

EMERSON, TRAVIS D  
 9 PLEASANT DRIVE  
 EAST WATERBORO ME 04030  
 B11583P271 B17769P114 B19058P758

Previous Owner  
 SOUTER, TYLER C  
 SOUTER, LIANE (JT)  
 9 PLEASANT STREET  
 EAST WATERBORO ME 04030  
 Sale Date: 6/24/2022

Previous Owner  
 CLIFFORD ALFREDA M  
 ATTN: TYLER & LIANE SOUTER  
 9 PLEASANT DRIVE  
 EAST WATERBORO ME 04030  
 Sale Date: 7/27/2018

Inspection Witnessed By:

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

Notes:

| Property Data                           |  |  | Assessment Record         |                      |                  |              |                  |             |                        |
|---|--|--|---------------------------|----------------------|------------------|--------------|------------------|-------------|------------------------|
| Neighborhood <b>48 OLD ALFRED RD</b>    |  |  | Year                      | Land                 | Buildings        | Exempt       | Total            |             |                        |
| Tree Growth Year <b>0</b>               |  |  | 2012                      | 57,700               | 96,400           | 10,000       | 144,100          |             |                        |
| 1ST MORTGAGE <b>0</b>                   |  |  | 2013                      | 57,700               | 96,400           | 10,000       | 144,100          |             |                        |
| 2ND MORTGAGE <b>0</b>                   |  |  | 2014                      | 57,700               | 96,400           | 10,000       | 144,100          |             |                        |
| Zone/Land Use <b>11 Residential</b>     |  |  | 2015                      | 57,700               | 96,400           | 10,000       | 144,100          |             |                        |
| Secondary Zone                          |  |  | 2016                      | 49,000               | 96,400           | 15,000       | 130,400          |             |                        |
| Topography <b>1 Level</b>               |  |  | 2017                      | 49,000               | 96,400           | 15,000       | 130,400          |             |                        |
| 1.Level 4.Below St 7.Steep              |  |  | 2018                      | 49,000               | 96,400           | 20,000       | 125,400          |             |                        |
| 2.Rolling 5.Low 8.Wet                   |  |  | 2019                      | 49,000               | 96,400           | 20,000       | 125,400          |             |                        |
| 3.Above St 6.Swampy 9.Lev/Roll          |  |  | 2020                      | 49,000               | 96,400           | 0            | 145,400          |             |                        |
| Utilities <b>9 No Water/No Sewer</b>    |  |  | 2021                      | 53,900               | 96,400           | 0            | 150,300          |             |                        |
| 1.Public 4.Improve 7.Improve            |  |  | 2022                      | 58,800               | 106,100          | 0            | 164,900          |             |                        |
| 2.Water 5.Improve 8.                    |  |  | 2023                      | 64,700               | 117,600          | 0            | 182,300          |             |                        |
| 3.Sewer 6.Improve 9.None                |  |  | 2024                      | 72,500               | 132,100          | 0            | 204,600          |             |                        |
| Street <b>1 Paved</b>                   |  |  | 2025                      | 79,800               | 180,900          | 0            | 260,700          |             |                        |
| 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>6/24/2022</b>              |  |  | 14.Rear Land              |                      |                  |              | %                |             | 3.Topography           |
| Price <b>285,000</b>                    |  |  | 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>1 Arms Length Sale</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         | 21                   | 0.59             | 100          | %                | 0           | 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> 0.59 |                      |                  |              |                  |             | 44.Utility ROW         |
|   |  |  |                           |                      |                  |              |                  |             | 45.Camp Lot            |
|   |  |  |                           |                      |                  |              |                  |             | 46.Site Improve        |


## Waterboro

Map Lot 049-001I

Account 4012

Location 9 PLEASANT DRIVE

Card 1 Of 1 9/23/2024

|                 |                           |                |   |                          |                            |
|-----------------|---------------------------|----------------|---|--------------------------|----------------------------|
| Building Style  | <b>2 Ranch</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>8 Floor/Wall Unit M</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>3 Composition</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>0</b>                 |                            |
| OPEN-3-         | <b>0</b>                  |                | # Bedrooms  | <b>3</b>                 |                            |
| OPEN-4-         | <b>0</b>                  |                | # Full Baths  | <b>1</b>                 |                            |
| Year Built      | <b>1972</b>               |                | # Half Baths  | <b>0</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>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       |
|------|------|-------|-------|------|-------|--------|-------------------|
|      |      |       |       |      | %     | %      | 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 |

