

FLOREZ GARCIA, CARLOS E
LIZCANO-RODRIGUEZ, LAURA C
44 OAK LN
E WATERBORO ME 04030

B8628P110 B18039P370

Previous Owner
HINZ ROBERT L
HINZ, GAIL M
44 OAK LN
E WATERBORO ME 04030
Sale Date: 8/23/2019

Inspection Witnessed By:

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

Notes:
23.0124 - added 12x45 deck expansion - vv

Waterboro

| Property Data | | | Assessment Record | | | | | | |
|---|--|--|----------------------|-------------|----------------------|--------|------------------|------|------------------------|
| Neighborhood 48 OLD ALFRED RD | | | Year | Land | Buildings | Exempt | Total | | |
| Tree Growth Year 0 | | | 2012 | 62,300 | 159,500 | 10,000 | 211,800 | | |
| 1ST MORTGAGE 0 | | | 2013 | 62,300 | 159,500 | 10,000 | 211,800 | | |
| 2ND MORTGAGE 0 | | | 2014 | 62,300 | 159,500 | 10,000 | 211,800 | | |
| Zone/Land Use 11 Residential | | | 2015 | 62,300 | 159,500 | 10,000 | 211,800 | | |
| Secondary Zone | | | 2016 | 53,000 | 159,500 | 15,000 | 197,500 | | |
| Topography 1 Level | | | 2017 | 53,000 | 159,500 | 15,000 | 197,500 | | |
| 1.Level 4.Below St 7.Steep | | | 2018 | 53,000 | 159,500 | 20,000 | 192,500 | | |
| 2.Rolling 5.Low 8.Wet | | | 2019 | 53,000 | 159,500 | 20,000 | 192,500 | | |
| 3.Above St 6.Swampy 9.Lev/Roll | | | 2020 | 53,000 | 160,200 | 20,000 | 193,200 | | |
| Utilities 9 No Water/No Sewer | | | 2021 | 58,300 | 160,200 | 0 | 218,500 | | |
| 1.Public 4.Improve 7.Improve | | | 2022 | 63,600 | 176,200 | 25,000 | 214,800 | | |
| 2.Water 5.Improve 8. | | | 2023 | 70,000 | 195,500 | 25,000 | 240,500 | | |
| 3.Sewer 6.Improve 9.None | | | 2024 | 78,400 | 230,100 | 25,000 | 283,500 | | |
| Street 1 Paved | | | 2025 | 86,300 | 313,200 | 25,000 | 374,500 | | |
| 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 8/23/2019 | | | 14.Rear Land | | | | % | | 3.Topography |
| Price 277,500 | | | 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 | | Square Feet | | | | 7.Open Space |
| 3.Building 6. 9. | | | 16.Regular Lot | | | | % | | 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 | | Acreege/Sites | | | | 33.Orchard |
| 2.Related 5.Partial 8.Other | | | 21.Homesite (Frac | 21 | 0.69 | 100 | % | 0 | 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 | | 0.69 | | | | 44.Utility ROW |
| | | | | | | | | | 45.Camp Lot |
| | | | | | | | | | 46.Site Improve |

Waterboro

Map Lot 049-011N

Account 3999

Location 44 OAK LANE

Card 1 Of 1 9/23/2024

| | | | | | | | | | | | | | | | |
|--|----------------|------------|--|--|----------------------------|-----------|---------------------------|--------------------------------------|-------------------------------|---------------------------|------------|-------------------|-----------|------|--|
| Building Style | 9 Other | | | SF Bsmt Living | 0 | | | Layout | 1 Typical | | | | | | |
| 1.Conv | 5.Garr/Col | 9.Other | | Fin Bsmt Grade | 0 0 | | | 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 | | Attic 9 None | | | | | | | |
| Dwelling Units 1 | | | 2.HWCI | 6.GravWA | 10. | | 1.1/4 Fin | 4.Full Fin | 7.1/4 Unfi | | | | | | |
| Other Units 0 | | | 3.HWRAD | 7.Electric | 11. | | 2.1/2 Fin | 5.FI/Stair | 8. | | | | | | |
| Stories 5 One & 3/4 Story | | | 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 | 0% 9 None | | | Insulation 1 Full | | | | | | | |
| 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 1 Wood Siding | | | 3.H Pump | 6. | 9.None | | 3.Capped | | | 6. 9.None | | | | | |
| 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) 864 | | | | | | | |
| 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 0 | | | | | | 2.Fair | 5.Avg+ | 8.Exc | | | | |
| OPEN-3- 0 | | | # Bedrooms 4 | | | | | | 3.Avg- | 6.Good | 9.Same | | | | |
| OPEN-4- 0 | | | # Full Baths 2 | | | | | | Phys. % Good 0% | | | | | | |
| Year Built 1973 | | | # 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. | | <div style="display: flex; align-items: center; justify-content: center;"> <div style="background-color: #2e7d32; color: white; padding: 10px 20px; font-size: 2em; margin-right: 10px;">T</div> <div style="font-size: 2em; font-weight: bold; margin-right: 10px;">TRIO</div> </div> | | | 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% | | | Economic Code None | | | | | |
| Basement 4 Full Basement | | | | | | | 0.None | | | 3.Services | 7. | | | | |
| 1.1/4 Bmt | 4.Full Bmt | 7. | | | | | | | | 1.Location | | | 4.Traffic | 8. | |
| 2.1/2 Bmt | 5.None | 8. | | | | | | | | 2.Encroach | | | 9.None | 9. | |
| 3.3/4 Bmt | 6. | 9.None | | | | | | | | Entrance Code 0 | | | | | |
| Bsmt Gar # Cars 0 | | | | | | | | | | 1.Interior | 4.Vacant | 7. | | | |
| Wet Basement 1 Dry Basement | | | | | | | | | | 2.Refusal | 5.Estimate | 8. | | | |
| 1.Dry | 4. | 7. | | | | | | | | 3.Informed | | | 6.Office | 9.RS | |
| 2.Damp | 5. | 8. | | | | | Information Code 0 | | | | | | | | |
| 3.Wet | 6. | 9. | | | | | 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 |
|-----------------|------|-------|-------|------|-------|--------|-------------|
| 68 Wood Deck | 0 | 144 | 0 0 | 0 | 0 | 0 % | 0 % |
| 21 Open Frame | 0 | 225 | 0 0 | 0 | 0 | 0 % | 0 % |
| 68 Wood Deck | 0 | 50 | 0 0 | 0 | 0 | 0 % | 0 % |
| 23 Frame Garage | 0 | 672 | 0 0 | 0 | 0 | 0 % | 0 % |
| 24 Frame Shed | 0 | 96 | 0 0 | 0 | 0 | 0 % | 0 % |
| 68 Wood Deck | 2022 | | | | | 0 % | 10,000 |
| | | | | | | 0 % | 0 % |
| | | | | | | 0 % | 0 % |
| | | | | | | 0 % | 0 % |
| | | | | | | 0 % | 0 % |
| | | | | | | 0 % | 0 % |

