

SEBAGO REALTY LLC  
PO BOX 1116  
WINDHAM ME 04062

B40431P320

Inspection Witnessed By:

X

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

Notes:  
5-24 DR FILED REVIEW. ROAD JUST GOING IN

Gray

| Property Data    |                             |             | Assessment Record   |         |           |        |         |
|------------------|-----------------------------|-------------|---------------------|---------|-----------|--------|---------|
| Neighborhood     | 83 Avg-Good Location        |             | Year                | Land    | Buildings | Exempt | Total   |
| Tree Growth Year | 0                           |             | Calc.               | 101,300 | 0         | 0      | 101,300 |
| REVIEW           | 0                           |             |                     |         |           |        |         |
| Building Permit  | 0                           |             |                     |         |           |        |         |
| Zone/Land Use    | 11 Rural Residential & Agri |             |                     |         |           |        |         |
| Secondary Zone   |                             |             |                     |         |           |        |         |
| Topography       | 2 Rolling                   |             |                     |         |           |        |         |
| 1. Hill          | 4. Below St                 | 7.          |                     |         |           |        |         |
| 2. Rolling       | 5. Low                      | 8.          |                     |         |           |        |         |
| 3. Above St      | 6. Swampy                   | 9.          |                     |         |           |        |         |
| Utilities        |                             |             |                     |         |           |        |         |
| 1. Public        | 4. Driv Well/Po             | 7. Cesspool |                     |         |           |        |         |
| 2. Water         | 5. Dug Well                 | 8. Lake     |                     |         |           |        |         |
| 3. Holding Ta    | 6. Septic                   | 9. None     |                     |         |           |        |         |
| Street           | 1 Paved                     |             |                     |         |           |        |         |
| 1. Paved         | 4. Proposed                 | 8.          |                     |         |           |        |         |
| 2. Semi Imp      | 5. R/O/W                    | 9.          |                     |         |           |        |         |
| 3. Gravel        | 6. None                     |             |                     |         |           |        |         |
| GIS Map          | 63                          |             |                     |         |           |        |         |
| Field Review     | 1                           |             |                     |         |           |        |         |
| Sale Data        |                             |             | 11. Water (0-200)   |         |           |        |         |
| Sale Date        |                             |             | 12. Water (201-400) |         |           |        |         |
| Price            |                             |             | 13. Water (401-800) |         |           |        |         |
| Sale Type        |                             |             | 14. Water (801-160) |         |           |        |         |
| 1. Land          | 4. Mobile                   | 7. COM      | 15. Water (1601-32) |         |           |        |         |
| 2. L & B         | 5. Other                    | 8.          |                     |         |           |        |         |
| 3. Building      | 6. Condo                    | 9.          |                     |         |           |        |         |
| Financing        |                             |             |                     |         |           |        |         |
| 1. Convent       | 4. Seller                   | 7.          |                     |         |           |        |         |
| 2. FHA/VA        | 5. Private                  | 8.          |                     |         |           |        |         |
| 3. Assumed       | 6. Cash                     | 9. Unknown  |                     |         |           |        |         |
| Validity         |                             |             |                     |         |           |        |         |
| 1. Valid         | 4. Split                    | 7. Multiple |                     |         |           |        |         |
| 2. Related       | 5. Partial                  | 8. Other    |                     |         |           |        |         |
| 3. Distress      | 6. Exempt                   | 9. Estate   |                     |         |           |        |         |
| Verified         |                             |             |                     |         |           |        |         |
| 1. Buyer         | 4. Agent                    | 7. Family   |                     |         |           |        |         |
| 2. Seller        | 5. Pub Rec                  | 8. Other    |                     |         |           |        |         |
| 3. Lender        | 6. MLS                      | 9.          |                     |         |           |        |         |

