

MAP LOT

ACCOUNT NO. 3529 ADDRESS

TOWN OF WATERBORO, MAINE

CARD NO. OF

045-001-770

GERARD JOHN S

95 FAIRVIEW DRIVE

BATMAN TRAVIS J & COURTNEY

95 FAIRVIEW DRIVE

05/09/2006 \$179,900

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

5/8/06

8179,900

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

Total

- 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:

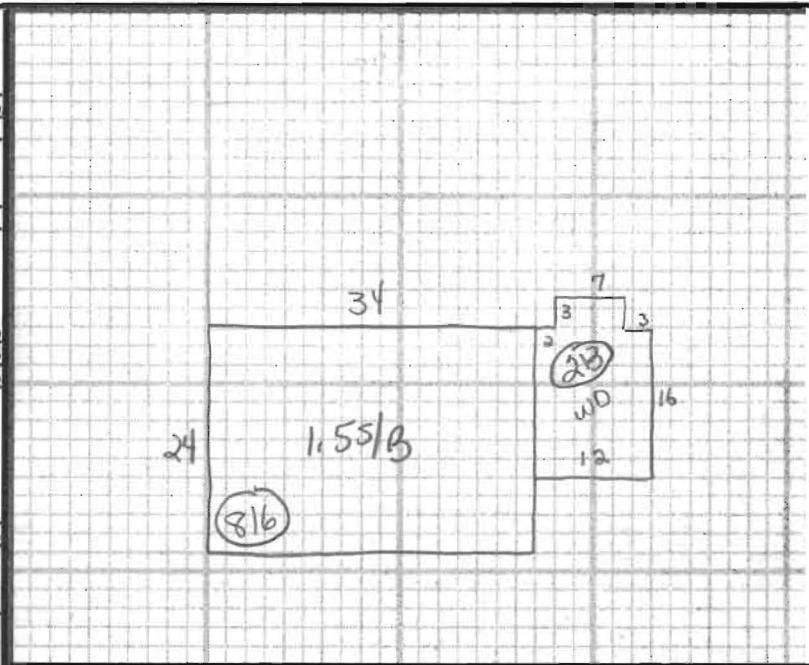
3

9A

BUILDING RECORD

MAP 45 LOT 1770 ACCOUNT NO. 3529 ADDRESS _____ CARD NO. ____ OF ____

BUILDING STYLE	4	S/F BSMT LIVING	1	INSULATION	1	
1. Conv. 6. Split Lev. 2. Ranch 7. Contemp. 3. R. Ranch 8. Log 4. Cape 9. Other 5. Garrison		FIN BSMT GRADE				1. Full 4. Minimal 2. Heavy 9. None 3. Capped
DWELLING UNITS						
OTHER UNITS		HEAT TYPE	100 %	UNFINISHED %	3	
STORIES	4	1. HW BB 6. Grav. WA 2. HW CI 7. Electric 3. HW Radiant 8. Units 4. Steam 9. No Heat 5. FWA		GRADE & FACTOR		1. E 4. B 2. D 5. A 3. C 6. AA
COOL TYPE		1. Central 9. None		SQ. FOOTAGE		
EXTERIOR WALLS		8	KITCHEN STYLE	2	CONDITION	5
1. Clapboard 6. BR./Stone 2. WD.SH. 7. Novelty 3. Comp. 8. AL/Myrl 4. ASB/ASP 9. Other 5. T1-11	1. Good 3. Old Style 2. Typical 4. Obsolete		1. Poor 5. Avg + 2. Fair 6. Good 3. Avg - 7. V Good 4. Avg. 8. Exc.			
ROOF SURFACE	1		BATH(S) STYLE		2	
1. Asphalt 4. Comp. 2. Slate 5. Wood 3. Metal 6. Other		1. Good 3. Old Style 2. Typical 4. Obsolete	FUNCT. % GOOD	100 %		
S/F MASONRY TRIM		# ROOMS	6			FUNCT. CODE
1. Brick 4. Comp. 2. Slate 5. Wood 3. Metal 6. Other	# BEDROOMS	1. Incomp. 5. CDU 2. Overbuilt 6. Style 3. Delap. 7. Layout 4. Small Size 8. Other 9. None				
YEAR BUILT	# FULL BATHS	1		ECON. % GOOD	100 %	
1999	# HALF BATHS		ECON. CODE	5		
YEAR REMODELED	# ADDN FIXTURES		1. Location 3. Services 2. Encroach 9. None			
FOUNDATION	# FIREPLACES	9	ENTRANCE CODE		5	
1. Conc. 4. Wood 2. C Blk 5. Slab 3. Br./Stone 6. Piers	# HEARTHES		1. Inspct. 3. Vacant 2. Refused 5. Estim. 3. Info Only			
BASEMENT	LAYOUT		INFO. CODE	5		
1. 1/4 3. 3/4 5. Crawl 2. 1/2 4. Full 6. None	1. Typical 2. In adeq.	1. Owner 4. Agent 2. Relative 5. Estimate 3. Tenant 6. Other 2. Refused 5. Estim.				
BSMT GAR # CARS	ATTIC	DATE INSPECTED				
WET BASEMENT	1	1. 1/4 Fin 4. Full Fin. 2. 1/2 Fin. 5. FV/Stairs 3. 3/4 Fin. 9. None	KST 7/24/05			
1. Dry 3. Wet 2. Damp 9. None		INT COMP TO EXIT + = -				
INSPECTED BY						



ADDITIONS, OUTBUILDINGS & IMPROVEMENTS

	TYPE	YEAR	UNITS	GRADE	COND	PERCENT GOOD		CODES
						Phys.	Funct.	
1.55/B			816			%	%	1. 1S Fr. 2. 2S Fr. 3. 3S Fr. 4. 1 1/2S Fr. 5. 1 3/4S Fr. 6. 2 1/2S Fr. Add 10 for Bsmt
WD	68		213			%	%	21. OFP 22. EFP 23. Garage 24. Shed
SHED	24		12			%	%	25. Bay Window 26. Overhang 27. Unf. Bsmt 28. Unf. Attic 29. Fin. Attic
GAR	23		576			%	%	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: