

MCKENNEY ROBERT S  
MCKENNEY, DEBRA A  
58 OAK LANE  
EAST WATERBORO ME 04030

B3071P105

Inspection Witnessed By:

X		Date
No./Date	Description	Date Insp.

Notes:

Waterboro

Property Data			Assessment Record																																																																																																																																																																																																																
Neighborhood <b>48 OLD ALFRED RD</b>			Year	Land	Buildings	Exempt	Total																																																																																																																																																																																																												
Tree Growth Year <b>0</b>			2012	62,300	118,800	10,000	171,100																																																																																																																																																																																																												
1ST MORTGAGE <b>0</b>			2013	62,300	118,800	10,000	171,100																																																																																																																																																																																																												
2ND MORTGAGE <b>0</b>			2014	62,300	118,800	10,000	171,100																																																																																																																																																																																																												
Zone/Land Use <b>11 Residential</b>			2015	62,300	118,800	10,000	171,100																																																																																																																																																																																																												
Secondary Zone			2016	53,000	117,600	15,000	155,600																																																																																																																																																																																																												
Topography <b>1 Level</b>			2017	53,000	117,600	15,000	155,600																																																																																																																																																																																																												
1.Level 4.Below St 7.Steep			2018	53,000	117,600	20,000	150,600																																																																																																																																																																																																												
2.Rolling 5.Low 8.Wet			2019	53,000	117,600	20,000	150,600																																																																																																																																																																																																												
3.Above St 6.Swampy 9.Lev/Roll			2020	53,000	118,300	20,000	151,300																																																																																																																																																																																																												
Utilities <b>9 No Water/No Sewer</b>			2021	58,300	118,300	24,500	152,100																																																																																																																																																																																																												
1.Public 4.Improve 7.Improve			2022	63,600	130,200	25,000	168,800																																																																																																																																																																																																												
2.Water 5.Improve 8.			2023	70,000	144,400	25,000	189,400																																																																																																																																																																																																												
3.Sewer 6.Improve 9.None			2024	78,400	163,000	25,000	216,400																																																																																																																																																																																																												
Street <b>1 Paved</b>			2025	86,300	225,800	25,000	287,100																																																																																																																																																																																																												
1.Paved 4.Proposed 7.ROW			<table border="1"> <thead> <tr> <th colspan="4">Land Data</th> </tr> <tr> <th rowspan="2">Front Foot</th> <th rowspan="2">Type</th> <th colspan="2">Effective</th> <th colspan="2">Influence</th> <th rowspan="2">Influence Codes</th> </tr> <tr> <th>Frontage</th> <th>Depth</th> <th>Factor</th> <th>Code</th> </tr> </thead> <tbody> <tr> <td>11.Ossipee WF</td> <td> </td> <td> </td> <td> </td> <td>%</td> <td> </td> <td>1.Unimproved</td> </tr> <tr> <td>12.Arrowhead WF</td> <td> </td> <td> </td> <td> </td> <td>%</td> <td> </td> <td>2.Excess Ftg /De</td> </tr> <tr> <td>13.Waterfront</td> <td> </td> <td> </td> <td> </td> <td>%</td> <td> </td> <td>3.Topography</td> </tr> <tr> <td>14.Rear Land</td> <td> </td> <td> </td> <td> </td> <td>%</td> <td> </td> <td>4.Size/Shape</td> </tr> <tr> <td>15.Misc</td> <td> </td> <td> </td> <td> </td> <td>%</td> <td> </td> <td>5.Access or Rear</td> </tr> <tr> <td> </td> <td> </td> <td> </td> <td> </td> <td>%</td> <td> </td> <td>6.Restriction</td> </tr> <tr> <td> </td> <td> </td> <td> </td> <td> </td> <td>%</td> <td> </td> <td>7.Open Space</td> </tr> <tr> <td> </td> <td> </td> <td> </td> <td> </td> <td>%</td> <td> </td> <td>8.View/Environ</td> </tr> <tr> <td> </td> <td> </td> <td> </td> <td> </td> <td>%</td> <td> </td> <td>9.Fract Share</td> </tr> <tr> <td> </td> <td> </td> <td> </td> <td> </td> <td>%</td> <td> </td> <td><b>Acres</b></td> </tr> <tr> <td> </td> <td> </td> <td> </td> <td> </td> <td>%</td> <td> </td> <td>30.Rear (201+)</td> </tr> <tr> <td> </td> <td> </td> <td> </td> <td> </td> <td>%</td> <td> </td> <td>31.Tillable/Horti</td> </tr> <tr> <td> </td> <td> </td> <td> </td> <td> </td> <td>%</td> <td> </td> <td>32.Pasture</td> </tr> <tr> <td> </td> <td> </td> <td> </td> <td> </td> <td>%</td> <td> </td> <td>33.Orchard</td> </tr> <tr> <td> </td> <td> </td> <td> </td> <td> </td> <td>%</td> <td> </td> <td>34.Frontage</td> </tr> <tr> <td> </td> <td> </td> <td> </td> <td> </td> <td>%</td> <td> </td> <td>35.Triangular Lot</td> </tr> <tr> <td> </td> <td> </td> <td> </td> <td> </td> <td>%</td> <td> </td> <td>36.Commercial</td> </tr> <tr> <td> </td> <td> </td> <td> </td> <td> </td> <td>%</td> <td> </td> <td>37.Softwood</td> </tr> <tr> <td> </td> <td> </td> <td> </td> <td> </td> <td>%</td> <td> </td> <td>38.Mixed Wood</td> </tr> <tr> <td> </td> <td> </td> <td> </td> <td> </td> <td>%</td> <td> </td> <td>39.Hardwood</td> </tr> <tr> <td> </td> <td> </td> <td> </td> <td> </td> <td>%</td> <td> </td> <td>40.Wasteland</td> </tr> <tr> <td> </td> <td> </td> <td> </td> <td> </td> <td>%</td> <td> </td> <td>41.Gravel Pit (Ac</td> </tr> <tr> <td> </td> <td> </td> <td> </td> <td> </td> <td>%</td> <td> </td> <td>42.Mobile Home Si</td> </tr> <tr> <td> </td> <td> </td> <td> </td> <td> </td> <td>%</td> <td> </td> <td>43.Condo Site</td> </tr> <tr> <td> </td> <td> </td> <td> </td> <td> </td> <td>%</td> <td> </td> <td>44.Utility ROW</td> </tr> <tr> <td> </td> <td> </td> <td> </td> <td> </td> <td>%</td> <td> </td> <td>45.Camp Lot</td> </tr> <tr> <td> </td> <td> </td> <td> </td> <td> </td> <td>%</td> <td> </td> <td>46.Site Improve</td> </tr> </tbody> </table>					Land Data				Front Foot	Type	Effective		Influence		Influence Codes	Frontage	Depth	Factor	Code	11.Ossipee WF				%		1.Unimproved	12.Arrowhead WF				%		2.Excess Ftg /De	13.Waterfront				%		3.Topography	14.Rear Land				%		4.Size/Shape	15.Misc				%		5.Access or Rear					%		6.Restriction					%		7.Open Space					%		8.View/Environ					%		9.Fract Share					%		<b>Acres</b>					%		30.Rear (201+)					%		31.Tillable/Horti					%		32.Pasture					%		33.Orchard					%		34.Frontage					%		35.Triangular Lot					%		36.Commercial					%		37.Softwood					%		38.Mixed Wood					%		39.Hardwood					%		40.Wasteland					%		41.Gravel Pit (Ac					%		42.Mobile Home Si					%		43.Condo Site					%		44.Utility ROW					%		45.Camp Lot					%		46.Site Improve
Land Data																																																																																																																																																																																																																			
Front Foot	Type	Effective		Influence		Influence Codes																																																																																																																																																																																																													
		Frontage	Depth	Factor	Code																																																																																																																																																																																																														
11.Ossipee WF				%		1.Unimproved																																																																																																																																																																																																													
12.Arrowhead WF				%		2.Excess Ftg /De																																																																																																																																																																																																													
13.Waterfront				%		3.Topography																																																																																																																																																																																																													
14.Rear Land				%		4.Size/Shape																																																																																																																																																																																																													
15.Misc				%		5.Access or Rear																																																																																																																																																																																																													
