

COTE, ROCK R & LINDA A, TRUSTEES OF  
 THE COTE LIVING TRUST  
 21 ROC-LIN LANE  
 LYMAN ME 04002

B7541P51 B17241P924 B18022P108 B19213P692  
 Previous Owner  
 COTE, ROCK R SR  
 COTE, LINDA  
 21 ROC-LIN LANE  
 LYMAN ME 04002  
 Sale Date: 3/07/2023

Previous Owner  
 REILLY JR JOHN A & PATRICIA D  
 37 LONGVIEW CIRCLE  
 PELHAM NH 03076  
 Sale Date: 8/16/2019

Previous Owner  
 WIGGIN ESTHER I ET AL  
 28680 WAHOO DR  
 BONITA SPRINGS FL 34135  
 Sale Date: 5/26/2016

Inspection Witnessed By:

X	Date
No./Date	Description
	Date Insp.

Notes:

Property Data		
Neighborhood	27 OSSIPEE POND WF B	
Tree Growth Year	0	
1ST MORTGAGE	0	
2ND MORTGAGE	0	
Zone/Land Use	48 Shoreland	
Secondary Zone	31 .....	
Topography	1 Level	
1.Level	4.Below St	7.Steep
2.Rolling	5.Low	8.Wet
3.Above St	6.Swampy	9.Lev/Roll
Utilities	9 No Water/No Sewer	
1.Public	4.Improve	7.Improve
2.Water	5.Improve	8.
3.Sewer	6.Improve	9.None
Street	3 Gravel	
1.Paved	4.Proposed	7.ROW
2.Semi Imp	5.Pvt	8.None
3.Gravel	6.Aband	9.TG PLAN
LAND USE	0	
BUILDING USE	0	
Sale Data		
Sale Date	3/16/2023	
Price		
Sale Type	2 Land & Buildings	
1.Land	4.Mobile	7.
2.L & B	5.Other	8.
3.Building	6.	9.
Financing	9 Unknown	
1.Convent	4.Seller	7.
2.FHA/VA	5.Private	8.
3.Assumed	6.Cash	9.Unknown
Validity	2 Related Parties	
1.Valid	4.Split	7.Renovate
2.Related	5.Partial	8.Other
3.Distress	6.Exempt	9.
Verified	5 Public Record	
1.Buyer	4.Agent	7.Family
2.Seller	5.Pub Rec	8.Other
3.Lender	6.MLS	9.

Assessment Record				
Year	Land	Buildings	Exempt	Total
2012	141,400	62,900	0	204,300
2013	141,400	62,900	0	204,300
2014	141,400	62,900	0	204,300
2015	141,400	62,900	0	204,300
2016	127,300	62,900	0	190,200
2017	127,300	62,900	0	190,200
2018	127,300	62,900	0	190,200
2019	127,300	62,900	0	190,200
2020	127,300	64,400	0	191,700
2021	140,000	64,400	0	204,400
2022	152,700	70,800	0	223,500
2023	168,000	78,500	0	246,500
2024	188,400	88,200	0	276,600
2025	176,800	128,900	0	305,700

Land Data						
Front Foot	Type	Effective		Influence		Influence Codes
		Frontage	Depth	Factor	Code	
11.Ossipee WF				%		1.Unimproved
12.Arrowhead WF				%		2.Excess Ftg /De
13.Waterfront				%		3.Topography
14.Rear Land				%		4.Size/Shape
15.Misc				%		5.Access or Rear
				%		6.Restriction
				%		7.Open Space
				%		8.View/Environ
				%		9.Fract Share
				%		Acres
				%		30.Rear (201+)
				%		31.Tillable/Horti
				%		32.Pasture
				%		33.Orchard
				%		34.Frontage
				%		35.Triangular Lot
				%		36.Commercial
				%		37.Softwood
				%		38.Mixed Wood
				%		39.Hardwood
				%		40.Wasteland
				%		41.Gravel Pit (Ac
				%		42.Mobile Home Si
				%		43.Condo Site
				%		44.Utility ROW
				%		45.Camp Lot
				%		46.Site Improve
<b>Total Acreage</b>		0.25				

