Basement <b>0</b>                                 |            |            |   |            |           |                                 |             |                   | Econ. % Good <b>100%</b>  |  |  |
| 1.1/4 Bmt   | 4.Full Bmt | 7.         |   |            |           |                                 |             |                   | Economic Code <b>None</b> |  |  |
| 2.1/2 Bmt   | 5.None     | 8.         |   |            |           |                                 |             |                   | 0.None 3.Services 7.      |  |  |
| 3.3/4 Bmt   | 6.         | 9.None     |   |            |           |                                 |             |                   | 1.Location 4.Traffic 8.   |  |  |
| Bsmt Gar # Cars <b>0</b>                          |            |            |   |            |           |                                 |             |                   | 2.Encroach 9.None 9.      |  |  |
| Wet Basement <b>0</b>                             |            |            |   |            |           |                                 |             |                   | Entrance Code <b>0</b>    |  |  |
| 1.Dry   | 4.         | 7.         |   |            |           |                                 |             |                   | 1.Interior 4.Vacant 7.    |  |  |
| 2.Damp  | 5.         | 8.         | 2.Refusal 5.Estimate 8.   |            |           |                                 |             |                   |                           |  |  |
| 3.Wet   | 6.         | 9.         | 3.Informed 6.Office 9.RS  |            |           |                                 |             |                   |                           |  |  |
| Date Inspected                                    |            |            | Information Code <b>0</b>   |            |           | 1.Owner 4.Agent 7.              |             |                   |                           |  |  |
|   |            |            |   |            |           | 2.Relative 5.Estimate 8.        |             |                   |                           |  |  |
|   |            |            |   |            |           | 3.Tenant 6.Other 9.SNY          |             |                   |                           |  |  |
| <b>Additions, Outbuildings &amp; Improvements</b> |            |            |   |            |           |                                 |             | 1.One Story Fram  |                           |  |  |
| Type  | Year       | Units      | Grade   | Cond       | Phys.     | Funct.                          | Sound Value | 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 |                           |  |  |