				%		6.Restriction																																																																																																																																																																																																													
				%		7.Open Space																																																																																																																																																																																																													
				%		8.View/Environ																																																																																																																																																																																																													
				%		9.Fract Share																																																																																																																																																																																																													
				%		<b>Acres</b>																																																																																																																																																																																																													
				%		30.Rear (201+)																																																																																																																																																																																																													
				%		31.Tillable/Horti																																																																																																																																																																																																													
				%		32.Pasture																																																																																																																																																																																																													
				%		33.Orchard																																																																																																																																																																																																													
				%		34.Frontage																																																																																																																																																																																																													
				%		35.Triangular Lot																																																																																																																																																																																																													
				%		36.Commercial																																																																																																																																																																																																													
				%		37.Softwood																																																																																																																																																																																																													
				%		38.Mixed Wood																																																																																																																																																																																																													
				%		39.Hardwood																																																																																																																																																																																																													
				%		40.Wasteland																																																																																																																																																																																																													
				%		41.Gravel Pit (Ac																																																																																																																																																																																																													
				%		42.Mobile Home Si																																																																																																																																																																																																													
				%		43.Condo Site																																																																																																																																																																																																													
				%		44.Utility ROW																																																																																																																																																																																																													
				%		45.Camp Lot																																																																																																																																																																																																													
				%		46.Site Improve																																																																																																																																																																																																													
LAND USE <b>0</b>			<b>Square Foot</b>																																																																																																																																																																																																																
BUILDING USE <b>0</b>			16.Regular Lot																																																																																																																																																																																																																
<b>Sale Data</b>			17.Secondary Lot																																																																																																																																																																																																																
Sale Date			18.Excess Land																																																																																																																																																																																																																
Price			19.Condominium																																																																																																																																																																																																																
Sale Type			20.Pavement																																																																																																																																																																																																																
1.Land 4.Mobile 7.			<b>Fract. Acre</b>																																																																																																																																																																																																																
2.L & B 5.Other 8.			21.Homesite (Frac																																																																																																																																																																																																																
3.Building 6. 9.			22.Vacant Lot (Fr																																																																																																																																																																																																																
Financing			23.Non Conforming																																																																																																																																																																																																																
1.Convent 4.Seller 7.			<b>Acres</b>																																																																																																																																																																																																																
2.FHA/VA 5.Private 8.			24.Excess ( 5-10)																																																																																																																																																																																																																
3.Assumed 6.Cash 9.Unknown			25.Excess (10+)																																																																																																																																																																																																																
Validity			26.Excess																																																																																																																																																																																																																
1.Valid 4.Split 7.Renovate			27.Rear (1-100)																																																																																																																																																																																																																
2.Related 5.Partial 8.Other			28.Rear (101-150)																																																																																																																																																																																																																
3.Distress 6.Exempt 9.			29.Rear (151-200)																																																																																																																																																																																																																
Verified			<b>Total Acreage 0.69</b>																																																																																																																																																																																																																
1.Buyer 4.Agent 7.Family																																																																																																																																																																																																																			
2.Seller 5.Pub Rec 8.Other																																																																																																																																																																																																																			
3.Lender 6.MLS 9.																																																																																																																																																																																																																			