| Type                 | Effective |       | Influence |      | Influence Codes    |
|----------------------|-----------|-------|-----------|------|--------------------|
|                      | Frontage  | Depth | Factor    | Code |                    |
|                      |           |       |           |      | 1. Unimproved      |
|                      |           |       |           |      | 2. Excess Frtg     |
|                      |           |       |           |      | 3. Topography      |
|                      |           |       |           |      | 4. Size/Shape      |
|                      |           |       |           |      | 5. Access          |
|                      |           |       |           |      | 6. Restriction     |
|                      |           |       |           |      | 7. Open Space      |
|                      |           |       |           |      | 8. Environmental   |
|                      |           |       |           |      | 9. Condo           |
|                      |           |       |           |      | Acres              |
|                      |           |       |           |      | 30. Blueberry(1-20 |
|                      |           |       |           |      | 31. Blueberry(21 - |
|                      |           |       |           |      | 32. Crop Land      |
|                      |           |       |           |      | 33. Pasture        |
|                      |           |       |           |      | 34. Shorefront B   |
|                      |           |       |           |      | 35. Shorefront C   |
|                      |           |       |           |      | 36. ANTENNA SITE   |
|                      |           |       |           |      | 37. Softwood TG    |
|                      |           |       |           |      | 38. Mixed Wood TG  |
|                      |           |       |           |      | 39. Hardwood TG    |
|                      |           |       |           |      | 40. Wasteland      |
|                      |           |       |           |      | 41. Woodland       |
|                      |           |       |           |      | 42. Mobile Home Si |
|                      |           |       |           |      | 43. Camp Site      |
|                      |           |       |           |      | 44. Lot Improvemen |
|                      |           |       |           |      | 45. BA SF - Oce    |
|                      |           |       |           |      | 46. SP Meadow Cond |
| <b>Total Acreage</b> |           |       | 0.81      |      |                    |

