

MALORE LLC
191 CRESCENT DR.
NORTH WATERBORO ME 04061

B17043P962 B17399P995

Previous Owner
MAHNKEN, DANA M & LOYND, JOHN T JR
ONE FOREST RD

ACTON MA 01720
Sale Date: 1/06/2017

Previous Owner
KASTRUP EUGENE* & BARBARA
C/O ESTATE OF EUGENE KASTRUP
ATTN: DIANE FOSTER
SANDWICH MA 02563
Sale Date: 6/16/2015

Inspection Witnessed By:

X	Date
No./Date	Description
	Date Insp.

Notes:

Property Data			Assessment Record						
Neighborhood 1 LAC WEST			Year	Land	Buildings	Exempt	Total		
Tree Growth Year 0			2012	112,600	136,200	16,000	232,800		
1ST MORTGAGE 0			2013	112,600	136,200	16,000	232,800		
2ND MORTGAGE 0			2014	112,600	136,200	16,000	232,800		
Zone/Land Use 47 Lake Arrowhead			2015	112,600	136,200	16,000	232,800		
Secondary Zone			2016	107,000	129,000	0	236,000		
Topography 2 Rolling			2017	107,000	129,000	0	236,000		
1.Level 4.Below St 7.Steep			2018	107,000	129,000	0	236,000		
2.Rolling 5.Low 8.Wet			2019	107,000	129,000	0	236,000		
3.Above St 6.Swampy 9.Lev/Roll			2020	107,000	130,000	0	237,000		
Utilities 9 No Water/No Sewer			2021	117,700	130,000	0	247,700		
1.Public 4.Improve 7.Improve			2022	128,400	143,000	0	271,400		
2.Water 5.Improve 8.			2023	141,300	158,600	0	299,900		
3.Sewer 6.Improve 9.None			2024	158,400	179,500	0	337,900		
Street 3 Gravel			2025	157,700	215,400	0	373,100		
1.Paved 4.Proposed 7.ROW			Land Data						
2.Semi Imp 5.Pvt 8.None									
3.Gravel 6.Aband 9.TG PLAN			Front Foot	Type	Effective		Influence		Influence Codes
LAND USE 0			11.Ossipee WF	12	Frontage	Depth	Factor	Code	
BUILDING USE 0			12.Arrowhead WF				85 %	2	1.Unimproved
Sale Data			13.Waterfront				%		2.Excess Ftg /De
Sale Date 1/06/2017			14.Rear Land				%		3.Topography
Price			15.Misc				%		4.Size/Shape
Sale Type 2 Land & Buildings							%		5.Access or Rear
1.Land 4.Mobile 7.			Square Foot	Square Feet			%		6.Restriction
2.L & B 5.Other 8.			16.Regular Lot				%		7.Open Space
3.Building 6. 9.			17.Secondary Lot				%		8.View/Environ
Financing 9 Unknown			18.Excess Land				%		9.Fract Share
1.Convent 4.Seller 7.			19.Condominium				%		Acres
2.FHA/VA 5.Private 8.			20.Pavement				%		30.Rear (201+)
3.Assumed 6.Cash 9.Unknown							%		31.Tillable/Horti
Validity 2 Related Parties			Fract. Acre	Acreege/Sites			%		32.Pasture
1.Valid 4.Split 7.Renovate			21.Homesite (Frac				%		33.Orchard
2.Related 5.Partial 8.Other			22.Vacant Lot (Fr				%		34.Frontage
3.Distress 6.Exempt 9.			23.Non Conforming				%		35.Triangular Lot
Verified 5 Public Record			Acres				%		36.Commercial
1.Buyer 4.Agent 7.Family			24.Excess (5-10)				%		37.Softwood
2.Seller 5.Pub Rec 8.Other			25.Excess (10+)				%		38.Mixed Wood
3.Lender 6.MLS 9.			26.Excess				%		39.Hardwood
			27.Rear (1-100)				%		40.Wasteland
			28.Rear (101-150)				%		41.Gravel Pit (Ac
			29.Rear (151-200)				%		42.Mobile Home Si
			Total Acreage 0.27						43.Condo Site
									44.Utility ROW
									45.Camp Lot
									46.Site Improve

Waterboro

Map Lot 045-001-420

Account 3256

Location 166 CRESCENT DRIVE

Card 1

Of 1

9/23/2024

Building Style	4 Cape Cod	SF Bsmt Living	720	Layout	1 Typical
1.Conv	5.Garr/Col	9.Other	Fin Bsmt Grade	3 100	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	3.Not func
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	1 One Story		4.Steam	8.F/WallM	12.
1.1	4.1.50	7.1.25	Cool Type	0% 9 None	Insulation
2.2	5.1.75	8.	1.Refrig	4.W&C Air	7.
3.3	6.2.50	9.	2.Evapor	5.	8.
Exterior Walls	8 Alumunum/Vinyl		3.H Pump	6.	9.None
0.Wood	4.Asb/Asph	8.Alum/Vin	Kitchen Style	2 Typical	Unfinished %
1.Wood	5.T-111	9.Other	1.Modern	4.Obsolete	7.
2.Wd Sh	6.Br/St	11.	2.Typical	5.	8.
3.Compos.	7.Nov	12.	3.Old Type	6.	9.None
Roof Surface	1 Asphalt Shingles		Bath(s) Style	2 Typical Bath(s)	Grade & Factor
1.Asphalt	4.Composit	7.	1.Modern	4.Obsolete	7.
2.Slate	5.Wood	8.	2.Typical	5.	8.
3.Metal	6.Other	9.	3.Old Type	6.	9.None
SF Masonry Trim	0		# Rooms	6	Phys. % Good
OPEN-3-	0		# Bedrooms	4	Funct. % Good
OPEN-4-	0		# Full Baths	2	Functional Code
Year Built	1972		# Half Baths	0	1.Incomp
Year Remodeled	0		# Addn Fixtures	0	2.O-Built
Foundation	1 Concrete		# Fireplaces	1	3.Damage
1.Concrete	4.Wood	7.			Econ. % Good
2.C Block	5.Slab	8.			Economic Code
3.Br/Stone	6.Prs/Post	9.			0.None
Basement	4 Full Basement				1.Location
1.1/4 Bmt	4.Full Bmt	7.			2.Encroach
2.1/2 Bmt	5.None	8.			Entrance Code
3.3/4 Bmt	6.	9.None			1.Interior
Bsmt Gar # Cars	0				2.Refusal
Wet Basement	1 Dry Basement				3.Informed
1.Dry	4.	7.			Information Code
2.Damp	5.	8.			1.Owner
3.Wet	6.	9.			2.Relative
					3.Tenant



Date Inspected 8/02/2005

Additions, Outbuildings & Improvements

Type	Year	Units	Grade	Cond	Phys.	Funct.	Sound Value	
68 Wood Deck	0	324	0 0	0	0	0 %	0 %	1.One Story Fram
21 Open Frame	0	35	0 0	0	0	0 %	0 %	2.Two Story Fram
24 Frame Shed	0	80	0 0	0	0	0 %	0 %	3.Three Story Fr
24 Frame Shed	0	128	0 0	0	0	0 %	0 %	4.1 & 1/2 Story
24 Frame Shed	0	72	0 0	0	0	0 %	0 %	5.1 & 3/4 Story
89 1S GAR/BSMT	0	624	0 0	0	0	0 %	0 %	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