# Waterboro

Map Lot 028-040

Account 2006

Location 49 MOONPENNY LANE

Card 1

Of 1

9/23/2024

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% 9 Not Heated</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>4 One &amp; 1/2 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>4 Minimal</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>2 Typical</b>	Unfinished %	<b>0%</b>																																																																																										
1.Wood	5.T-111 9.Other	1.Modern	4.Obsolete 7.	Grade & Factor	<b>3 Average 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>2 Typical Bath(s)</b>	3.C Grade	6.AA Grade 9.Same																																																																																										
1.Asphalt	4.Composit 7.	1.Modern	4.Obsolete 7.	SQFT (Footprint)	<b>464</b>																																																																																										
2.Slate	5.Wood 8.	2.Typical	5. 8.	Condition	<b>4 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>0</b>	2.Fair	5.Avg+ 8.Exc																																																																																										
OPEN-3-	<b>0</b>	# Bedrooms	<b>2</b>	3.Avg-	6.Good 9.Same																																																																																										
OPEN-4-	<b>0</b>	# Full Baths	<b>1</b>	Phys. % Good	<b>0%</b>																																																																																										
Year Built	<b>1940</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.C Block	5.Slab 8.																																																																																														
3.Br/Stone	6.Prs/Post 9.																																																																																														
Basement	<b>4 Full Basement</b>																																																																																														
1.1/4 Bmt	4.Full Bmt 7.																																																																																														
2.1/2 Bmt	5.None 8.																																																																																														
3.3/4 Bmt	6. 9.None																																																																																														
Bsmt Gar # Cars	<b>0</b>																																																																																														
Wet Basement	<b>1 Dry Basement</b>																																																																																														
1.Dry	4. 7.																																																																																														
2.Damp	5. 8.																																																																																														
3.Wet	6. 9.																																																																																														
Date Inspected		<table border="1" style="width: 100%; border-collapse: collapse;"> <tr> <td style="width: 15%;">1.One Story Fram</td> <td style="width: 15%;"></td> <td style="width: 15%;"></td> <td style="width: 15%;"></td> <td style="width: 15%;"></td> <td style="width: 15%;"></td> </tr> <tr> <td>2.Two Story Fram</td> <td></td> <td></td> <td></td> <td></td> <td></td> </tr> <tr> <td>3.Three Story Fr</td> <td></td> <td></td> <td></td> <td></td> <td></td> </tr> <tr> <td>4.1 &amp; 1/2 Story</td> <td></td> <td></td> <td></td> <td></td> <td></td> </tr> <tr> <td>5.1 &amp; 3/4 Story</td> <td></td> <td></td> <td></td> <td></td> <td></td> </tr> <tr> <td>6.2 &amp; 1/2 Story</td> <td></td> <td></td> <td></td> <td></td> <td></td> </tr> <tr> <td>21.Open Frame Por</td> <td></td> <td></td> <td></td> <td></td> <td></td> </tr> <tr> <td>22.Encl Frame Por</td> <td></td> <td></td> <td></td> <td></td> <td></td> </tr> <tr> <td>23.Frame Garage</td> <td></td> <td></td> <td></td> <td></td> <td></td> </tr> <tr> <td>24.Frame Shed</td> <td></td> <td></td> <td></td> <td></td> <td></td> </tr> <tr> <td>25.Frame Bay Wind</td> <td></td> <td></td> <td></td> <td></td> <td></td> </tr> <tr> <td>26.1SFr Overhang</td> <td></td> <td></td> <td></td> <td></td> <td></td> </tr> <tr> <td>27.Unfin Basement</td> <td></td> <td></td> <td></td> <td></td> <td></td> </tr> <tr> <td>28.Unfinished Att</td> <td></td> <td></td> <td></td> <td></td> <td></td> </tr> <tr> <td>29.Finished Attic</td> <td></td> <td></td> <td></td> <td></td> <td></td> </tr> </table>				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					
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