

JOHNSON, LAUREN

1 WATERMAN DRIVE

WATERBORO ME 04087

B12545P97 B16122P30 B16122P33 B16467P917

Previous Owner
FEDERAL HOME LOAN MORTGAGE CORPORATION
C/O LAUREN KOVALY

451 SOKOKIS TRL
LIMERICK ME 04048

Sale Date: 11/26/2012

Previous Owner
CUSO MORTGAGE CORPORATION
PO BOX 663

HAMPDEN ME 04444

Sale Date: 7/05/2011

Previous Owner
TINGLEY MICHAEL S
C/O CUSO MTG CORP
PO BOX 663

HAMPDEN ME 04444
Sale Date: 7/05/2011

Inspection Witnessed By:

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

Notes:

Waterboro

| Property Data | | | Assessment Record | | | | | | |
|--|--|--|----------------------|--------------------|--------------------|--------------|------------------|-------------|------------------------|
| Neighborhood 70 WEST RD N | | | Year | Land | Buildings | Exempt | Total | | |
| Tree Growth Year 0 | | | 2004 | 24,800 | 76,800 | 0 | 101,600 | | |
| 1ST MORTGAGE 0 | | | 2005 | 24,800 | 76,800 | 3,750 | 97,850 | | |
| 2ND MORTGAGE 0 | | | 2006 | 24,800 | 76,800 | 8,450 | 93,150 | | |
| Zone/Land Use 31 Agricultural/Residential | | | 2007 | 24,800 | 76,800 | 7,150 | 94,450 | | |
| Secondary Zone | | | 2008 | 69,700 | 138,200 | 13,000 | 194,900 | | |
| Topography 2 Rolling | | | 2010 | 69,700 | 138,200 | 13,000 | 194,900 | | |
| 1.Level 4.Below St 7.Steep | | | 2011 | 69,700 | 138,200 | 10,000 | 197,900 | | |
| 2.Rolling 5.Low 8.Wet | | | 2012 | 69,700 | 138,200 | 10,000 | 197,900 | | |
| 3.Above St 6.Swampy 9.Lev/Roll | | | 2013 | 69,700 | 138,200 | 0 | 207,900 | | |
| Utilities 9 No Water/No Sewer | | | 2014 | 69,700 | 138,200 | 0 | 207,900 | | |
| 1.Public 4.Improve 7.Improve | | | 2015 | 69,700 | 138,200 | 0 | 207,900 | | |
| 2.Water 5.Improve 8. | | | 2016 | 59,200 | 131,800 | 0 | 191,000 | | |
| 3.Sewer 6.Improve 9.None | | | 2017 | 59,200 | 131,800 | 0 | 191,000 | | |
| Street 1 Paved | | | | | | | | | |
| 1.Paved 4.Proposed 7.ROW | | | | | | | | | |
| 2.Semi Imp 5.Pvt 8.None | | | | | | | | | |
| 3.Gravel 6.Aband 9.TG PLAN | | | | | | | | | |
| LAND USE 0 | | | | | | | | | |
| BUILDING USE 0 | | | | | | | | | |
| Sale Data | | | | | | | | | |
| Sale Date 11/26/2012 | | | | | | | | | |
| Price 168,000 | | | | | | | | | |
| Sale Type 2 Land & Buildings | | | | | | | | | |
| 1.Land 4.Mobile 7. | | | | | | | | | |
| 2.L & B 5.Other 8. | | | | | | | | | |
| 3.Building 6. 9. | | | | | | | | | |
| Financing 1 Conventional | | | | | | | | | |
| 1.Convent 4.Seller 7. | | | | | | | | | |
| 2.FHA/VA 5.Private 8. | | | | | | | | | |
| 3.Assumed 6.Cash 9.Unknown | | | | | | | | | |
| Validity 1 Arms Length Sale | | | | | | | | | |
| 1.Valid 4.Split 7.Renovate | | | | | | | | | |
| 2.Related 5.Partial 8.Other | | | | | | | | | |
| 3.Distress 6.Exempt 9. | | | | | | | | | |
| Verified 1 Buyer | | | | | | | | | |
| 1.Buyer 4.Agent 7.Family | | | | | | | | | |
| 2.Seller 5.Pub Rec 8.Other | | | | | | | | | |
| 3.Lender 6.MLS 9. | | | | | | | | | |
| | | | Land Data | | | | | | |
| | | | Front Foot | Type | Effective | | Influence | | Influence Codes |
| | | | | | Frontage | Depth | Factor | Code | |
| | | | 11.Ossipee WF | | | | % | | 1.Unimproved |
| | | | 12.Arrowhead WF | | | | % | | 2.Excess Ftg / De |
| | | | 13.Waterfront | | | | % | | 3.Topography |
| | | | 14.Rear Land | | | | % | | 4.Size/Shape |
| | | | 15.Misc | | | | % | | 5.Access or Rear |
| | | | | | | | % | | 6.Restriction |
| | | | | | | | % | | 7.Open Space |
| | | | | | | | % | | 8.View/Environ |
| | | | | | | | % | | 9.Fract Share |
| | | | | | | | % | | Acres |
| | | | | | | | % | | 30.Rear (201+) |
| | | | | | | | % | | 31.Tillable/Horti |
| | | | | | | | % | | 32.Pasture |
| | | | | | | | % | | 33.Orchard |
| | | | | | | | % | | 34.Frontage |
| | | | | | | | % | | 35.Triangular Lot |
| | | | | | | | % | | 36.Commercial |
| | | | | | | | % | | 37.Softwood |
| | | | | | | | % | | 38.Mixed Wood |
| | | | | | | | % | | 39.Hardwood |
| | | | | | | | % | | 40.Wasteland |
| | | | | | | | % | | 41.Gravel Pit (Ac |
| | | | | | | | % | | 42.Mobile Home Si |
| | | | | | | | % | | 43.Condo Site |
| | | | | | | | % | | 44.Utility ROW |
| | | | | | | | % | | 45.Camp Lot |
| | | | | | | | % | | 46.Site Improve |
| | | | | | | | % | | |
| | | | Square Foot | | Square Feet | | | | |
| | | | 16.Regular Lot | | | | % | | |
| | | | 17.Secondary Lot | | | | % | | |
| | | | 18.Excess Land | | | | % | | |
| | | | 19.Condominium | | | | % | | |
| | | | 20.Pavement | | | | % | | |
| | | | | | | | % | | |
| | | | | | | | % | | |
| | | | | | | | % | | |
| | | | Fract. Acre | Acres/Sites | | | | | |
| | | | 21.Homesite (Frac | 21 | 2.00 | 100 | % | 0 | |
| | | | 22.Vacant Lot (Fr | 26 | 0.03 | 100 | % | 0 | |
| | | | 23.Non Conforming | | | | % | | |
| | | | Acres | | | | % | | |
| | | | 24.Excess (5-10) | | | | % | | |
| | | | 25.Excess (10+) | | | | % | | |
| | | | 26.Excess (OS) | | | | % | | |
| | | | 27.Rear (1-100) | | | | % | | |
| | | | 28.Rear (101-150) | | | | % | | |
| | | | 29.Rear (151-200) | | | | % | | |
| | | | Total Acreage | | 2.03 | | | | |

