

PINETTE, SARA  
KELSO, DREW  
19 LONE PINE  
NORTH WATERBORO ME 04061

B11137P79 B15408P727 B18295P463 B18791P11

Previous Owner  
LSM PROPERTIES LLC  
11 SUNNY AVE

METHUEN MA 01844  
Sale Date: 8/31/2021

Previous Owner  
WHITEHURST LAURETTE D  
C/O PATRICIA WHITEHURST  
PO BOX 327  
EAST WATERBORO ME 04030  
Sale Date: 7/06/2020

Inspection Witnessed By:

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

Notes:  
22.0825 changed from secondary lot to regular, added 28x48 1st/gar, 8x10 dk, 4x4 dk, 4x4 dk -sb

Waterboro

Property Data			Assessment Record						
Neighborhood <b>1 LAC WEST</b>			Year	Land	Buildings	Exempt	Total		
Tree Growth Year <b>0</b>			2012	20,000	0	0	20,000		
1ST MORTGAGE <b>0</b>			2013	20,000	0	0	20,000		
2ND MORTGAGE <b>0</b>			2014	20,000	0	0	20,000		
Zone/Land Use <b>47 Lake Arrowhead</b>			2015	20,000	0	0	20,000		
Secondary Zone			2016	10,000	0	0	10,000		
Topography <b>2 Rolling</b>			2017	10,000	0	0	10,000		
1.Level 4.Below St 7.Steep			2018	10,000	0	0	10,000		
2.Rolling 5.Low 8.Wet			2019	10,000	0	0	10,000		
3.Above St 6.Swampy 9.Lev/Roll			2020	10,000	0	0	10,000		
Utilities <b>9 No Water/No Sewer</b>			2021	11,000	0	0	11,000		
1.Public 4.Improve 7.Improve			2022	12,000	0	0	12,000		
2.Water 5.Improve 8.			2023	23,100	209,600	0	232,700		
3.Sewer 6.Improve 9.None			2024	25,900	235,300	0	261,200		
Street <b>3 Gravel</b>			2025	33,800	318,000	0	351,800		
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					Frontage	Depth	Factor	Code	
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	
			Sale Date <b>8/31/2021</b>	14.Rear Land			%		4.Size/Shape
Price <b>275,000</b>			15.Misc			%		5.Access or Rear	
Sale Type <b>2 Land &amp; Buildings</b>			<b>Square Foot</b>		<b>Square Feet</b>				6.Restriction
1.Land 4.Mobile 7.					16.Regular Lot	16			1
2.L & B 5.Other 8.			17.Secondary Lot	18	1	100 %	0	8.View/Environ	
3.Building 6. 9.			18.Excess Land			%		9.Fract Share	
Financing <b>9 Unknown</b>			19.Condominium			%		30.Rear (201+)	
1.Convent 4.Seller 7.			20.Pavement			%		31.Tillable/Horti	
2.FHA/VA 5.Private 8.			<b>Fract. Acre</b>		<b>Acres/Sites</b>				32.Pasture
3.Assumed 6.Cash 9.Unknown					21.Homesite (Frac				
Validity <b>1 Arms Length Sale</b>			22.Vacant Lot (Fr			%		34.Frontage	
1.Valid 4.Split 7.Renovate			23.Non Conforming			%		35.Triangular Lot	
2.Related 5.Partial 8.Other			<b>Acres</b>						36.Commercial
3.Distress 6.Exempt 9.					24.Excess ( 5-10)				
Verified <b>5 Public Record</b>			25.Excess (10+)			%		38.Mixed Wood	
1.Buyer 4.Agent 7.Family			26.Excess			%		39.Hardwood	
2.Seller 5.Pub Rec 8.Other			27.Rear (1-100)			%		40.Wasteland	
3.Lender 6.MLS 9.			28.Rear (101-150)			%		41.Gravel Pit (Ac	
			29.Rear (151-200)			%		42.Mobile Home Si	
			<b>Total Acreage</b>		0.00				43.Condo Site
									44.Utility ROW
									45.Camp Lot
									46.Site Improve

