

LANOIX RICHARD J  
4 JAMES DR  
WATERBORO ME 04087

B5245P323 B16445P544 B17741P726 B17912P21

Previous Owner  
US BANK TRUST, N.A., TRUSTEE  
LSF9 MASTER PARTICIPATION TRUST  
C/O CLIBER HOME LOANS, INC.  
OKLAHOMA CITY OK 91724 3748  
Sale Date: 3/15/2019

Previous Owner  
BENNETT EDWARD R  
C/O CALIBER HOME LOANS INC  
1123 PARK VIEW DR  
COVINA CA 91724 3748  
Sale Date: 4/24/2018

Inspection Witnessed By:

X	Date	Date Insp.
No./Date	Description	Date Insp.

Notes:

Waterboro

Property Data			Assessment Record						
Neighborhood <b>54 HAMILTON RD</b>			Year	Land	Buildings	Exempt	Total		
Tree Growth Year <b>0</b>			2012	66,300	118,800	10,000	175,100		
1ST MORTGAGE <b>0</b>			2013	66,300	118,800	10,000	175,100		
2ND MORTGAGE <b>0</b>			2014	66,300	118,800	10,000	175,100		
Zone/Land Use <b>31 Agricultural/Residential</b>			2015	66,300	118,800	10,000	175,100		
Secondary Zone			2016	56,400	112,800	15,000	154,200		
Topography <b>1 Level</b>			2017	56,400	112,800	15,000	154,200		
1.Level 4.Below St 7.Steep			2018	56,400	112,800	20,000	149,200		
2.Rolling 5.Low 8.Wet			2019	56,400	112,800	20,000	149,200		
3.Above St 6.Swampy 9.Lev/Roll			2020	56,400	113,200	20,000	149,600		
Utilities <b>9 No Water/No Sewer</b>			2021	62,000	113,200	24,500	150,700		
1.Public 4.Improve 7.Improve			2022	67,600	124,600	25,000	167,200		
2.Water 5.Improve 8.			2023	74,400	138,100	25,000	187,500		
3.Sewer 6.Improve 9.None			2024	83,400	155,100	25,000	213,500		
Street <b>1 Paved</b>			2025	102,000	198,200	25,000	275,200		
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>3/15/2019</b>			14.Rear Land				%		3.Topography
Price <b>130,000</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>3 Distressed Sale</b>							%		32.Pasture
1.Valid 4.Split 7.Renovate			<b>Fract. Acre</b>	<b>Acres/Sites</b>					33.Orchard
2.Related 5.Partial 8.Other			21.Homesite (Frac	21	1.22	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>		1.22			44.Utility ROW
									45.Camp Lot
									46.Site Improve

## Waterboro

Map Lot 050-001

Account 4029

Location 4 JAMES DRIVE EXT

Card 1

Of 1

9/23/2024

Building Style	<b>3 Raised Ranch</b>			SF Bsmt Living	<b>800</b>	Layout	<b>1 Typical</b>				
1.Conv	5.Garr/Col	9.Other		Fin Bsmt Grade	<b>3 100</b>	1.Typical	4.	7.			
2.Ranch	6.Split	10.Mohome		OPEN 5 OPTIONAL	<b>0</b>	2.Inadeq	5.	8.			
3.R Ranch	7.Contemp/	11.Condo		Heat Type	<b>100% 1 Hot Water BB</b>	3.Not func	6.	9.			
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% 9 None</b>			Insulation	<b>1 Full</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>8 Aluminum/Vinyl</b>			3.H Pump	6.	9.None					
0.Wood	4.Asb/Asph	8.Alum/Vin		Kitchen Style	<b>2 Typical</b>			Unfinished %	<b>0%</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>			Grade & Factor	<b>3 Average 105%</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>			1.E Grade	4.B Grade	7.AAA Grad	
OPEN-3-	<b>0</b>			# Bedrooms	<b>3</b>			2.D Grade	5.A Grade	8.	
OPEN-4-	<b>0</b>			# Full Baths	<b>1</b>			3.C Grade	6.AA Grade	9.Same	
Year Built	<b>1975</b>			# Half Baths	<b>0</b>			SQFT (Footprint)	<b>1104</b>		
Year Remodeled	<b>0</b>			# Addn Fixtures	<b>0</b>			Condition	<b>4 Average</b>		
Foundation	<b>1 Concrete</b>			# Fireplaces	<b>0</b>			1.Poor	4.Avg	7.V G	
1.Concrete	4.Wood	7.						2.Fair	5.Avg+	8.Exc	
2.C Block	5.Slab	8.						3.Avg-	6.Good	9.Same	
3.Br/Stone	6.Prs/Post	9.						Phys. % Good	<b>0%</b>		
Basement	<b>4 Full Basement</b>							Funct. % Good	<b>100%</b>		
1.1/4 Bmt	4.Full Bmt	7.						Functional Code	<b>9 None</b>		
2.1/2 Bmt	5.None	8.						1.Incomp	4.Small	7.Layout	
3.3/4 Bmt	6.	9.None						2.O-Built	5.CDU	8.Other	
Bsmt Gar # Cars	<b>0</b>							3.Damage	6.Style	9.None	
Wet Basement	<b>1 Dry Basement</b>							Econ. % Good	<b>100%</b>		
1.Dry	4.	7.						Economic Code	<b>None</b>		
2.Damp	5.	8.						0.None	3.Services	7.	
3.Wet	6.	9.						1.Location	4.Traffic	8.	
								2.Encroach	9.None	9.	
								Entrance Code	<b>0</b>		
								1.Interior	4.Vacant	7.	
								2.Refusal	5.Estimate	8.	
								3.Informed	6.Office	9.RS	
								Information Code	<b>0</b>		
								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	154	0 0	0	0	0 %	0 %	1.One Story Fram
26 1SFr Overhang	0	42	0 0	0	0	0 %	0 %	2.Two Story Fram
23 Frame Garage	0	92	0 0	0	0	0 %	0 %	3.Three Story Fr
47 1.50 ST GAR	0	676	0 0	0	0	0 %	0 %	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

