

LARIVIERE, COLLEEN
LARIVIERE, STEVEN
12 WILDERNESS ACRES
ALFRED ME 04002

B5604P11 B19073P420

Previous Owner
WILLIAMS THEODORE A
WILLIAMS, CYNTHIA E
782 TOWHOUSE ROAD
EAST WATERBORO ME 04030
Sale Date: 7/18/2022

Inspection Witnessed By:

| X | Date | Description | Date Insp. |
|---|------|-------------|------------|
| | | | |
| | | | |
| | | | |

Notes:
23.0124 - added 8x18 deck - vv

Waterboro

| Property Data | | | Assessment Record | | | | | | |
|--|--|--|----------------------|----------------------|------------------|--------------|------------------|-------------|------------------------|
| Neighborhood 44 TOWNHOUSE RD | | | Year | Land | Buildings | Exempt | Total | | |
| Tree Growth Year 0 | | | 2012 | 71,900 | 139,000 | 10,000 | 200,900 | | |
| 1ST MORTGAGE 0 | | | 2013 | 71,900 | 139,000 | 10,000 | 200,900 | | |
| 2ND MORTGAGE 0 | | | 2014 | 71,900 | 139,000 | 10,000 | 200,900 | | |
| Zone/Land Use 31 Agricultural/Residential | | | 2015 | 71,900 | 139,000 | 10,000 | 200,900 | | |
| Secondary Zone | | | 2016 | 60,700 | 129,700 | 15,000 | 175,400 | | |
| Topography 1 Level | | | 2017 | 60,700 | 129,700 | 15,000 | 175,400 | | |
| 1.Level 4.Below St 7.Steep | | | 2018 | 60,700 | 129,700 | 20,000 | 170,400 | | |
| 2.Rolling 5.Low 8.Wet | | | 2019 | 60,700 | 129,700 | 20,000 | 170,400 | | |
| 3.Above St 6.Swampy 9.Lev/Roll | | | 2020 | 60,700 | 129,700 | 20,000 | 170,400 | | |
| Utilities 9 No Water/No Sewer | | | 2021 | 66,800 | 129,700 | 24,500 | 172,000 | | |
| 1.Public 4.Improve 7.Improve | | | 2022 | 72,900 | 142,700 | 25,000 | 190,600 | | |
| 2.Water 5.Improve 8. | | | 2023 | 80,200 | 158,300 | 25,000 | 213,500 | | |
| 3.Sewer 6.Improve 9.None | | | 2024 | 89,900 | 186,200 | 0 | 276,100 | | |
| Street 1 Paved | | | 2025 | 108,600 | 237,900 | 0 | 346,500 | | |
| 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 7/18/2022 | | | 14.Rear Land | | | | % | | 3.Topography |
| Price 480,000 | | | 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 1 Arms Length Sale | | | | | | | % | | 32.Pasture |
| 1.Valid 4.Split 7.Renovate | | | Fract. Acre | Acreege/Sites | | | | | 33.Orchard |
| 2.Related 5.Partial 8.Other | | | 21.Homesite (Frac | 21 | 2.00 | 100 | % | 0 | 34.Frontage |
| 3.Distress 6.Exempt 9. | | | 22.Vacant Lot (Fr | 26 | 1.46 | 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 | | 3.46 | | | | 44.Utility ROW |
| | | | | | | | | | 45.Camp Lot |
| | | | | | | | | | 46.Site Improve |

