

WALL, THOMAS
11 INDIAN LANE
NORTH WATERBORO ME 04061

B12833P269 B18889P327 B18889P329 B18997P358

Previous Owner
MACCALLAHAN LLC
867 GOODWINS MILLS ROAD

DAYTON ME 04005
Sale Date: 4/07/2022

Previous Owner
EASTMAN CHRISTOPHER L
EASTMAN, IRENE M*
11 INDIAN LANE
NORTH WATERBORO ME 04061
Sale Date: 12/02/2021

Inspection Witnessed By:

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

Notes:

Waterboro

| Property Data | | | Assessment Record | | | | | | | | |
|---|--|--|---------------------------|-------------|------------------|--------------|------------------|-------------|------------------------|-------------------|-----------------|
| Neighborhood 1 LAC WEST | | | Year | Land | Buildings | Exempt | Total | | | | |
| Tree Growth Year 0 | | | 2012 | 30,000 | 81,200 | 10,000 | 101,200 | | | | |
| 1ST MORTGAGE 0 | | | 2013 | 30,000 | 81,200 | 10,000 | 101,200 | | | | |
| 2ND MORTGAGE 0 | | | 2014 | 30,000 | 81,200 | 10,000 | 101,200 | | | | |
| Zone/Land Use 47 Lake Arrowhead | | | 2015 | 30,000 | 81,200 | 10,000 | 101,200 | | | | |
| Secondary Zone | | | 2016 | 15,000 | 81,200 | 15,000 | 81,200 | | | | |
| Topography 2 Rolling | | | 2017 | 15,000 | 81,200 | 15,000 | 81,200 | | | | |
| 1.Level 4.Below St 7.Steep | | | 2018 | 15,000 | 81,200 | 20,000 | 76,200 | | | | |
| 2.Rolling 5.Low 8.Wet | | | 2019 | 15,000 | 81,200 | 20,000 | 76,200 | | | | |
| 3.Above St 6.Swampy 9.Lev/Roll | | | 2020 | 15,000 | 81,200 | 20,000 | 76,200 | | | | |
| Utilities 9 No Water/No Sewer | | | 2021 | 16,500 | 81,200 | 24,500 | 73,200 | | | | |
| 1.Public 4.Improve 7.Improve | | | 2022 | 18,000 | 89,300 | 25,000 | 82,300 | | | | |
| 2.Water 5.Improve 8. | | | 2023 | 19,800 | 99,000 | 0 | 118,800 | | | | |
| 3.Sewer 6.Improve 9.None | | | 2024 | 22,200 | 111,800 | 0 | 134,000 | | | | |
| Street 3 Gravel | | | 2025 | 30,000 | 158,700 | 0 | 188,700 | | | | |
| 1.Paved 4.Proposed 7.ROW | | | Land Data | | | | | | | | |
| 2.Semi Imp 5.Pvt 8.None | | | | | | | | | | | |
| 3.Gravel 6.Aband 9.TG PLAN | | | Front Foot | Type | Effective | | Influence | | Influence Codes | | |
| LAND USE 0 | | | 11.Ossipee WF | | Frontage | Depth | Factor | Code | | | |
| BUILDING USE 0 | | | 12.Arrowhead WF | | | | % | | 1.Unimproved | | |
| Sale Data | | | 13.Waterfront | | | | % | | 2.Excess Ftg /De | | |
| Sale Date 4/07/2022 | | | 14.Rear Land | | | | % | | 3.Topography | | |
| Price 250,000 | | | 15.Misc | | | | % | | 4.Size/Shape | | |
| Sale Type 2 Land & Buildings | | | | | | | % | | 5.Access or Rear | | |
| 1.Land 4.Mobile 7. | | | | | | | % | | 6.Restriction | | |
| 2.L & B 5.Other 8. | | | Square Foot | | | | % | | 7.Open Space | | |
| 3.Building 6. 9. | | | 16.Regular Lot | 16 | | 1 | 100 | % | 0 | 8.View/Environ | |
| Financing 9 Unknown | | | 17.Secondary Lot | | | | % | | | 9.Fract Share | |
| 1.Convent 4.Seller 7. | | | 18.Excess Land | | | | % | | | Acres | |
| 2.FHA/VA 5.Private 8. | | | 19.Condominium | | | | % | | | 30.Rear (201+) | |
| 3.Assumed 6.Cash 9.Unknown | | | 20.Pavement | | | | % | | | 31.Tillable/Horti | |
| Validity 1 Arms Length Sale | | | | | | | % | | | 32.Pasture | |
| 1.Valid 4.Split 7.Renovate | | | Fract. Acre | | | | % | | | 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 5 Public Record | | | 23.Non Conforming | | | | % | | | 36.Commercial | |
| 1.Buyer 4.Agent 7.Family | | | Acres | | | | % | | | 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 | |
| | | | Total Acreage 0.00 | | | | | | | | 44.Utility ROW |
| | | | | | | | | | | | 45.Camp Lot |
| | | | | | | | | | | | 46.Site Improve |