# Waterboro

Map Lot 045-001-547

Account 3366

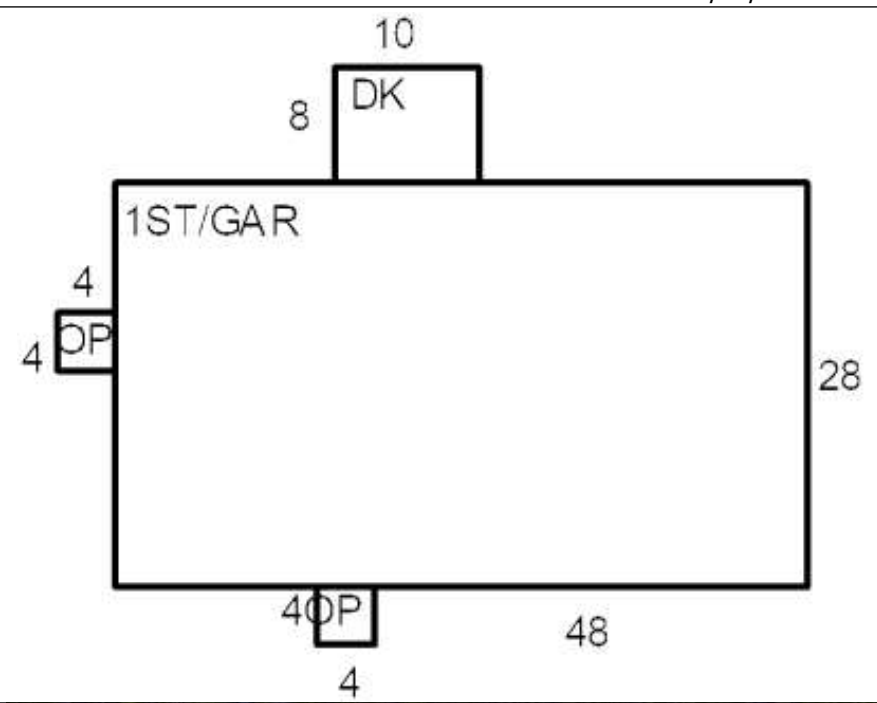
Location 19 LONE PINE ROAD

Card 1

Of 1

9/23/2024

Building Style	<b>3 Raised Ranch</b>	SF Bsmt Living	0	Layout	<b>1 Typical</b>	
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	<b>100%</b>	<b>1 Hot Water BB</b>	
4.Cape	8.Log	12.	1.HWBB	5.FWA	9.No Heat	
Dwelling Units <b>1</b>		2.HWCI		6.GravWA	10.	
Other Units <b>0</b>		3.HWRAD		7.Electric	11.	
Stories <b>1 One Story</b>		4.Steam		8.F/WallM	12.	
1.1	4.1.50	7.1.25	Cool Type	<b>0%</b>	<b>9 None</b>	
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 <b>8 Aluminum/Vinyl</b>		3.H Pump		6.	9.None	
0.Wood	4.Asb/Asph	8.Alum/Vin	Kitchen Style		<b>2 Typical</b>	
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 <b>1 Asphalt Shingles</b>		Bath(s) Style		<b>0</b>		
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 <b>0</b>		# Rooms		<b>2</b>		
OPEN-3- <b>0</b>		# Bedrooms		<b>3</b>		
OPEN-4- <b>0</b>		# Full Baths		<b>2</b>		
Year Built <b>2022</b>		# Half Baths		<b>0</b>		
Year Remodeled <b>0</b>		# Addn Fixtures		<b>0</b>		
Foundation <b>1 Concrete</b>		# Fireplaces		<b>0</b>		
1.Concrete	4.Wood	7.	<div style="display: flex; align-items: center; justify-content: center;"> <div style="background-color: #008080; color: white; padding: 10px; margin-right: 10px; font-size: 2em; font-weight: bold;">T</div> <div style="font-size: 2em; font-weight: bold;">TRIO</div> </div>			
2.C Block	5.Slab	8.				
3.Br/Stone	6.Prs/Post	9.				
Basement <b>4 Full Basement</b>						
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 <b>2</b>						
Wet Basement <b>1 Dry Basement</b>						
1.Dry	4.	7.				
2.Damp	5.	8.				
3.Wet	6.	9.				



Date Inspected 6/15/2022

### Additions, Outbuildings & Improvements

Type	Year	Units	Grade	Cond	Phys.	Funct.	Sound Value	
68 Wood Deck	0	80	0 0	0	0	0	%	1.One Story Fram
68 Wood Deck	0	16	0 0	0	0	0	%	2.Two Story Fram
68 Wood Deck	0	16	0 0	0	0	0	%	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