

GAGNE BRIAN & LORI & MATTHEW (JT)  
PO BOX 218  
WATERBORO ME 04087

B14868P296 B17461P700

Previous Owner  
PRATT KATHLEEN A &  
DYER BARBARA L  
PO BOX 113  
WATERBORO ME 04087  
Sale Date: 6/15/2006

Inspection Witnessed By:

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

Notes:  
18/0925 - fire on 7/24/18 destroyed building, check in 2019 - sb  
22.1018 removed Jeanne, deceased 2019 -sb

Waterboro

Property Data			Assessment Record						
Neighborhood <b>59 WEST RD S</b>			Year	Land	Buildings	Exempt	Total		
Tree Growth Year <b>0</b>			2012	69,900	79,000	0	148,900		
1ST MORTGAGE <b>0</b>			2013	69,900	79,000	0	148,900		
2ND MORTGAGE <b>0</b>			2014	69,900	79,000	0	148,900		
Zone/Land Use <b>11 Residential</b>			2015	69,900	79,000	0	148,900		
Secondary Zone			2016	58,300	131,700	0	190,000		
Topography <b>1 Level</b>			2017	58,300	131,700	0	190,000		
1.Level 4.Below St 7.Steep			2018	58,300	131,700	0	190,000		
2.Rolling 5.Low 8.Wet			2019	58,300	131,700	0	190,000		
3.Above St 6.Swampy 9.Lev/Roll			2020	58,300	132,000	0	190,300		
Utilities <b>9 No Water/No Sewer</b>			2021	64,100	44,500	0	108,600		
1.Public 4.Improve 7.Improve			2022	69,900	48,900	0	118,800		
2.Water 5.Improve 8.			2023	76,900	54,300	0	131,200		
3.Sewer 6.Improve 9.None			2024	86,200	61,200	25,000	122,400		
Street <b>3 Gravel</b>			2025	97,600	72,100	25,000	144,700		
1.Paved 4.Proposed 7.ROW			<b>Land Data</b>						
2.Semi Imp 5.Pvt 8.None			<b>Front Foot</b>	<b>Type</b>	<b>Effective</b>		<b>Influence</b>		<b>Influence Codes</b>
3.Gravel 6.Aband 9.TG PLAN					<b>Frontage</b>	<b>Depth</b>	<b>Factor</b>	<b>Code</b>	
LAND USE <b>0</b>			11.Ossipee WF					1.Unimproved	
BUILDING USE <b>0</b>			12.Arrowhead WF					2.Excess Ftg /De	
<b>Sale Data</b>			13.Waterfront					3.Topography	
			14.Rear Land					4.Size/Shape	
Sale Date <b>6/16/2006</b>			15.Misc					5.Access or Rear	
Price <b>120,000</b>								6.Restriction	
Sale Type <b>2 Land &amp; Buildings</b>								7.Open Space	
1.Land 4.Mobile 7.			<b>Square Foot</b>	<b>Square Feet</b>				8.View/Environ	
2.L & B 5.Other 8.								9.Fract Share	
3.Building 6. 9.			16.Regular Lot					<b>Acres</b>	
Financing <b>1 Conventional</b>			17.Secondary Lot					30.Rear (201+)	
1.Convent 4.Seller 7.			18.Excess Land					31.Tillable/Horti	
2.FHA/VA 5.Private 8.			19.Condominium					32.Pasture	
3.Assumed 6.Cash 9.Unknown			20.Pavement					33.Orchard	
Validity <b>1 Arms Length Sale</b>			<b>Fract. Acre</b>	<b>Acreege/Sites</b>				34.Frontage	
1.Valid 4.Split 7.Renovate				21.Homesite (Frac	21	1.00	100 %	0	35.Triangular Lot
2.Related 5.Partial 8.Other			22.Vacant Lot (Fr	24	2.00	100 %	0	36.Commercial	
3.Distress 6.Exempt 9.			23.Non Conforming					37.Softwood	
Verified <b>5 Public Record</b>			<b>Acres</b>					38.Mixed Wood	
1.Buyer 4.Agent 7.Family			24.Excess ( 5-10)					39.Hardwood	
2.Seller 5.Pub Rec 8.Other			25.Excess (10+)					40.Wasteland	
3.Lender 6.MLS 9.			26.Excess					41.Gravel Pit (Ac	
			27.Rear (1-100)					42.Mobile Home Si	
			28.Rear (101-150)					43.Condo Site	
			29.Rear (151-200)					44.Utility ROW	
			<b>Total Acreage 3.00</b>					45.Camp Lot	
								46.Site Improve	