Waterboro

Map Lot 046-002-136

Account 3688

Location 11 INDIAN LANE

Card 1 Of 1 9/23/2024

| | | | | | | | | | | |
|-----------------|---------------------------|------------|--|-----------------|----------------------------|------------|------------------|------------------------|---------------|----------|
| Building Style | 2 Ranch | | | SF Bsmt Living | 330 | Layout | 1 Typical | | | |
| 1.Conv | 5.Garr/Col | 9.Other | | Fin Bsmt Grade | 3 100 | 1.Typical | 4. | 7. | | |
| 2.Ranch | 6.Split | 10.Mohome | | OPEN 5 OPTIONAL | 0 | 2.Inadeq | 5. | 8. | | |
| 3.R Ranch | 7.Contemp/ | 11.Condo | | Heat Type | 100% 1 Hot Water BB | 3.Not func | 6. | 9. | | |
| 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 | Insulation | 1 Full | | | |
| 2.2 | 5.1.75 | 8. | | 1.Refrig | 4.W&C Air | 7. | 1.Full | 4.Minimal | | |
| 3.3 | 6.2.50 | 9. | | 2.Evapor | 5. | 8. | 2.Heavy | 5.Unk | | |
| Exterior Walls | 1 Wood Siding | | | 3.H Pump | 6. | 9.None | 3.Capped | 6. | | |
| 0.Wood | 4.Asb/Asph | 8.Alum/Vin | | Kitchen Style | 2 Typical | | | Unfinished % | 0% | |
| 1.Wood | 5.T-111 | 9.Other | | 1.Modern | 4.Obsolete | 7. | Grade & Factor | 3 Average 100% | | |
| 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 | 1 Asphalt Shingles | | | Bath(s) Style | 2 Typical Bath(s) | | | 3.C Grade | 6.AA Grade | 9.Same |
| 1.Asphalt | 4.Composit | 7. | | 1.Modern | 4.Obsolete | 7. | SQFT (Footprint) | 672 | | |
| 2.Slate | 5.Wood | 8. | | 2.Typical | 5. | 8. | Condition | 5 Above Average | | |
| 3.Metal | 6.Other | 9. | | 3.Old Type | 6. | 9.None | 1.Poor | 4.Avg | 7.V G | |
| SF Masonry Trim | 0 | | | # Rooms | 5 | | | 2.Fair | 5.Avg+ | 8.Exc |
| OPEN-3- | 0 | | | # Bedrooms | 3 | | | 3.Avg- | 6.Good | 9.Same |
| OPEN-4- | 0 | | | # Full Baths | 1 | | | Phys. % Good | 0% | |
| Year Built | 1991 | | | # Half Baths | 0 | | | Funct. % Good | 100% | |
| Year Remodeled | 0 | | | # Addn Fixtures | 0 | | | Functional Code | 9 None | |
| Foundation | 1 Concrete | | | # Fireplaces | 0 | | | 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 | |
| 3.Br/Stone | 6.Prs/Post | 9. | | | | | Econ. % Good | 100% | | |
| Basement | 4 Full Basement | | | | | | Economic Code | None | | |
| 1.1/4 Bmt | 4.Full Bmt | 7. | | | | | 0.None | 3.Services | 7. | |
| 2.1/2 Bmt | 5.None | 8. | | | | | 1.Location | 4.Traffic | 8. | |
| 3.3/4 Bmt | 6. | 9.None | | | | | 2.Encroach | 9.None | 9. | |
| Bsmt Gar # Cars | 0 | | | | | | Entrance Code | 0 | | |
| Wet Basement | 1 Dry Basement | | | | | | 1.Interior | 4.Vacant | 7. | |
| 1.Dry | 4. | 7. | | | | | 2.Refusal | 5.Estimate | 8. | |
| 2.Damp | 5. | 8. | | | | | 3.Informed | 6.Office | 9.RS | |
| 3.Wet | 6. | 9. | | | | | Information Code | 0 | | |
| | | | | | | | 1.Owner | 4.Agent | 7. | |
| | | | | | | | 2.Relative | 5.Estimate | 8. | |
| | | | | | | | 3.Tenant | 6.Other | 9.SNY | |



Date Inspected

Additions, Outbuildings & Improvements

| Type | Year | Units | Grade | Cond | Phys. | Funct. | Sound Value | |
|---------------|------|-------|-------|------|-------|--------|-------------|-------------------|
| 24 Frame Shed | 0 | 96 | 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 |

