

MAP

LOT

ACCOUNT NO. 3439 ADDRESS

TOWN OF WATERBORO, MAINE

CARD NO. OF 36075

045-001-647 (+1045, 1646)

SULLIVAN TIMOTHY J JR &

48 ASH COURT

045-001-647

MCGAH MARIE L & DAVID J

48 ASH COURT

06/22/2004 \$235,000

PROPERTY DATA

NEIGHBORHOOD CODE

STREET CODE

LAND USE

- 11. Residential
- 21. Village
- 22. Village/Res.
- 31. Agricultural/Res.
- 33. Forest/Agri.
- 40. Conservation
- 45. General Purpose
- 48. Shoreland
- 49. Resource Protection

SECONDARY ZONE

TOPOGRAPHY

- 1. Level
- 2. Rolling
- 3. Above St.
- 4. Below St.
- 5. Low
- 6. Swampy
- 7. Steep
- 8.

UTILITIES

- 1. All Public
- 2. Public Water
- 3. Public Sewer
- 4. Drilled Well
- 5. Dug Well
- 6. Septic
- 7. Cess Pool
- 9. No Utilities

STREET

- 1. Paved
- 2. Semi-Improved
- 3. Gravel
- 4. Proposed
- 9. No Street

SALE DATA

DATE(MM/YY)

PRICE

SALE TYPE

- 1. Land
- 2. Land & Bldg.
- 3. Building Only
- 4. Mobile Home
- 5. Other

FINANCING

- 1. Conv.
- 2. FHA/VA
- 3. Assumed
- 4. Seller
- 5. Private
- 6. Cash
- 7. FMHA
- 9. Unknown

VERIFIED

- 1. Buyer
- 2. Seller
- 3. Lender
- 4. Agent
- 5. Record
- 6. MLS
- 7. Family
- 8. Other
- 9. Confid.

VALIDITY

- 1. Valid
- 2. Related
- 3. Distress
- 4. Split
- 5. Partial
- 6. Exempt
- 7. Changed
- 8. Other

BOOK

PAGE

DATE

CONSIDERATION

06/22/04

235,000 (36075)

ASSESSMENT RECORD

YEAR

LAND

BUILDINGS

EXEMPT

TOTAL

LAND DATA

TYPE

EFFECTIVE

Frontage

Depth

INFLUENCE

Factor

Code

INFLUENCE CODES

FRONT FOOT

- 11. Regular Lot
- 12. Delta Triangle
- 13. Nabla Triangle
- 14. Rear Land
- 15.

SQUARE FOOT

- 16. Regular Lot
- 17. Secondary
- 18. Excess Land
- 19. Condo.
- 20.

FRACT. ACRE

- 21. Homesite
- 22. Baselot
- 23.

ACRES

- 24. Homesite
- 25. Baselot
- 26. Secondary
- 27. Frontage
- 28. Rear 1
- 29. Rear 2
- 30. Rear 3
- 31. Tillable
- 32. Pasture
- 33. Orchard

- 1=Vacancy
- 2=Excess Frontage
- 3=Topography
- 4=Size/Shape
- 5=Access
- 6=Restrictions
- 7=Corner
- 8=Environment
- 9=Fractional Share

- ACRES (cont.)
- 34. Softwood (F&O)
- 35. Mixed Wood (F&O)
- 36. Hardwood (F&O)
- 37. Softwood (T.G.)
- 38. Mixed Wood (T.G.)
- 39. Hardwood (T.G.)
- 40. Waste
- 41. Gravel Pit

- SITE
- 42. Moho Site
- 43. Condo Site
- 44. Lot Improvements

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

NOTES:

W (36075)

