

PHOENIX LODGE LLC  
2 PLOVER LANE  
SCARBOROUGH ME 04074

B17137P659 B17169P651 B19407P46 B19407P60

Previous Owner  
HEWES-BARRY, NANCY  
ATTN: JANE FODEN  
2 PLOVER LN  
SCARBOROUGH ME 04074  
Sale Date: 12/21/2022

Previous Owner  
BARRY, NANCY H  
JANE FODEN  
7 GUERNSEY LANE  
WALPOLE MA 02081  
Sale Date: 1/15/2016

Previous Owner  
HEWES JOHN L & RICHARD D & A FODEN  
JANE FODEN  
2 PLOVER LANE  
SCARBOROUGH ME 04074  
Sale Date: 11/19/2015

Inspection Witnessed By:

X	Description	Date
No./Date	Description	Date Insp.

Notes:

Waterboro

Property Data			Assessment Record						
Neighborhood <b>24 EAST SHORE DR</b>			Year	Land	Buildings	Exempt	Total		
Tree Growth Year <b>0</b>			2012	214,300	34,700	0	249,000		
1ST MORTGAGE <b>0</b>			2013	214,300	34,700	0	249,000		
2ND MORTGAGE <b>0</b>			2014	214,300	34,700	0	249,000		
Zone/Land Use <b>48 Shoreland</b>			2015	214,300	34,700	0	249,000		
Secondary Zone <b>31 .....</b>			2016	217,200	87,700	0	304,900		
Topography <b>1 Level</b>			2017	217,200	87,700	0	304,900		
1.Level 4.Below St 7.Steep			2018	217,200	87,700	0	304,900		
2.Rolling 5.Low 8.Wet			2019	217,200	87,700	0	304,900		
3.Above St 6.Swampy 9.Lev/Roll			2020	217,200	87,700	0	304,900		
Utilities <b>9 No Water/No Sewer</b>			2021	239,000	87,700	0	326,700		
1.Public 4.Improve 7.Improve			2022	260,700	96,500	0	357,200		
2.Water 5.Improve 8.			2023	286,800	107,000	0	393,800		
3.Sewer 6.Improve 9.None			2024	321,500	123,500	0	445,000		
Street <b>3 Gravel</b>			2025	335,100	155,200	0	490,300		
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	11	275	150	45 %	2	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>12/21/2022</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.							%		9.Fract Share
3.Building 6. 9.			16.Regular Lot				%		<b>Acres</b>
Financing <b>9 Unknown</b>			17.Secondary Lot				%		30.Rear (201+)
1.Convent 4.Seller 7.			18.Excess Land				%		31.Tillable/Horti
2.FHA/VA 5.Private 8.			19.Condominium				%		32.Pasture
3.Assumed 6.Cash 9.Unknown			20.Pavement				%		33.Orchard
Validity <b>8 Other Non Valid</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	26		2.12	100 %	0	36.Commercial
3.Distress 6.Exempt 9.			22.Vacant Lot (Fr				%		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>		2.59				46.Site Improve