Waterboro

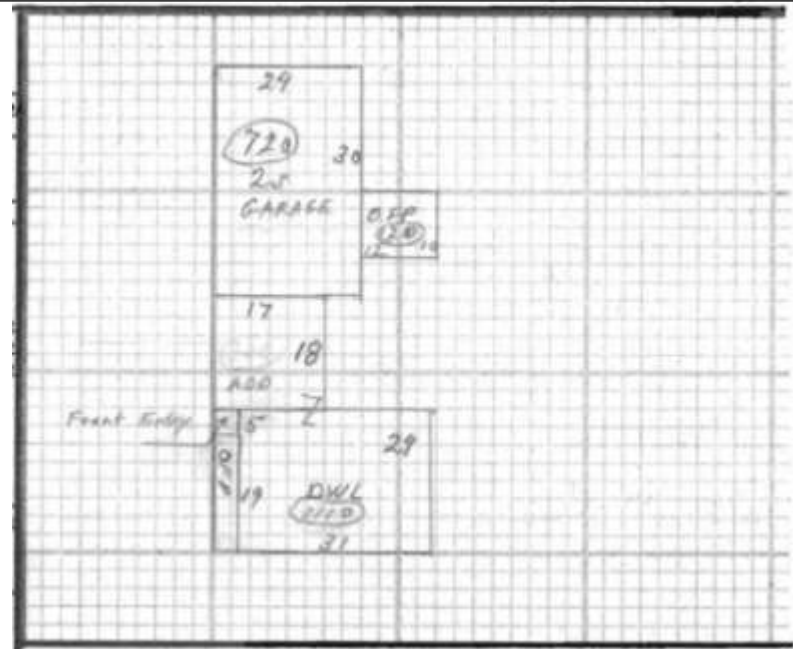
Map Lot 011-068

Account 1260

Location 782 TOWNHOUSE ROAD

Card 1 Of 1 9/23/2024

| | | | | | |
|--|-------------------|--|---------------|-------------------------------------|-----------------------|
| Building Style | 4 Cape Cod | SF Bsmt Living | 0 | Layout | 1 Typical |
| 1.Conv | 5.Garr/Col | Fin Bsmt Grade | 0 0 | 1.Typical | 4. 7. |
| 2.Ranch | 6.Split | OPEN 5 OPTIONAL 0 | | 2.Inadeq | 5. 8. |
| 3.R Ranch | 7.Contemp/ | Heat Type | 100% | 3.Not func | 6. 9. |
| 4.Cape | 8.Log | 1.HWB | 5.FWA | 1 Hot Water BB | |
| Dwelling Units 1 | | 2.HWCI | 6.GravWA | Attic 4 Full Finished | |
| Other Units 8 | | 3.HWRAD | 7.Electric | 1.1/4 Fin | 4.Full Fin 7.1/4 Unfi |
| Stories 1 One Story | | 4.Steam | 8.F/WallM | 2.1/2 Fin | 5.F/Stair 8. |
| 1.1 | 4.1.50 | Cool Type | 0% | 3.3/4 Fin | 6.1/2 Unfi 9.None |
| 2.2 | 5.1.75 | 1.Refrig | 9 None | | |
| 3.3 | 6.2.50 | 2.Evapor | 4.W&C Air | Insulation 1 Full | |
| Exterior Walls 8 Aluminum/Vinyl | | 3.H Pump | 5. 8. | 1.Full 4.Minimal 7. | |
| 0.Wood | 4.Asb/Asph | Kitchen Style 2 Typical | | 2.Heavy 5.Unk 8. | |
| 1.Wood | 5.T-111 | 1.Modern 4.Obsolete 7. | | 3.Capped 6. 9.None | |
| 2.Wd Sh | 6.Br/St | 2.Typical 5. 8. | | Unfinished % 0% | |
| 3.Compos. | 7.Nov | 3.Old Type 6. 9.None | | Grade & Factor 3 Average 90% | |
| Roof Surface 3 Metal | | Bath(s) Style 2 Typical Bath(s) | | 1.E Grade 4.B Grade 7.AAA Grad | |
| 1.Asphalt | 4.Composit | 1.Modern 4.Obsolete 7. | | 2.D Grade 5.A Grade 8. | |
| 2.Slate | 5.Wood | 2.Typical 5. 8. | | 3.C Grade 6.AA Grade 9.Same | |
| 3.Metal | 6.Other | 3.Old Type 6. 9.None | | SQFT (Footprint) 1110 | |
| SF Masonry Trim 0 | | # Rooms 7 | | Condition 2 Fair | |
| OPEN-3- 0 | | # Bedrooms 2 | | 1.Poor 4.Avg 7.V G | |
| OPEN-4- 0 | | # Full Baths 1 | | 2.Fair 5.Avg+ 8.Exc | |
| Year Built 1970 | | # Half Baths 0 | | 3.Avg- 6.Good 9.Same | |
| Year Remodeled 1999 | | # Addn Fixtures 0 | | Phys. % Good 0% | |
| Foundation 2 Concrete Block | | # Fireplaces 1 | | Funct. % Good 100% | |
| 1.Concrete | 4.Wood | <div style="display: flex; align-items: center; justify-content: center;"> <div style="background-color: #00728f; color: white; padding: 10px 20px; font-size: 2em; margin-right: 10px;">T</div> <div style="font-size: 2em; font-weight: bold; margin-right: 10px;">TRIO</div> </div> | | | |
| 2.C Block | 5.Slab | | | | |
| 3.Br/Stone | 6.Prs/Post | | | | |
| Basement 4 Full Basement | | | | | |
| 1.1/4 Bmt | 4.Full Bmt | | | | |
| 2.1/2 Bmt | 5.None | | | | |
| 3.3/4 Bmt | 6. 9.None | | | | |
| Bsmt Gar # Cars 2 | | | | | |
| Wet Basement 1 Dry Basement | | | | | |
| 1.Dry | 4. 7. | | | | |
| 2.Damp | 5. 8. | | | | |
| 3.Wet | 6. 9. | | | | |



Date Inspected

Additions, Outbuildings & Improvements

| Type | Year | Units | Grade | Cond | Phys. | Funct. | Sound Value | |
|---------------------|------|-------|-------|------|-------|--------|-------------|-------------------|
| 21 Open Frame | 0 | 95 | 0 0 | 0 | 0 % | 0 % | | 1.One Story Fram |
| 50 2 S Fr Gar w/fin | 1999 | 720 | 0 0 | 0 | 85 % | 100 % | | 2.Two Story Fram |
| 24 Frame Shed | 0 | 330 | 0 0 | 0 | 0 % | 0 % | | 3.Three Story Fr |
| 24 Frame Shed | 0 | 213 | 0 0 | 0 | 0 % | 0 % | | 4.1 & 1/2 Story |
| 24 Frame Shed | 0 | 264 | 0 0 | 0 | 0 % | 0 % | | 5.1 & 3/4 Story |
| 24 Frame Shed | 0 | 80 | 0 0 | 0 | 0 % | 0 % | | 6.2 & 1/2 Story |
| 24 Frame Shed | 0 | 80 | 0 0 | 0 | 0 % | 0 % | | 21.Open Frame Por |
| 21 Open Frame | 0 | 120 | 0 0 | 0 | 0 % | 0 % | | 22.Encl Frame Por |
| 68 Wood Deck | 2022 | | | | | | 4,900 | 23.Frame Garage |
| | | | | | | | | 24.Frame Shed |
| | | | | | | | | 25.Frame Bay Wind |
| | | | | | | | | 26.1SFr Overhang |
| | | | | | | | | 27.Unfin Basement |
| | | | | | | | | 28.Unfinished Att |
| | | | | | | | | 29.Finished Attic |