

TAUBE, BRIAN R  
4 SEQUOIA LANE  
NORTH WATERBORO ME 04061

B13095P68 B17852P944

Previous Owner  
RILEY MICHAEL P & E LISA  
ATTN: BRIAN TAUBE  
4 SEQUOIA LANE  
NORTH WATERBORO ME 04061  
Sale Date: 11/30/2018

Inspection Witnessed By:

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

Notes:  
18.0918 - combined lot 045-001-619 with this lot per deed,  
B14036/P697 -sb

Waterboro

| Property Data                           |  |  | Assessment Record    |             |                      |              |                  |             |                        |                   |
|---|--|--|----------------------|-------------|----------------------|--------------|------------------|-------------|------------------------|-------------------|
| Neighborhood <b>1 LAC WEST</b>          |  |  | Year                 | Land        | Buildings            | Exempt       | Total            |             |                        |                   |
| Tree Growth Year <b>0</b>               |  |  | 2012                 | 30,000      | 103,300              | 10,000       | 123,300          |             |                        |                   |
| 1ST MORTGAGE <b>0</b>                   |  |  | 2013                 | 30,000      | 103,300              | 10,000       | 123,300          |             |                        |                   |
| 2ND MORTGAGE <b>0</b>                   |  |  | 2014                 | 30,000      | 103,300              | 10,000       | 123,300          |             |                        |                   |
| Zone/Land Use <b>47 Lake Arrowhead</b>  |  |  | 2015                 | 30,000      | 103,300              | 10,000       | 123,300          |             |                        |                   |
| Secondary Zone                          |  |  | 2016                 | 15,000      | 107,400              | 15,000       | 107,400          |             |                        |                   |
| Topography <b>2 Rolling</b>             |  |  | 2017                 | 15,000      | 107,400              | 15,000       | 107,400          |             |                        |                   |
| 1.Level 4.Below St 7.Steep              |  |  | 2018                 | 15,000      | 107,400              | 20,000       | 102,400          |             |                        |                   |
| 2.Rolling 5.Low 8.Wet                   |  |  | 2019                 | 15,000      | 107,400              | 20,000       | 102,400          |             |                        |                   |
| 3.Above St 6.Swampy 9.Lev/Roll          |  |  | 2020                 | 22,500      | 108,400              | 0            | 130,900          |             |                        |                   |
| Utilities <b>9 No Water/No Sewer</b>    |  |  | 2021                 | 24,800      | 108,400              | 0            | 133,200          |             |                        |                   |
| 1.Public 4.Improve 7.Improve            |  |  | 2022                 | 27,000      | 119,300              | 0            | 146,300          |             |                        |                   |
| 2.Water 5.Improve 8.                    |  |  | 2023                 | 29,700      | 132,300              | 0            | 162,000          |             |                        |                   |
| 3.Sewer 6.Improve 9.None                |  |  | 2024                 | 33,300      | 148,500              | 0            | 181,800          |             |                        |                   |
| Street <b>3 Gravel</b>                  |  |  | 2025                 | 50,000      | 200,600              | 0            | 250,600          |             |                        |                   |
| 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>11/30/2018</b>             |  |  | 14.Rear Land         |             |                      |              | %                |             | 3.Topography           |                   |
| Price <b>184,000</b>                    |  |  | 15.Misc              |             |                      |              | %                |             | 4.Size/Shape           |                   |
| Sale Type <b>2 Land &amp; Buildings</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       | 16          |                      | 1            | 100              | %           | 0                      | 7.Open Space      |
| 3.Building 6. 9.                        |  |  | 17.Secondary Lot     | 17          |                      | 1            | 100              | %           | 0                      | 8.View/Environ    |
| Financing <b>9 Unknown</b>              |  |  | 18.Excess Land       |             |                      |              | %                |             |                        | 9.Fract Share     |
| 1.Convent 4.Seller 7.                   |  |  | 19.Condominium       |             |                      |              | %                |             |                        | 30.Rear (201+)    |
| 2.FHA/VA 5.Private 8.                   |  |  | 20.Pavement          |             |                      |              | %                |             |                        | 31.Tillable/Horti |
| 3.Assumed 6.Cash 9.Unknown              |  |  |                      |             |                      |              | %                |             |                        | 32.Pasture        |
| Validity <b>1 Arms Length Sale</b>      |  |  | <b>Fract. Acre</b>   |             | <b>Acreage/Sites</b> |              |                  |             |                        | 33.Orchard        |
| 1.Valid 4.Split 7.Renovate              |  |  | 21.Homesite (Frac    |             |                      |              | %                |             |                        | 34.Frontage       |
| 2.Related 5.Partial 8.Other             |  |  | 22.Vacant Lot (Fr    |             |                      |              | %                |             |                        | 35.Triangular Lot |
| 3.Distress 6.Exempt 9.                  |  |  | 23.Non Conforming    |             |                      |              | %                |             |                        | 36.Commercial     |
| Verified <b>5 Public Record</b>         |  |  | <b>Acres</b>         |             |                      |              | %                |             |                        | 37.Softwood       |
| 1.Buyer 4.Agent 7.Family                |  |  | 24.Excess ( 5-10)    |             |                      |              | %                |             |                        | 38.Mixed Wood     |
| 2.Seller 5.Pub Rec 8.Other              |  |  | 25.Excess (10+)      |             |                      |              | %                |             |                        | 39.Hardwood       |
| 3.Lender 6.MLS 9.                       |  |  | 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> |             | 0.00                 |              |                  |             |                        | 44.Utility ROW    |
|   |  |  |                      |             |                      |              |                  |             |                        | 45.Camp Lot       |
|   |  |  |                      |             |                      |              |                  |             |                        | 46.Site Improve   |