## Waterboro

Map Lot 031-004

Account 2076

Location 8 PHOENIX LANE & 10

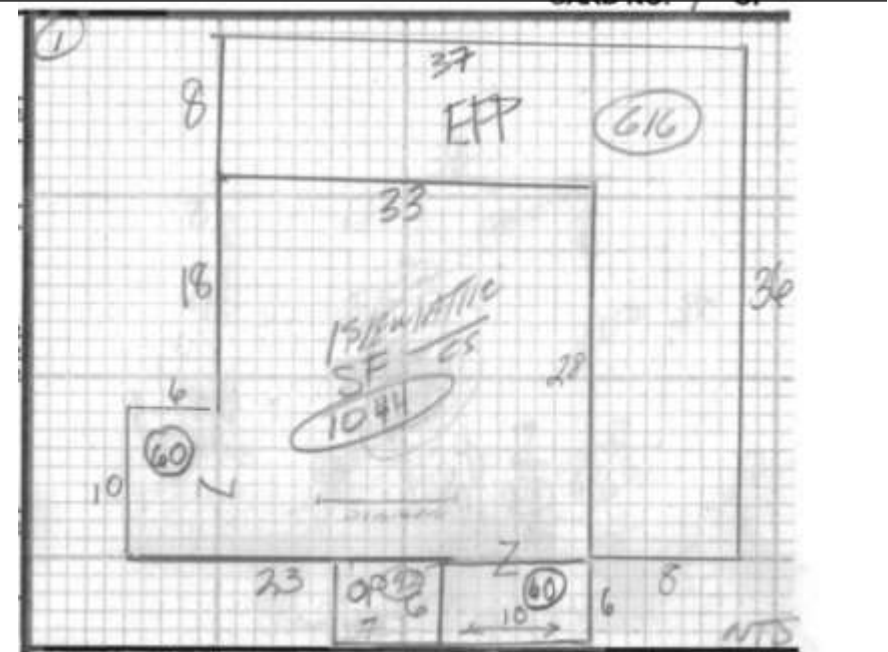
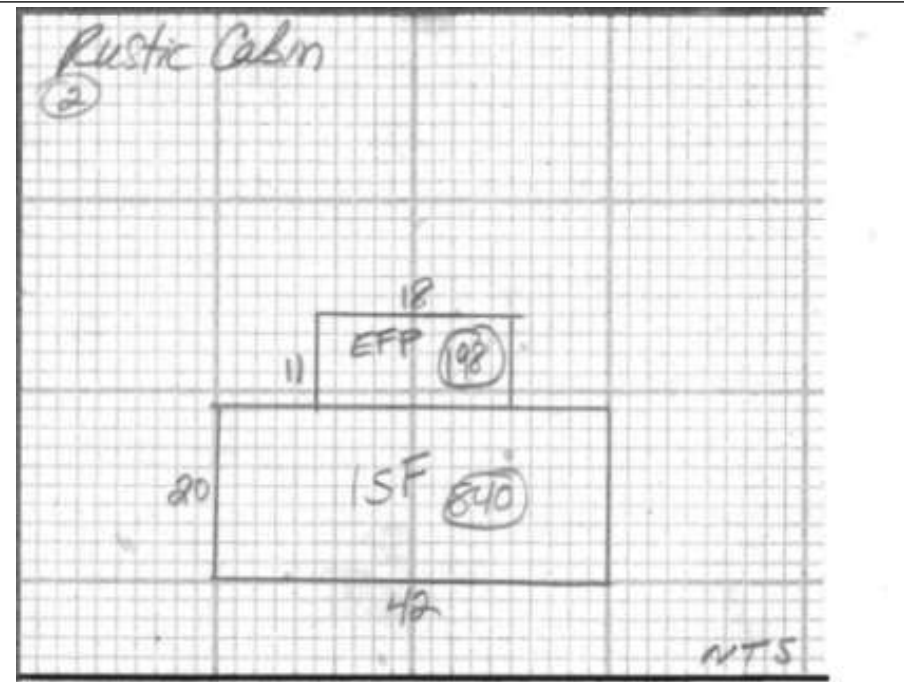
Card 1 Of 2 9/23/2024