28

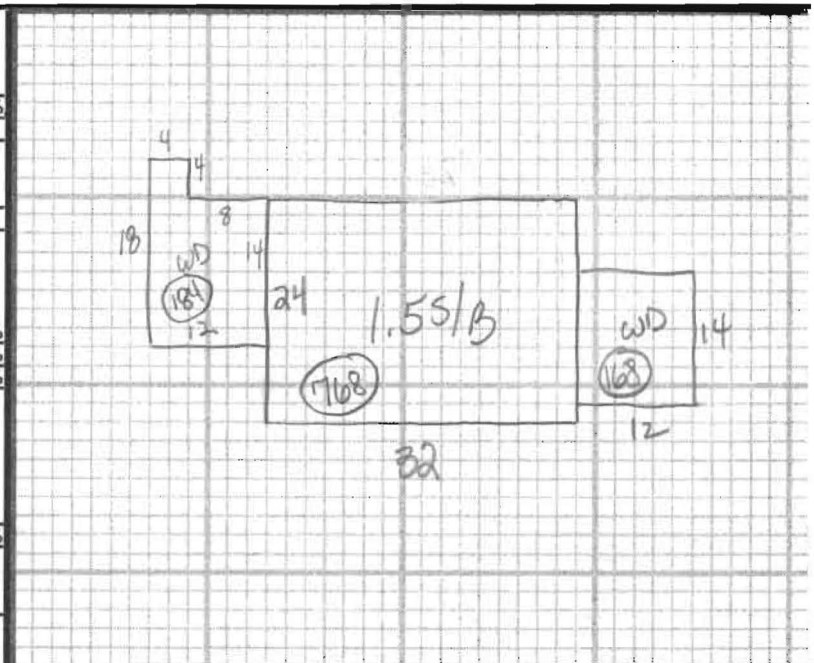
3

W 300 x 300 + .07 AC 2675

190

MAP 45 LOT 1647 ACCOUNT NO. 3439 BUILDING RECORD ADDRESS CARD NO. OF

|  |      |   |         |  |       |
|--|------|---|---------|--|-------|
| <b>BUILDING STYLE</b><br>1. Conv. 6. Split Lev.<br>2. Ranch 7. Contemp.<br>3. R. Ranch 8. Log<br>4. Cape 9. Other<br>5. Garrison     | 4    | <b>S/F BSMT LIVING</b><br>FIN BSMT GRADE  |         | <b>INSULATION</b><br>1. Full 4. Minimal<br>2. Heavy 9. None<br>3. Capped   | 1     |
| <b>DWELLING UNITS</b>  |      | <b>HEAT TYPE</b><br>1. HW BB 6. Grav. WA<br>2. HW CI 7. Electric<br>3. HW Radiant 8. Units<br>4. Steam 9. No Heat<br>5. FWA | 106 %   | <b>UNFINISHED %</b>  |       |
| <b>OTHER UNITS</b>   |      | <b>COOL TYPE</b><br>1. Central 9. None  | 9 %     | <b>GRADE &amp; FACTOR</b><br>1. E 4. B<br>2. D 5. A<br>3. C 6. AA  | 3     |
| <b>STORIES</b><br>1. One 4. 1 1/2<br>2. Two 5. 1 3/4<br>3. Three 6. 2 1/2  | 4    | <b>KITCHEN STYLE</b><br>1. Good 3. Old Style<br>2. Typical 4. Obsolete  | 2       | <b>SQ. FOOTAGE</b>   |       |
| <b>EXTERIOR WALLS</b><br>1. Clapboard 6. BR./Stone<br>2. WD.SH. 7. Novelty<br>3. Comp. 8. AL/Vnly<br>4. ASB/ASP 9. Other<br>5. T1-11 | 1    | <b>BATH(S) STYLE</b><br>1. Good 3. Old Style<br>2. Typical 4. Obsolete  | 2       | <b>CONDITION</b><br>1. Poor 5. Avg +<br>2. Fair 6. Good<br>3. Avg - 7. V Good<br>4. Avg. 8. Exc.                             | 6     |
| <b>ROOF SURFACE</b><br>1. Asphalt 4. Comp.<br>2. Slate 5. Wood<br>3. Metal 6. Other  | 1    | <b># ROOMS</b>  | 6       | <b>PHYS. % GOOD</b>  | 100 % |
| <b>S/F MASONRY TRIM</b>  |      | <b># BEDROOMS</b>   | 2       | <b>FUNCT. % GOOD</b>   | 100 % |
| <b>YEAR BUILT</b>  | 1994 | <b># FULL BATHS</b>   | 2       | <b>FUNCT. CODE</b><br>1. Incomp. 5. CDU<br>2. Overbuilt 6. Style<br>3. Delap. 7. Layout<br>4. Small Size 8. Other<br>9. None | 9     |
| <b>YEAR REMODELED</b>  |      | <b># HALF BATHS</b>   |         | <b>ECON. % GOOD</b>  | 100 % |
| <b>FOUNDATION</b><br>1. Conc. 4. Wood<br>2. C Blk 5. Slab<br>3. Br./Stone 6. Piers   | 1    | <b># ADDN FIXTURES</b>  |         | <b>ECON. CODE</b><br>1. Location 3. Services<br>2. Encroach 9. None  | 1     |
| <b>BASEMENT</b><br>1. 1/4 3. 3/4 5. Crawl<br>2. 1/2 4. Full 6. None  | 4    | <b># HEARTHES</b>   | 1       | <b>ENTRANCE CODE</b><br>1. Inspect. 3. Vacant<br>2. Refused 5. Estim.<br>3. Info Only  | 5     |
| <b>BSMT GAR # CARS</b>   |      | <b>LAYOUT</b><br>1. Typical 2. In adeq.   | 9       | <b>INFO. CODE</b><br>1. Owner 4. Agent<br>2. Relative 5. Estimate<br>3. Tenant 6. Other<br>2. Refused 5. Estim.              | 5     |
| <b>WET BASEMENT</b><br>1. Dry 3. Wet<br>2. Damp 9. None  | 1    | <b>ATTIC</b><br>1. 1/4 Fin 4. Full Fin.<br>2. 1/2 Fin. 5. FV/Stairs<br>3. 3/4 Fin. 9. None                                  |         |  |       |
|  |      | <b>INT COMP TO EXIT + = -</b>   |         |  |       |
|  |      | <b>INSPECTED BY</b>   | KSH     |  |       |
|  |      | <b>DATE INSPECTED</b>   | 8/16/05 |  |       |



