

MANKIN RICHARD C
MANKIN, PETRA M
9 SIMONA SHORE DR
GORHAM ME 04038

B6395P23

Previous Owner
VERMETTE MICHAEL L & DIANNE L
40 KENNEDY DRIVE

N WATERBORO ME 04061
Sale Date: 9/09/2004

Property Data			Assessment Record						
Neighborhood 1 LAC WEST			Year	Land	Buildings	Exempt	Total		
Tree Growth Year 0			2012	30,000	133,100	10,000	153,100		
1ST MORTGAGE 0			2013	30,000	133,100	10,000	153,100		
2ND MORTGAGE 0			2014	30,000	133,100	10,000	153,100		
Zone/Land Use 47 Lake Arrowhead			2015	30,000	133,100	10,000	153,100		
Secondary Zone			2016	15,000	133,100	15,000	133,100		
Topography 2 Rolling			2017	15,000	133,100	15,000	133,100		
1.Level 4.Below St 7.Steep			2018	15,000	133,100	20,000	128,100		
2.Rolling 5.Low 8.Wet			2019	15,000	133,100	20,000	128,100		
3.Above St 6.Swampy 9.Lev/Roll			2020	15,000	133,500	20,000	128,500		
Utilities 9 No Water/No Sewer			2021	16,500	133,500	24,500	125,500		
1.Public 4.Improve 7.Improve			2022	18,000	146,900	25,000	139,900		
2.Water 5.Improve 8.			2023	19,800	162,900	25,000	157,700		
3.Sewer 6.Improve 9.None			2024	22,200	182,900	25,000	180,100		
Street 3 Gravel			2025	30,000	251,000	25,000	256,000		
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
			14.Rear Land				%		3.Topography
Sale Date 9/09/2004			15.Misc				%		4.Size/Shape
Price 159,900							%		5.Access or Rear
Sale Type 2 Land & Buildings							%		6.Restriction
1.Land 4.Mobile 7.			Square Foot		Square Feet				7.Open Space
2.L & B 5.Other 8.			16.Regular Lot	16		1	100 %	0	8.View/Environ
3.Building 6. 9.			17.Secondary Lot				%		9.Fract Share
Financing 1 Conventional			18.Excess Land				%		Acres
1.Convent 4.Seller 7.			19.Condominium				%		30.Rear (201+)
2.FHA/VA 5.Private 8.			20.Pavement				%		31.Tillable/Horti
3.Assumed 6.Cash 9.Unknown							%		32.Pasture
Validity 1 Arms Length Sale			Fract. Acre		Acreege/Sites				33.Orchard
1.Valid 4.Split 7.Renovate			21.Homesite (Frac				%		34.Frontage
2.Related 5.Partial 8.Other			22.Vacant Lot (Fr				%		35.Triangular Lot
3.Distress 6.Exempt 9.			23.Non Conforming				%		36.Commercial
Verified 1 Buyer			Acres				%		37.Softwood
1.Buyer 4.Agent 7.Family			24.Excess (5-10)				%		38.Mixed Wood
2.Seller 5.Pub Rec 8.Other			25.Excess (10+)				%		39.Hardwood
3.Lender 6.MLS 9.			26.Excess				%		40.Wasteland
			27.Rear (1-100)				%		41.Gravel Pit (Ac
			28.Rear (101-150)				%		42.Mobile Home Si
			29.Rear (151-200)				%		43.Condo Site
			Total Acreage		0.00				44.Utility ROW
									45.Camp Lot
									46.Site Improve

Inspection Witnessed By:

No./Date	Description	Date Insp.
X		

Notes:

Waterboro

Map Lot 046-002-197


Account 3742

Location 40 KENNEDY 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	4. 7.			
2.Ranch	6.Split	10.Mohome	OPEN 5 OPTIONAL 0		2.Inadeq	5. 8.			
3.R Ranch	7.Contemp/	11.Condo	Heat Type	100% 1 Hot Water BB	3.Not func	6. 9.			
4.Cape	8.Log	12.	1.HWBB	5.FWA	9.No Heat	Attic	9 None		
Dwelling Units	1		2.HWCI	6.GravWA	10.	1.1/4 Fin	4.Full Fin	7.1/4 Unfi	
Other Units	0		3.HWRAD	7.Electric	11.	2.1/2 Fin	5.FI/Stair	8.	
Stories	4 One & 1/2 Story		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	0% 9 None		Insulation 1 Full			
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	1 Wood Siding		3.H Pump	6.	9.None	3.Capped	6.	9.None	
0.Wood	4.Asb/Asph	8.Alum/Vin	Kitchen Style		2 Typical	Unfinished % 0%			
1.Wood	5.T-111	9.Other	1.Modern	4.Obsolete	7.	Grade & Factor 3 Average 110%			
2.Wd Sh	6.Br/St	11.	2.Typical	5.	8.	1.E Grade	4.B Grade	7.AAA Grad	
3.Compos.	7.Nov	12.	3.Old Type	6.	9.None	2.D Grade	5.A Grade	8.	
Roof Surface	1 Asphalt Shingles		Bath(s) Style		2 Typical Bath(s)	3.C Grade	6.AA Grade	9.Same	
1.Asphalt	4.Composit	7.	1.Modern	4.Obsolete	7.	SQFT (Footprint) 768			
2.Slate	5.Wood	8.	2.Typical	5.	8.	Condition 5 Above Average			
3.Metal	6.Other	9.	3.Old Type	6.	9.None	1.Poor	4.Avg	7.V G	
SF Masonry Trim	0		# Rooms	6		2.Fair	5.Avg+	8.Exc	
OPEN-3-	0		# Bedrooms	3		3.Avg-	6.Good	9.Same	
OPEN-4-	0		# Full Baths	2		Phys. % Good 0%			
Year Built	1992		# Half Baths	0		Funct. % Good 100%			
Year Remodeled	0		# Addn Fixtures	0		Functional Code 9 None			
Foundation	1 Concrete		# Fireplaces	0		1.Incomp	4.Small	7.Layout	
1.Concrete	4.Wood	7.							
2.C Block	5.Slab	8.							
3.Br/Stone	6.Prs/Post	9.							
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						Econ. % Good 100%			
						Economic Code None			
						0.None	3.Services	7.	
						1.Location	4.Traffic	8.	
						2.Encroach	9.None	9.	
						Entrance Code 0			
						1.Interior	4.Vacant	7.	
						2.Refusal	5.Estimate	8.	
						3.Informed	6.Office	9.RS	
						Information Code 0			
						1.Owner	4.Agent	7.	
						2.Relative	5.Estimate	8.	
						3.Tenant	6.Other	9.SNY	

Additions, Outbuildings & Improvements								
Type	Year	Units	Grade	Cond	Phys.	Funct.	Sound Value	
68 Wood Deck	0	100	0 0	0	0	0	0	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

