

FREEMAN CHERYL TRUSTEE OF THE  
FREEMAN COTTAGE TRUST U/D/T/ DATED DEC 12 2010  
C/O KEVIN W FREEMAN  
HOPEWELL NY 12533

B15076P804 B16030P335

Previous Owner  
FREEMAN WILLIAM E JR & CHERYL  
27 SOUTH BOLTON ROAD

BOLTON MA 01740  
Sale Date: 2/02/2007

Inspection Witnessed By:

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

Notes:

Waterboro

| Property Data                         |  |  | Assessment Record  |                      |                  |        |                  |      |                        |
|---------------------------------------|--|--|--------------------|----------------------|------------------|--------|------------------|------|------------------------|
| Neighborhood <b>23 OSS�PEE POND E</b> |  |  | Year               | Land                 | Buildings        | Exempt | Total            |      |                        |
| Tree Growth Year <b>0</b>             |  |  | 2012               | 241,500              | 79,900           | 0      | 321,400          |      |                        |
| 1ST MORTGAGE <b>0</b>                 |  |  | 2013               | 241,500              | 79,900           | 0      | 321,400          |      |                        |
| 2ND MORTGAGE <b>0</b>                 |  |  | 2014               | 241,500              | 79,900           | 0      | 321,400          |      |                        |
| Zone/Land Use <b>48 Shoreland</b>     |  |  | 2015               | 241,500              | 79,900           | 0      | 321,400          |      |                        |
| Secondary Zone <b>31 .....</b>        |  |  | 2016               | 229,400              | 79,900           | 0      | 309,300          |      |                        |
| Topography <b>2 Rolling</b>           |  |  | 2017               | 229,400              | 79,900           | 0      | 309,300          |      |                        |
| 1.Level 4.Below St 7.Steep            |  |  | 2018               | 229,400              | 79,900           | 0      | 309,300          |      |                        |
| 2.Rolling 5.Low 8.Wet                 |  |  | 2019               | 229,400              | 79,900           | 0      | 309,300          |      |                        |
| 3.Above St 6.Swampy 9.Lev/Roll        |  |  | 2020               | 229,400              | 80,100           | 0      | 309,500          |      |                        |
| Utilities <b>9 No Water/No Sewer</b>  |  |  | 2021               | 252,400              | 80,100           | 0      | 332,500          |      |                        |
| 1.Public 4.Improve 7.Improve          |  |  | 2022               | 275,300              | 88,100           | 0      | 363,400          |      |                        |
| 2.Water 5.Improve 8.                  |  |  | 2023               | 302,800              | 97,700           | 0      | 400,500          |      |                        |
| 3.Sewer 6.Improve 9.None              |  |  | 2024               | 339,500              | 109,700          | 0      | 449,200          |      |                        |
| Street <b>3 Gravel</b>                |  |  | 2025               | 354,200              | 156,100          | 0      | 510,300          |      |                        |
| 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      | 11                   | Frontage         | Depth  | Factor           | Code |                        |
| BUILDING USE <b>0</b>                 |  |  | 12.Arrowhead WF    |                      |                  |        |                  |      | 1.Unimproved           |
| <b>Sale Data</b>                      |  |  | 13.Waterfront      |                      |                  |        |                  |      | 2.Excess Ftg /De       |
| Sale Date                             |  |  | 14.Rear Land       |                      |                  |        |                  |      | 3.Topography           |
| Price                                 |  |  | 15.Misc            |                      |                  |        |                  |      | 4.Size/Shape           |
| Sale Type <b>6 .....</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>7 .....</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>9 .....</b>               |  |  | <b>Fract. Acre</b> | <b>Acreege/Sites</b> |                  |        |                  |      | 32.Pasture             |
| 1.Valid 4.Split 7.Renovate            |  |  | 21.Homesite (Frac  |                      |                  |        |                  |      | 33.Orchard             |
| 2.Related 5.Partial 8.Other           |  |  | 22.Vacant Lot (Fr  |                      |                  |        |                  |      | 34.Frontage            |
| 3.Distress 6.Exempt 9.                |  |  | 23.Non Conforming  |                      |                  |        |                  |      | 35.Triangular Lot      |
| Verified <b>9 .....</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> |                  | 0.41   |                  |      | 43.Condo Site          |
|                                       |  |  |                    |                      |                  |        |                  |      | 44.Utility ROW         |
|                                       |  |  |                    |                      |                  |        |                  |      | 45.Camp Lot            |
|                                       |  |  |                    |                      |                  |        |                  |      | 46.Site Improve        |

## Waterboro

Map Lot 040-014


Account 2458

Location 19 DEAN DRIVE

Card 1

Of 1

9/23/2024

|  |                       |            |  |   |                                 |           |                             |                                      |                  |            |                           |         |         |            |                          |    |  |
|--|-----------------------|------------|--|---|---------------------------------|-----------|-----------------------------|--------------------------------------|------------------|------------|---------------------------|---------|---------|------------|--------------------------|----|--|
| Building Style                         | <b>3 Raised 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>100% 8 Floor/Wall Unit M</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.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>1 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>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>888</b>          |                  |            |                           |         |         |            |                          |    |  |
| 2.Slate                                | 5.Wood                | 8.         |  | 2.Typical   | 5.                              | 8.        |                             | Condition <b>5 Above 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>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>1950</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>6 Piers/Posts</b>        |                       |            |  | # Fireplaces  | <b>0</b>                        |           |                             | 1.Incomp                             | 4.Small          | 7.Layout   |                           |         |         |            |                          |    |  |
| 1.Concrete                             | 4.Wood                | 7.         |  |  |                                 |           |                             |                                      |                  |            | 2.O-Built                 | 5.CDU   | 8.Other |            |                          |    |  |
| 2.C Block                              | 5.Slab                | 8.         |  |   |                                 |           |                             |                                      |                  |            | 3.Damage                  | 6.Style | 9.None  |            | Econ. % Good <b>100%</b> |    |  |
| 3.Br/Stone                             | 6.Prs/Post            | 9.         |  |   |                                 |           |                             |                                      |                  |            | Economic Code <b>None</b> |         |         | 0.None     | 3.Services               | 7. |  |
| Basement <b>9 No Basement</b>          |                       |            |  |   |                                 |           |                             |                                      |                  |            | Entrance Code <b>0</b>    |         |         | 1.Location | 4.Traffic                | 8. |  |
| 1.1/4 Bmt                              | 4.Full Bmt            | 7.         |  |   |                                 |           |                             |                                      |                  |            | Information Code <b>0</b> |         |         | 2.Encroach | 9.None                   | 9. |  |
| 2.1/2 Bmt                              | 5.None                | 8.         |  |   |                                 |           |                             |                                      |                  |            | 1.Owner                   |         |         | 4.Agent    | 7.                       |    |  |
| 3.3/4 Bmt                              | 6.                    | 9.None     |  |   |                                 |           |                             |                                      |                  |            | 2.Relative                |         |         | 5.Estimate | 8.                       |    |  |
| Bsmt Gar # Cars <b>0</b>               |                       |            |  |   |                                 |           |                             |                                      |                  |            | 3.Tenant                  |         |         | 6.Other    | 9.SNY                    |    |  |
| Wet Basement <b>9 No 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 |                   |
|---------------|------|-------|-------|------|-------|--------|-------------|-------------------|
| 68 Wood Deck  | 0    | 32    | 0 0   | 0    | 0     | 0 %    | 0 %         | 1.One Story Fram  |
| 21 Open Frame | 0    | 16    | 0 0   | 0    | 0     | 0 %    | 0 %         | 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 |