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
2.Ranch	6.Split	10.Mohome	OPEN 5 OPTIONAL <b>0</b>		
3.R Ranch	7.Contemp/	11.Condo	Heat Type	<b>100%</b>	<b>9 Not Heated</b>
4.Cape	8.Log	12.	1.HWBB	5.FWA	9.No Heat
Dwelling Units	<b>1</b>		2.HWCI	6.GravWA	10.
Other Units	<b>0</b>		3.HWRAD	7.Electric	11.
Stories	<b>1 One Story</b>		4.Steam	8.F/WallM	12.
1.1	4.1.50	7.1.25	Cool Type	<b>0%</b>	<b>9 None</b>
2.2	5.1.75	8.	1.Refrig	4.W&C Air	7.
3.3	6.2.50	9.	2.Evapor	5.	8.
Exterior Walls	<b>2 Wood Shingle</b>		3.H Pump	6.	9.None
0.Wood	4.Asb/Asph	8.Alum/Vin	Kitchen Style	<b>3 Old Style</b>	
1.Wood	5.T-111	9.Other	1.Modern	4.Obsolete	7.
2.Wd Sh	6.Br/St	11.	2.Typical	5.	8.
3.Compos.	7.Nov	12.	3.Old Type	6.	9.None
Roof Surface	<b>1 Asphalt Shingles</b>		Bath(s) Style	<b>3 Old Style</b>	
1.Asphalt	4.Composit	7.	1.Modern	4.Obsolete	7.
2.Slate	5.Wood	8.	2.Typical	5.	8.
3.Metal	6.Other	9.	3.Old Type	6.	9.None
SF Masonry Trim	<b>0</b>		# Rooms	<b>5</b>	
OPEN-3-	<b>0</b>		# Bedrooms	<b>2</b>	
OPEN-4-	<b>0</b>		# Full Baths	<b>1</b>	
Year Built	<b>1948</b>		# Half Baths	<b>2</b>	
Year Remodeled	<b>0</b>		# Addn Fixtures	<b>0</b>	
Foundation	<b>2 Concrete Block</b>		# Fireplaces	<b>1</b>	
1.Concrete	4.Wood	7.	<div style="display: flex; align-items: center; justify-content: center;"> <div style="background-color: #2e7d32; color: white; padding: 10px; margin-right: 10px; font-size: 2em; font-weight: bold;">T</div> <div style="font-size: 2em; font-weight: bold;">TRIO</div> </div>		
2.C Block	5.Slab	8.			
3.Br/Stone	6.Prs/Post	9.			
Basement	<b>5 Crawl Space</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>2 Damp Basement</b>				
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
22 Encl Frame Porch	0	616	0 0	0	50 %	0 %	
21 Open Frame	0	42	0 0	0	50 %	0 %	
24 Frame Shed	0	400	0 0	0	50 %	0 %	
24 Frame Shed	0	800	0 0	0	50 %	0 %	
23 Frame Garage	0	400	0 0	0	50 %	0 %	
61 Canopy	0	140	0 0	0	50 %	0 %	
					%	%	
					%	%	
					%	%	
					%	%	



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Sale Date: 12/21/2022

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BARRY, NANCY H  
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HEWES JOHN L & RICHARD D & A FODEN  
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Inspection Witnessed By:

X	Date	Date Insp.
No./Date	Description	Date Insp.

Notes:

Waterboro

Property Data			Assessment Record						
Neighborhood <b>24 EAST SHORE DR</b>			Year	Land	Buildings	Exempt	Total		
Tree Growth Year <b>0</b>			2012	0	118,500	0	118,500		
1ST MORTGAGE <b>0</b>			2013	0	118,500	0	118,500		
2ND MORTGAGE <b>0</b>			2014	0	118,500	0	118,500		
Zone/Land Use <b>48 Shoreland</b>			2015	0	118,500	0	118,500		
Secondary Zone <b>31 .....</b>			2016	0	25,500	0	25,500		
Topography <b>2 Rolling</b>			2017	0	25,500	0	25,500		
1.Level 4.Below St 7.Steep			2018	0	25,500	0	25,500		
2.Rolling 5.Low 8.Wet			2019	0	25,500	0	25,500		
3.Above St 6.Swampy 9.Lev/Roll			2020	0	25,500	0	25,500		
Utilities <b>9 No Water/No Sewer</b>			2021	0	25,500	0	25,500		
1.Public 4.Improve 7.Improve			2022	0	28,100	0	28,100		
2.Water 5.Improve 8.			2023	0	31,100	0	31,100		
3.Sewer 6.Improve 9.None			2024	0	34,900	0	34,900		
Street <b>3 Gravel</b>			2025	0	46,700	0	46,700		
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>12/21/2022</b>			14.Rear Land				%		3.Topography
Price			15.Misc				%		4.Size/Shape
Sale Type <b>2 Land &amp; Buildings</b>							%		5.Access or Rear
1.Land 4.Mobile 7.							%		6.Restriction
2.L & B 5.Other 8.			<b>Square Foot</b>	<b>Square Feet</b>					7.Open Space
3.Building 6. 9.			16.Regular Lot				%		8.View/Environ
Financing <b>9 Unknown</b>			17.Secondary Lot				%		9.Fract Share
1.Convent 4.Seller 7.			18.Excess Land				%		<b>Acres</b>
2.FHA/VA 5.Private 8.			19.Condominium				%		30.Rear (201+)
3.Assumed 6.Cash 9.Unknown			20.Pavement				%		31.Tillable/Horti
Validity <b>8 Other Non Valid</b>							%		32.Pasture
1.Valid 4.Split 7.Renovate			<b>Fract. Acre</b>	<b>Acreege/Sites</b>					33.Orchard
2.Related 5.Partial 8.Other			21.Homesite (Frac				%		34.Frontage
3.Distress 6.Exempt 9.			22.Vacant Lot (Fr				%		35.Triangular Lot
Verified <b>5 Public Record</b>			23.Non Conforming				%		36.Commercial
1.Buyer 4.Agent 7.Family			<b>Acres</b>				%		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
			<b>Total Acreage</b>		<b>0.00</b>				44.Utility ROW
									45.Camp Lot
									46.Site Improve


## Waterboro

Map Lot 031-004

Account 2076

Location 8 10 PHOENIX LANE

Card 2 Of 2 9/23/2024

Building Style	<b>2 Ranch</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>0% 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>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>9 None</b>			
2.2	5.1.75	8.		1.Refrigt	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>2 Wood Shingle</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>2 Fair 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>840</b>			
2.Slate	5.Wood	8.		2.Typical	5.	8.		Condition	<b>2 Fair</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>4</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>1948</b>			# Half Baths	<b>1</b>			Funct. % Good	<b>60%</b>			
Year Remodeled	<b>0</b>			# Addn Fixtures	<b>0</b>			Functional Code	<b>5 Cond/Des/Util</b>			
Foundation	<b>3 Brick &amp;/or Stone</b>			# Fireplaces	<b>0</b>			1.Incomp	4.Small	7.Layout		
1.Concrete	4.Wood	7.			2.O-Built	5.CDU 8.Other		3.Damage	6.Style 9.None			
2.C Block	5.Slab	8.			Econ. % Good	<b>100%</b>			Economic Code	<b>None</b>		
3.Br/Stone	6.Prs/Post	9.			0.None	3.Services 7.			1.Location	4.Traffic 8.		
Basement	<b>5 Crawl Space</b>				2.Encroach	9.None 9.			Entrance Code	<b>0</b>		
1.1/4 Bmt	4.Full Bmt	7.			1.Interior	4.Vacant 7.		2.Refusal	5.Estimate 8.			
2.1/2 Bmt	5.None	8.			3.Informed	6.Office 9.RS			Information Code	<b>0</b>		
3.3/4 Bmt	6.	9.None			1.Owner	4.Agent 7.		2.Relative	5.Estimate 8.			
Bsmt Gar # Cars	<b>0</b>				3.Tenant	6.Other 9.SNY						
Wet Basement	<b>2 Damp Basement</b>											
1.Dry	4.	7.										
2.Damp	5.	8.										
3.Wet	6.	9.										
Date Inspected												
<b>Additions, Outbuildings &amp; Improvements</b>												
Type	Year	Units	Grade	Cond	Phys.	Funct.	Sound Value					
22 Encl Frame Porch	0	198	0 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				