| ADDITIONS, OUTBUILDINGS & IMPROVEMENTS |      |       |       |      |       | PERCENT GOOD |                    | CODES |
|--|------|-------|-------|------|-------|--------------|--------------------|-------|
| TYPE                                   | YEAR | UNITS | GRADE | COND | Phys. | Funct.       |                    |       |
| 1.55/B                                 | 5    | 768   |       |      | %     | %            | 1. 1S Fr.          |       |
| WD                                     | 68   | 184   |       |      | %     | %            | 2. 2S Fr.          |       |
| WD                                     | 68   | 168   |       |      | %     | %            | 3. 3S Fr.          |       |
|  |      |       |       |      | %     | %            | 4. 1 1/2S Fr.      |       |
|  |      |       |       |      | %     | %            | 5. 1 3/4S Fr.      |       |
|  |      |       |       |      | %     | %            | 6. 2 1/2S Fr.      |       |
|  |      |       |       |      | %     | %            | Add 10 for Bsmt    |       |
|  |      |       |       |      | %     | %            | 21. OFF            |       |
|  |      |       |       |      | %     | %            | 22. EFP            |       |
|  |      |       |       |      | %     | %            | 23. Garage         |       |
|  |      |       |       |      | %     | %            | 24. Shed           |       |
|  |      |       |       |      | %     | %            | 25. Bay Window     |       |
|  |      |       |       |      | %     | %            | 26. Overhang       |       |
|  |      |       |       |      | %     | %            | 27. Unf. Bsmt      |       |
|  |      |       |       |      | %     | %            | 28. Unf. Attic     |       |
|  |      |       |       |      | %     | %            | 29. Fin. Attic     |       |
|  |      |       |       |      | %     | %            | Add 20 for 2 Story |       |
|  |      |       |       |      | %     | %            | 61. Carport        |       |
|  |      |       |       |      | %     | %            | 62. Patio          |       |
|  |      |       |       |      | %     | %            | 63. Swimming Pool  |       |
|  |      |       |       |      | %     | %            | 64. Tennis Court   |       |
|  |      |       |       |      | %     | %            | 65. Stable w/loft  |       |
|  |      |       |       |      | %     | %            | 66. Greenhouse     |       |
|  |      |       |       |      | %     | %            | 67. Natatorium     |       |
|  |      |       |       |      | %     | %            | 68. Wood Deck      |       |
|  |      |       |       |      | %     | %            | 69. Jacuzzi        |       |

PHOTO

NOTES: apps w/ 45-1645/1646