**Waterboro**

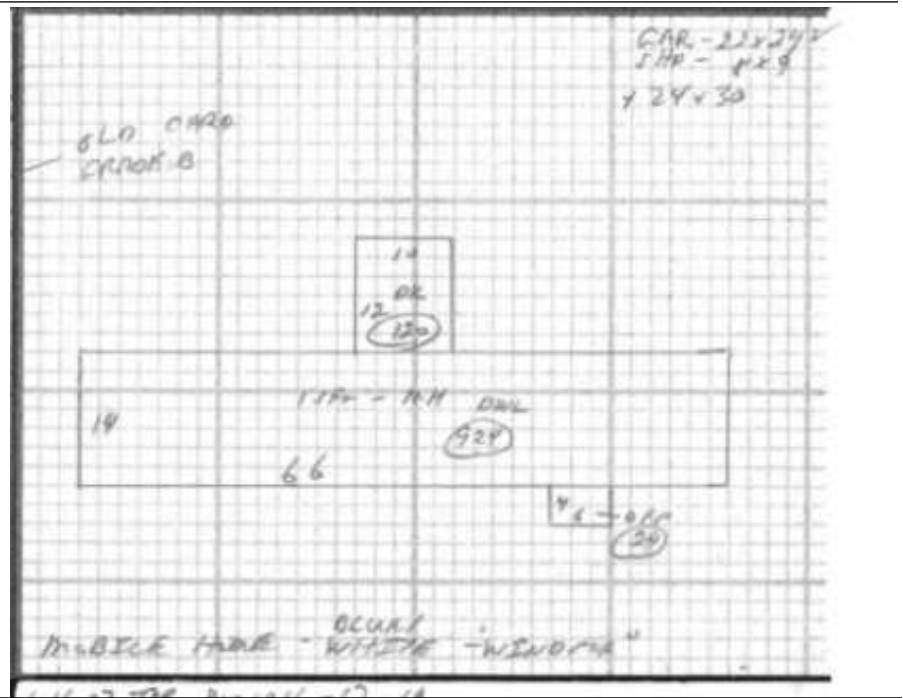
Map Lot 004-022B

Account 373

Location 12 BARBS WAY

Card 1 Of 1 9/25/2024

Building Style <b>0</b>	SF Bsmt Living <b>0</b>	Layout <b>0</b>
1.Conv 5.Garr/Col 9.Other	Fin Bsmt Grade <b>0 0</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% 0</b>	3.Not func 6. 9.
4.Cape 8.Log 12.	1.HWBB 5.FWA 9.No Heat	Attic <b>0</b>
Dwelling Units <b>0</b>	2.HWCI 6.GravWA 10.	1.1/4 Fin 4.Full Fin 7.1/4 Unfi
Other Units <b>0</b>	3.HWRAD 7.Electric 11.	2.1/2 Fin 5.FI/Stair 8.
Stories <b>0</b>	4.Steam 8.FI/WallM 12.	3.3/4 Fin 6.1/2 Unfi 9.None
1.1 4.1.50 7.1.25	Cool Type <b>0% 9 None</b>	Insulation <b>0</b>
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 <b>0 Wood Siding</b>	3.H Pump 6. 9.None	3.Capped 6. 9.None
1.Wood 4.Asb/Asph 8.Alum/Vin	Kitchen Style <b>0</b>	Unfinished % <b>0%</b>
2.Wd Sh 5.T-111 9.Other	1.Modern 4.Obsolete 7.	Grade & Factor <b>0 0%</b>
3.Compos. 6.Br/St 11.	2.Typical 5. 8.	1.E Grade 4.B Grade 7.AAA Grad
Roof Surface <b>0</b>	3.Old Type 6. 9.None	2.D Grade 5.A Grade 8.
1.Asphalt 4.Composit 7.	Bath(s) Style <b>0</b>	3.C Grade 6.AA Grade 9.Same
2.Slate 5.Wood 8.	1.Modern 4.Obsolete 7.	SQFT (Footprint) <b>0</b>
3.Metal 6.Other 9.	2.Typical 5. 8.	Condition <b>0</b>
SF Masonry Trim <b>0</b>	3.Old Type 6. 9.None	1.Poor 4.Avg 7.V G
OPEN-3- <b>0</b>	# Rooms <b>0</b>	2.Fair 5.Avg+ 8.Exc
OPEN-4- <b>0</b>	# Bedrooms <b>0</b>	3.Avg- 6.Good 9.Same
Year Built <b>0</b>	# Full Baths <b>0</b>	Phys. % Good <b>0%</b>
Year Remodeled <b>0</b>	# Half Baths <b>0</b>	Funct. % Good <b>100%</b>
Foundation <b>0</b>	# Addn Fixtures <b>0</b>	Functional Code <b>9 None</b>
1.Concrete 4.Wood 7.	# Fireplaces <b>0</b>	1.Incomp 4.Small 7.Layout
2.C Block 5.Slab 8.		2.O-Built 5.CDU 8.Other
3.Br/Stone 6.Prs/Post 9.		3.Damage 6.Style 9.None
Basement <b>0</b>		Econ. % Good <b>100%</b>
1.1/4 Bmt 4.Full Bmt 7.		Economic Code <b>None</b>
2.1/2 Bmt 5.None 8.		0.None 3.Services 7.
3.3/4 Bmt 6. 9.None		1.Location 4.Traffic 8.
Bsmt Gar # Cars <b>0</b>		2.Encroach 9.None 9.
Wet Basement <b>0</b>		Entrance Code <b>0</b>
1.Dry 4. 7.		1.Interior 4.Vacant 7.
2.Damp 5. 8.		2.Refusal 5.Estimate 8.
3.Wet 6. 9.	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
998 14Mobile Home	1978	14x66	2 100	3	75 %	100 %	
21 Open Frame	1978	24	2 100	3	75 %	100 %	1.One Story Fram
24 Frame Shed	1978	72	2 100	0	0 %	100 %	2.Two Story Fram
103 MH CONC. SLAB	1978	924	2 100	3	75 %	100 %	3.Three Story Fr
22 Encl Frame Porch	2013	240	2 100	3	75 %	100 %	4.1 & 1/2 Story
1 One Story Frame	2013	276	2 100	3	75 %	100 %	5.1 & 3/4 Story
1 One Story Frame	2013	276	2 100	3	75 %	100 %	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