

GAGNE DALE C
GAGNE, KRISTINA M
47 BALSAM DRIVE
NORTH WATERBORO ME 04061

B6703P110

Property Data			Assessment Record						
Neighborhood 1 LAC WEST			Year	Land	Buildings	Exempt	Total		
Tree Growth Year 0			2012	30,000	121,300	10,000	141,300		
1ST MORTGAGE 0			2013	30,000	121,300	10,000	141,300		
2ND MORTGAGE 0			2014	30,000	121,300	10,000	141,300		
Zone/Land Use 47 Lake Arrowhead			2015	30,000	121,300	10,000	141,300		
Secondary Zone			2016	15,000	121,300	15,000	121,300		
Topography 2 Rolling			2017	15,000	121,300	15,000	121,300		
1.Level 4.Below St 7.Steep			2018	15,000	121,300	20,000	116,300		
2.Rolling 5.Low 8.Wet			2019	15,000	121,300	20,000	116,300		
3.Above St 6.Swampy 9.Lev/Roll			2020	15,000	122,400	20,000	117,400		
Utilities 9 No Water/No Sewer			2021	16,500	122,400	24,500	114,400		
1.Public 4.Improve 7.Improve			2022	18,000	134,600	25,000	127,600		
2.Water 5.Improve 8.			2023	19,800	149,300	25,000	144,100		
3.Sewer 6.Improve 9.None			2024	22,200	168,200	25,000	165,400		
Street 3 Gravel			2025	30,000	232,200	25,000	237,200		
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		Frontage	Depth	Factor	Code	
BUILDING USE 0			12.Arrowhead WF				%		1.Unimproved
Sale Data			13.Waterfront				%		2.Excess Ftg /De
Sale Date			14.Rear Land				%		3.Topography
Price			15.Misc				%		4.Size/Shape
Sale Type							%		5.Access or Rear
1.Land 4.Mobile 7.			Square Foot	Square Feet					6.Restriction
2.L & B 5.Other 8.			16.Regular Lot	16	1	100	%	0	7.Open Space
3.Building 6. 9.			17.Secondary Lot				%		8.View/Environ
Financing			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			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			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		0.00				43.Condo Site
									44.Utility ROW
									45.Camp Lot
									46.Site Improveme

Inspection Witnessed By:

No./Date	Description	Date Insp.
X		

Notes:


Waterboro

Map Lot 046-002-191

Account 3736

Location 47 BALSAM 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	Fin Bsmt Grade	0 0	1.Typical	4. 7.
2.Ranch	6.Split	OPEN 5 OPTIONAL 0		2.Inadeq	5. 8.
3.R Ranch	7.Contemp/	Heat Type	100% 1 Hot Water BB	3.Not func	6. 9.
4.Cape	8.Log	1.HWBB	5.FWA	Attic 9 None	
Dwelling Units 1		2.HWCI	6.GravWA	1.1/4 Fin	4.Full Fin
Other Units 0		3.HWRAD	7.Electric	2.1/2 Fin	5.FI/Stair
Stories	4 One & 1/2 Story	4.Steam	8.FI/WallM	3.3/4 Fin	6.1/2 Unfi
1.1	4.1.50	Cool Type	0% 9 None	Insulation 1 Full	
2.2	5.1.75	1.Refrig	4.W&C Air	1.Full	4.Minimal
3.3	6.2.50	2.Evapor	5. 8.	2.Heavy	5.Unk
Exterior Walls 1 Wood Siding		3.H Pump	6. 9.None	3.Capped	6. 9.None
0.Wood	4.Asb/Asph	Kitchen Style		Unfinished % 0%	
1.Wood	5.T-111	1.Modern	4.Obsolete	Grade & Factor 3 Average 100%	
2.Wd Sh	6.Br/St	2.Typical	5. 8.	1.E Grade	4.B Grade
3.Compos.	7.Nov	3.Old Type	6. 9.None	2.D Grade	5.A Grade
Roof Surface 1 Asphalt Shingles		Bath(s) Style		3.C Grade	6.AA Grade
1.Asphalt	4.Composit	1.Modern	4.Obsolete	SQFT (Footprint) 768	
2.Slate	5.Wood	2.Typical	5. 8.	Condition 5 Above Average	
3.Metal	6.Other	3.Old Type	6. 9.None	1.Poor	4.Avg
SF Masonry Trim 0		# Rooms	6	2.Fair	5.Avg+
OPEN-3- 0		# Bedrooms	3	3.Avg-	6.Good
OPEN-4- 0		# Full Baths	1	Phys. % Good 0%	
Year Built	1994	# Half Baths	1	Funct. % Good 100%	
Year Remodeled	0	# Addn Fixtures	0	Functional Code 9 None	
Foundation 1 Concrete		# Fireplaces	0	1.Incomp	4.Small
1.Concrete	4.Wood				
2.C Block	5.Slab				
3.Br/Stone	6.Prs/Post	Econ. % Good 100%			
Basement 4 Full Basement		Economic Code None			
1.1/4 Bmt	4.Full Bmt	0.None			
2.1/2 Bmt	5.None	1.Location			
3.3/4 Bmt	6. 9.None	2.Encroach			
Bsmt Gar # Cars 0		Entrance Code 0			
Wet Basement 1 Dry Basement		1.Interior			
1.Dry	4. 7.	2.Refusal			
2.Damp	5. 8.	3.Informed			
3.Wet	6. 9.	Information Code 0			
		1.Owner			
		2.Relative			
		3.Tenant			

Date Inspected

Additions, Outbuildings & Improvements

Type	Year	Units	Grade	Cond	Phys.	Funct.	Sound Value	
68 Wood Deck	0	288	0 0	0	0 %	0 %		1.One Story Fram
24 Frame Shed	0	80	0 0	0	0 %	0 %		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