Waterboro

Map Lot 006-018-004

Account 557

Location 1 WATERMAN DRIVE

Card 1 Of 1 9/05/2016

| | | | | | | | | | | | | | | |
|-----------------|------------------------------|------------|---|----------------------------|-----------|------------------|-----------------------|------------|------------------|-------------|---------|------------|------------|--------|
| Building Style | 4 Cape Cod | | 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.HWB | 5.FWA | 9.No Heat | Attic | 9 None | | | | | | | |
| Dwelling Units | 1 | | 2.HWCI | 6.GravWA | 10. | 1.1/4 Fin | 4.Full Fin | 7. | | | | | | |
| Other Units | 0 | | 3.HWRAD | 7.Electric | 11. | 2.1/2 Fin | 5.F/ Stair | 8. | | | | | | |
| Stories | 4 One & 1/2 Story | | 4.Steam | 8.F/WallM | 12. | 3.3/4 Fin | 6. | 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) | 936 | | | | | | | |
| 2.Slate | 5.Wood | 8. | 2.Typical | 5. | 8. | Condition | 4 Average | | | | | | | |
| 3.Metal | 6.Other | 9. | 3.Old Type | 6. | 9.None | 1.Poor | 4.Avg | 7.V G | | | | | | |
| SF Masonry Trim | 0 | | # Rooms | 6 | | 2.Fair | 5.Avg+ | 8.Exc | | | | | | |
| OPEN-3-CUSTOM | 0 | | # Bedrooms | 3 | | 3.Avg- | 6.Good | 9.Same | | | | | | |
| OPEN-4-CUSTOM | 0 | | # Full Baths | 2 | | Phys. % Good | 0% | | | | | | | |
| Year Built | 1991 | | # 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. |  | | | | | | 2.O-Built | 5.CDU | 8.Other | | | |
| 2.C Block | 5.Slab | 8. | | | | | | | Econ. % Good | 100% | | 3.Damage | 6.Style | 9.None |
| 3.Br/Stone | 6.Prs/Post | 9. | | | | | | | Economic Code | None | | 0.None | 3.Services | 7. |
| Basement | 4 Full Basement | | | | | | | | 0.None | 3.Services | 7. | 1.Location | 4.Traffic | 8. |
| 1.1/4 Bmt | 4.Full Bmt | 7. | | | | | | | 1.Location | 4.Traffic | 8. | 2.Encroach | 9.None | 9. |
| 2.1/2 Bmt | 5.None | 8. | | | | | | | Entrance Code | 0 | | 1.Interior | 4.Vacant | 7. |
| 3.3/4 Bmt | 6. | 9.None | | | | | | | 2.Refusal | 5.Estimate | 8. | 3.Informed | 6.Office | 9. |
| Bsmt Gar # Cars | 0 | | | | | | | | Information Code | 0 | | 1.Owner | 4.Agent | 7. |
| Wet Basement | 1 Dry Basement | | | | | | | | 2.Relative | 5.Estimate | 8. | 3.Tenant | 6.Other | 9. |
| 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 |
|----------------|------|-------|-------|------|-------|--------|-------------|
| 47 1.50 ST GAR | 0 | 576 | 0 0 | 0 | 0 % | 0 % | |
| 68 Wood Deck | 0 | 128 | 0 0 | 0 | 0 % | 0 % | |
| | | | | | % | % | |
| | | | | | % | % | |
| | | | | | % | % | |
| | | | | | % | % | |
| | | | | | % | % | |
| | | | | | % | % | |
| | | | | | % | % | |
| | | | | | % | % | |
| | | | | | % | % | |

