

BOWLES, DEVON
67 KEYSTONE DRIVE
NORTH WATERBORO ME 04061

B14166P860 B18967P483

Previous Owner
GANDOLFO KELLY
36 ROSEMONT AVE

NORTH WATERBORO ME 04061
Sale Date: 3/02/2022

Previous Owner
GENDREAU MICHAEL S
67 KEYSTONE DRIVE

NORTH WATERBORO ME 04061
Sale Date: 7/23/2005

Inspection Witnessed By:

X	Date
No./Date	Description
	Date Insp.

Notes:
23.1213 - changed stories on dwelling from 1.5 to 1.75 and removed functional depreciation for incomplete, added 12x24 shed -sb

Waterboro

Property Data			Assessment Record						
Neighborhood 2 LAC EAST			Year	Land	Buildings	Exempt	Total		
Tree Growth Year 0			2012	30,000	106,500	0	136,500		
1ST MORTGAGE 0			2013	30,000	106,500	0	136,500		
2ND MORTGAGE 0			2014	30,000	106,500	0	136,500		
Zone/Land Use 47 Lake Arrowhead			2015	30,000	106,500	0	136,500		
Secondary Zone			2016	15,000	106,500	0	121,500		
2017			2017	15,000	106,500	0	121,500		
Topography 2 Rolling			2018	15,000	106,500	0	121,500		
1.Level 4.Below St 7.Steep			2019	15,000	106,500	0	121,500		
2.Rolling 5.Low 8.Wet			2020	15,000	106,900	0	121,900		
3.Above St 6.Swampy 9.Lev/Roll			2021	16,500	106,900	0	123,400		
Utilities 9 No Water/No Sewer			2022	18,000	117,600	0	135,600		
1.Public 4.Improve 7.Improve			2023	19,800	130,500	0	150,300		
2.Water 5.Improve 8.			2024	22,200	146,500	0	168,700		
3.Sewer 6.Improve 9.None			2025	30,000	240,400	0	270,400		
Street 3 Gravel			Land Data						
1.Paved 4.Proposed 7.ROW			Front Foot	Type	Effective		Influence		Influence Codes
2.Semi Imp 5.Pvt 8.None					Frontage	Depth	Factor	Code	
3.Gravel 6.Aband 9.TG PLAN			11.Ossipee WF			%		1.Unimproved	
LAND USE 0			12.Arrowhead WF			%		2.Excess Ftg /De	
BUILDING USE 0			13.Waterfront			%		3.Topography	
Sale Data			14.Rear Land			%		4.Size/Shape	
			15.Misc			%		5.Access or Rear	
Sale Date 3/02/2022						%		6.Restriction	
Price 289,500						%		7.Open Space	
Sale Type 2 Land & Buildings						%		8.View/Environ	
1.Land 4.Mobile 7.			Square Foot	Square Feet				9.Fract Share	
2.L & B 5.Other 8.				16.Regular Lot	16	1	100 %	0	
3.Building 6. 9.			17.Secondary Lot			%		30.Rear (201+)	
Financing 9 Unknown			18.Excess Land			%		31.Tillable/Horti	
1.Convent 4.Seller 7.			19.Condominium			%		32.Pasture	
2.FHA/VA 5.Private 8.			20.Pavement			%		33.Orchard	
3.Assumed 6.Cash 9.Unknown						%		34.Frontage	
Validity 1 Arms Length Sale						%		35.Triangular Lot	
1.Valid 4.Split 7.Renovate			Fract. Acre	Acreage/Sites				36.Commercial	
2.Related 5.Partial 8.Other			21.Homesite (Frac			%		37.Softwood	
3.Distress 6.Exempt 9.			22.Vacant Lot (Fr			%		38.Mixed Wood	
Verified 5 Public Record			23.Non Conforming			%		39.Hardwood	
1.Buyer 4.Agent 7.Family			Acres			%		40.Wasteland	
2.Seller 5.Pub Rec 8.Other			24.Excess (5-10)			%		41.Gravel Pit (Ac	
3.Lender 6.MLS 9.			25.Excess (10+)			%		42.Mobile Home Si	
			26.Excess			%		43.Condo Site	
			27.Rear (1-100)			%		44.Utility ROW	
			28.Rear (101-150)			%		45.Camp Lot	
			29.Rear (151-200)			%		46.Site Improve	
			Total Acreage		0.00				

