

LABRECQUE MELISSA C
49 PINECREST CIRCLE
NORTH WATERBORO ME 04061

B13839P96 B15555P231 B15620P608 B17413P330

Previous Owner
HOMEVEST LLC
ATTN: MELISSA C LABRECQUE
49 PINECREST CIR
N WATERBORO ME 04061
Sale Date: 1/30/2017

Previous Owner
BLAKE ST. REAL ESTATE INVESTORS III LP
1200 17TH STREET SUITE 800

DENVER CO 80202
Sale Date: 5/01/2009

Previous Owner
MCKINNON JODY L
49 PINECREST CIRCLE

NORTH WATERBORO ME 04061 4824
Sale Date: 2/03/2009

Inspection Witnessed By:

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

Notes:

Waterboro

| Property Data | | | Assessment Record | | | | | | |
|---|--|--|----------------------|----------------------|------------------|--------------|------------------|-------------------|------------------------|
| Neighborhood 1 LAC WEST | | | Year | Land | Buildings | Exempt | Total | | |
| Tree Growth Year 0 | | | 2012 | 30,000 | 87,800 | 0 | 117,800 | | |
| 1ST MORTGAGE 0 | | | 2013 | 30,000 | 87,800 | 0 | 117,800 | | |
| 2ND MORTGAGE 0 | | | 2014 | 30,000 | 87,800 | 0 | 117,800 | | |
| Zone/Land Use 47 Lake Arrowhead | | | 2015 | 30,000 | 87,800 | 0 | 117,800 | | |
| Secondary Zone | | | 2016 | 15,000 | 83,700 | 0 | 98,700 | | |
| Topography 2 Rolling | | | 2017 | 15,000 | 83,700 | 0 | 98,700 | | |
| 1.Level 4.Below St 7.Steep | | | 2018 | 15,000 | 83,700 | 0 | 98,700 | | |
| 2.Rolling 5.Low 8.Wet | | | 2019 | 15,000 | 83,700 | 20,000 | 78,700 | | |
| 3.Above St 6.Swampy 9.Lev/Roll | | | 2020 | 15,000 | 83,700 | 20,000 | 78,700 | | |
| Utilities 9 No Water/No Sewer | | | 2021 | 16,500 | 83,700 | 24,500 | 75,700 | | |
| 1.Public 4.Improve 7.Improve | | | 2022 | 18,000 | 92,100 | 25,000 | 85,100 | | |
| 2.Water 5.Improve 8. | | | 2023 | 19,800 | 102,100 | 25,000 | 96,900 | | |
| 3.Sewer 6.Improve 9.None | | | 2024 | 22,200 | 116,200 | 25,000 | 113,400 | | |
| Street 3 Gravel | | | 2025 | 30,000 | 148,700 | 25,000 | 153,700 | | |
| 1.Paved 4.Proposed 7.ROW | | | Land Data | | | | | | |
| 2.Semi Imp 5.Pvt 8.None | | | Front Foot | Type | Effective | | Influence | | Influence Codes |
| 3.Gravel 6.Aband 9.TG PLAN | | | | | Frontage | Depth | Factor | Code | |
| LAND USE 0 | | | 11.Ossipee WF | | | % | | 1.Unimproved | |
| BUILDING USE 0 | | | 12.Arrowhead WF | | | % | | 2.Excess Ftg /De | |
| Sale Data | | | 13.Waterfront | | | % | | 3.Topography | |
| | | | 14.Rear Land | | | % | | 4.Size/Shape | |
| Sale Date 1/30/2017 | | | 15.Misc | | | % | | 5.Access or Rear | |
| Price 140,000 | | | | | | % | | 6.Restriction | |
| Sale Type 2 Land & Buildings | | | | | | % | | 7.Open Space | |
| 1.Land 4.Mobile 7. | | | Square Foot | Square Feet | | | | 8.View/Environ | |
| 2.L & B 5.Other 8. | | | | 16.Regular Lot | 16 | 1 | 100 % | 0 | 9.Fract Share |
| 3.Building 6. 9. | | | 17.Secondary Lot | | | % | | Acres | |
| Financing 1 Conventional | | | 18.Excess Land | | | % | | 30.Rear (201+) | |
| 1.Convent 4.Seller 7. | | | 19.Condominium | | | % | | 31.Tillable/Horti | |
| 2.FHA/VA 5.Private 8. | | | 20.Pavement | | | % | | 32.Pasture | |
| 3.Assumed 6.Cash 9.Unknown | | | | | | % | | 33.Orchard | |
| Validity 1 Arms Length Sale | | | | | | % | | 34.Frontage | |
| 1.Valid 4.Split 7.Renovate | | | Fract. Acre | Acreege/Sites | | | | 35.Triangular Lot | |
| 2.Related 5.Partial 8.Other | | | 21.Homesite (Frac | | | % | | 36.Commercial | |
| 3.Distress 6.Exempt 9. | | | 22.Vacant Lot (Fr | | | % | | 37.Softwood | |
| Verified 5 Public Record | | | 23.Non Conforming | | | % | | 38.Mixed Wood | |
| 1.Buyer 4.Agent 7.Family | | | Acres | | | % | | 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 | |
| | | | Total Acreage | | 0.00 | | | 46.Site Improve | |

Waterboro

Map Lot 046-002-117

Account 3670

Location 49 PINECREST CIRCLE

Card 1

Of 1

9/23/2024

| | | | | | |
|-----------------|---------------------------|----------------|---|--------------------------|------------------|
| Building Style | 2 Ranch | SF Bsmt Living | 0 | Layout | 1 Typical |
| 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 | 100% | 3.Not func |
| 4.Cape | 8.Log | 12. | 1.HWBB | 5.FWA | 9.No Heat |
| Dwelling Units | 1 | | 2.HWCI | 6.GravWA | 10. |
| Other Units | 0 | | 3.HWRAD | 7.Electric | 11. |
| Stories | 1 One Story | | 4.Steam | 8.F/WallM | 12. |
| 1.1 | 4.1.50 | 7.1.25 | Cool Type | 0% | 9 None |
| 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 | 8 Aluminum/Vinyl | | 3.H Pump | 6. | 9.None |
| 0.Wood | 4.Asb/Asph | 8.Alum/Vin | Kitchen Style | 2 Typical | |
| 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 | 1 Asphalt Shingles | | Bath(s) Style | 2 Typical Bath(s) | |
| 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 | 0 | | # Rooms | 5 | |
| OPEN-3- | 0 | | # Bedrooms | 2 | |
| OPEN-4- | 0 | | # Full Baths | 1 | |
| Year Built | 1986 | | # Half Baths | 0 | |
| Year Remodeled | 0 | | # Addn Fixtures | 0 | |
| Foundation | 5 Concrete Slab | | # Fireplaces | 0 | |
| 1.Concrete | 4.Wood | 7. | <div style="display: flex; align-items: center; justify-content: center;"> <div style="background-color: #2e7d32; color: white; padding: 10px 20px; font-size: 2em; font-weight: bold; margin-right: 10px;">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 | 9 No Basement | | | | |
| 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 | 0 | | | | |
| Wet Basement | 9 No 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 |
|---------------|------|-------|-------|------|-------|--------|-------------|
| 24 Frame Shed | 1986 | 168 | 3 100 | 4 | 90 % | 100 % | |
| 24 Frame Shed | 0 | 80 | 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