Proposed  
Unfiled

Gray

Map Lot 063-035-024-012


Account 5188

Location 17 AERIE DRIVE

Card 1

Of 1

8/05/2024

|                          |                 |            |   |                 |            |                  |                       |
|--------------------------|-----------------|------------|---|-----------------|------------|------------------|-----------------------|
| Building Style           | SF Bsmt Living  |            |   |                 |            |                  | Layout                |
| 1.Conv.                  | 5.Garrison      | 9.NE farm  | Fin Bsmt Grade  |                 |            | 1.Typical        | 4. 7.                 |
| 2.Ranch                  | 6.Split         | 10.Colonia | Secondary Heat  |                 |            | 2.Inadeq         | 5. 8.                 |
| 3.R Ranch/               | 7.Contemp       | 11.Cottage | Heat Type   |                 |            | 3.               | 6. 9.                 |
| 4.Cape                   | 8.Log           | 12.Gambrel | 1.HWBB  | 5.FWA           | 9.None     | Attic            |                       |
| Dwelling Units           | 2.HWCI          |            |   | 6.Monitor       | 10.UNH2F   | 1.1/4 Fin        | 4.Full Fin 7.         |
| Other Units              | 3.HWRF          |            |   | 7.Electric      | 11.Geother | 2.1/2 Fin        | 5.F/Stair 8.          |
| Stories                  | 4.Steam         |            |   | 8.F/Wall        | 12.Heat/Co | 3.3/4 Fin        | 6. 9.None             |
| 1.1                      | 4.1.5           | 7.         | Cool Type   |                 |            | Insulation       |                       |
| 2.2                      | 5.1.75          | 8.         | 1.Central   | 4.W&C Air       | 7.         | 1.Full           | 4.Minimal 7.          |
| 3.3                      | 6.2.5           | 9.         | 2.Evapor  | 5.              | 8.         | 2.Heavy          | 5. 8.                 |
| Exterior Walls           | 3.H Pump        |            |   | 6.              | 9.None     | 3.Capped         | 6. 9.None             |
| 1.Clapboar               | 5.Stucco        | 9.B & B    | Kitchen Style   |                 |            | Unfinished %     |                       |
| 2.Vin/Al                 | 6.Brick         | 10.Cemplan | 1.Modern  | 4.Obsolete      | 7.         | Grade & Factor   |                       |
| 3.Compos./               | 7.Stone         | 11.Concret | 2.Typical   | 5.              | 8.         | 1.E Grade        | 4.B Grade 7.SC Grade  |
| 4.Asbestos               | 8.Wood Shi      | 12.Wood Bo | 3.Old Type  | 6.              | 9.None     | 2.D Grade        | 5.A Grade 8.          |
| Roof Surface             | Bath(s) Style   |            |   | 1.C Grade       |            |                  | 6.AA Grade 9.Same     |
| 1.Asphalt                | 4.Composit      | 7.Other    | 1.Modern  | 4.Obsolete      | 7.         | SQFT (Footprint) |                       |
| 2.Slate                  | 5.Wood          | 8.         | 2.Typical   | 5.              | 8.         | Condition        |                       |
| 3.Metal                  | 6.Roll Roo      | 9.         | 3.Old Type  | 6.              | 9.None     | 1.Poor           | Avg 7.V G             |
| SF Masonry Trim          | # Rooms         |            |   | 2.Fair          |            |                  | 8.Avg 8.Exc           |
| SOLAR VOLTAIC            | # Bedrooms      |            |   | 3.Avg-          |            |                  | 9.Good 9.Same         |
| OPEN-4-                  | # Full Baths    |            |   | Phys. % Good    |            |                  |                       |
| Year Built               | # Half Baths    |            |   | Funct. % Good   |            |                  |                       |
| Year Remodeled           | # Addn Fixtures |            |   | Functional Code |            |                  |                       |
| Foundation               | # Fireplaces    |            |   | 1.Incomp        |            |                  | 4.Delap 5.Layoff      |
| 1.Concrete               | 4.Wood          | 7.         |  |                 |            | 2.O-Built        | 5.Bsmt 8.Long term    |
| 2.C Block                | 5.Slab          | 8.         |   |                 |            | 3.Damage         | 6.Style 9.None        |
| 3.Br/Stone               | 6.Piers         | 9.         |   |                 |            | Econ. % Good     |                       |
| Basement                 | Economic Code   |            |   | 0.None          |            |                  | 3.No Power 6.Obsolete |
| 1.1/4 Bmt                | 4.Full Bmt      | 7.         | 1.Location  |                 |            | 4.Generate       | 9.None                |
| 2.1/2 Bmt                | 5.Crwl          | 8.         | 2.Encroach  |                 |            | 5.Flood Pl       | 9.                    |
| 3.3/4 Bmt                | 6.              | 9.None     | Entrance Code   |                 |            | 5 Estimated      |                       |
| Bsmt Gar # Cars          | 1.Interior      |            |   | 4.Vacant        |            |                  | 7.                    |
| Wet Basement             | 2.Refusal       |            |   | 5.Estimate      |            |                  | 8.                    |
| 1.Dry                    | 4.              | 7.         | 3.Informed  |                 |            | 6. 9.            |                       |
| 2.Damp                   | 5.              | 8.         | Information Code  |                 |            | 5 Estimate       |                       |
| 3.Wet                    | 6.              | 9.         | 1.Owner   |                 |            | 4.Agent 7.       |                       |
| Date Inspected 5/29/2024 |                 |            | 2.Relative  |                 |            | 5.Estimate 8.    |                       |
|                          |                 |            | 3.Tenant  |                 |            | 6.Other 9.       |                       |

**Additions, Outbuildings & Improvements**

| Type | Year | Units | Grade | Cond | Phys. | Funct. | Sound Value       |
|------|------|-------|-------|------|-------|--------|-------------------|
|      |      |       |       |      | %     | %      | 1.One Story Fram  |
|      |      |       |       |      | %     | %      | 2.Two Story Fram  |
|      |      |       |       |      | %     | %      | 3.Three Story Fr  |
|      |      |       |       |      | %     | %      | 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 |

Proposed Value