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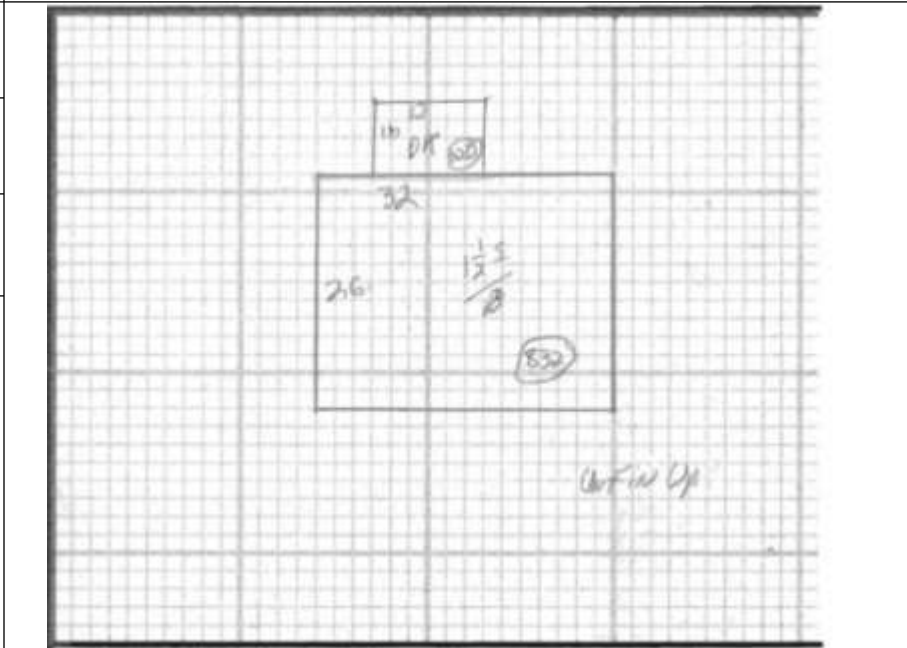
Map Lot 042-00A-109

Account 2504

Location 67 KEYSTONE DRIVE

Card 1 Of 1 9/23/2024

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	
2.Ranch	6.Split	10.Mohome	OPEN 5 OPTIONAL 0		2.Inadeq	
3.R Ranch	7.Contemp/	11.Condo	Heat Type	100%	1 Hot Water BB	
4.Cape	8.Log	12.	1.HWBB	5.FWA	9.No Heat	
Dwelling Units 1		2.HWCI		6.GravWA	10.	
Other Units 0		3.HWRAD		7.Electric	11.	
Stories		5 One & 3/4 Story		4.Steam	8.F/WallM	
1.1	4.1.50	7.1.25	Cool Type 0%			
2.2	5.1.75	8.	9 None			
3.3	6.2.50	9.	1.Refrig	4.W&C Air	7.	
Exterior Walls		8 Alumunum/Vinyl		2.Evapor	5.	
0.Wood	4.Asb/Asph	8.Alum/Vin	Kitchen Style			
1.Wood	5.T-111	9.Other	2 Typical			
2.Wd Sh	6.Br/St	11.	1.Modern	4.Obsolete	7.	
3.Compos.	7.Nov	12.	2.Typical	5.	8.	
Roof Surface		1 Asphalt Shingles		3.Old Type	6.	
1.Asphalt	4.Composit	7.	Bath(s) Style			
2.Slate	5.Wood	8.	2 Typical Bath(s)			
3.Metal	6.Other	9.	1.Modern	4.Obsolete	7.	
SF Masonry Trim		0		2.Typical	5.	
OPEN-3-		0		3.Old Type	6.	
OPEN-4-		0		# Rooms 5		
Year Built		2002		# Bedrooms 2		
Year Remodeled		0		# Full Baths 1		
Foundation		1 Concrete		# Half Baths 0		
1.Concrete	4.Wood	7.	# Addn Fixtures 0			
2.C Block	5.Slab	8.	# Fireplaces 0			
3.Br/Stone	6.Prs/Post	9.	<div style="display: flex; align-items: center; justify-content: center;"> <div style="background-color: #2c5e8c; color: white; padding: 10px 20px; font-size: 2em; margin-right: 10px;">T</div> <div style="font-size: 2em; font-weight: bold; margin-right: 10px;">TRIO</div> </div>			
Basement		4 Full Basement				
1.1/4 Bmt	4.Full Bmt	7.				
2.1/2 Bmt	5.None	8.				
3.3/4 Bmt	6.	9.None				
Bsmt Gar # Cars		0				
Wet Basement		1 Dry Basement				
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
68 Wood Deck	0	120	0 0	0	0	0 %	
24 Frame Shed	2023	288	4 100	6	0	100 %	
						%	
						%	
						%	
						%	
						%	
						%	
						%	
						%	
						%	

- 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