## Waterboro

Map Lot 045-001-618

Account 3423

Location 4 SEQUOIA LANE

Card 1 Of 1 9/23/2024

|                 |                           |                |                 |                          |                       |
|-----------------|---------------------------|----------------|-----------------|--------------------------|-----------------------|
| Building Style  | <b>4 Cape Cod</b>         | SF Bsmt Living | 0               | Layout                   | <b>1 Typical</b>      |
| 1.Conv          | 5.Garr/Col                | 9.Other        | Fin Bsmt Grade  | 0 0                      | 1.Typical             |
| 2.Ranch         | 6.Split                   | 10.Mohome      | OPEN 5 OPTIONAL | 0                        | 2.Inadeq              |
| 3.R Ranch       | 7.Contemp/                | 11.Condo       | Heat Type       | <b>100%</b>              | <b>1 Hot Water BB</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>5 T-111</b>            |                | 3.H Pump        | 6.                       | 9.None                |
| 0.Wood          | 4.Asb/Asph                | 8.Alum/Vin     | Kitchen Style   | <b>2 Typical</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>2 Typical Bath(s)</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>3</b>                 |                       |
| OPEN-4-         | <b>0</b>                  |                | # Full Baths    | <b>1</b>                 |                       |
| Year Built      | <b>1988</b>               |                | # Half Baths    | <b>1</b>                 |                       |
| Year Remodeled  | <b>0</b>                  |                | # Addn Fixtures | <b>0</b>                 |                       |
| Foundation      | <b>1 Concrete</b>         |                | # Fireplaces    | <b>0</b>                 |                       |
| 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

### Additions, Outbuildings & Improvements

| Type            | Year | Units | Grade | Cond | Phys. | Funct. | Sound Value |
|-----------------|------|-------|-------|------|-------|--------|-------------|
| 23 Frame Garage | 0    | 484   | 0 0   | 0    | 0 %   | 0 %    |             |
| 68 Wood Deck    | 0    | 192   | 0 0   | 0    | 0 %   | 0 %    |             |
| 68 Wood Deck    | 0    | 56    | 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