# Waterboro

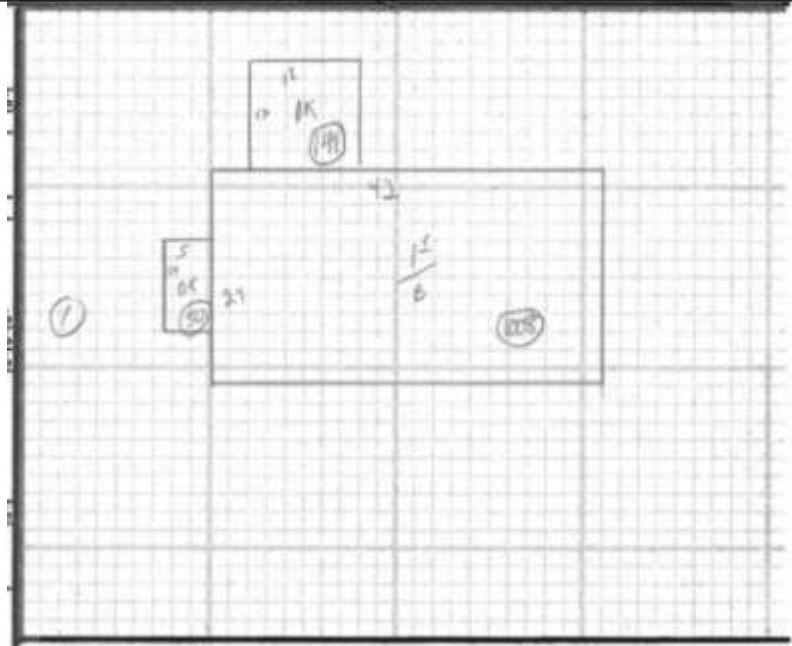
Map Lot 049-011L

Account 3997

Location 58 OAK LANE

Card 1 Of 1 9/23/2024

Building Style	<b>2 Ranch</b>			SF Bsmt Living	<b>0</b>			Layout	<b>1 Typical</b>		
1.Conv	5.Garr/Col	9.Other		Fin Bsmt Grade	<b>0 0</b>			1.Typical	4.	7.	
2.Ranch	6.Split	10.Mohome		OPEN 5 OPTIONAL	<b>0</b>			2.Inadeq	5.	8.	
3.R Ranch	7.Contemp/	11.Condo		Heat Type	<b>100% 8 Floor/Wall Unit M</b>			3.Not func	6.	9.	
4.Cape	8.Log	12.		1.HWBB	5.FWA	9.No Heat		Attic	<b>9 None</b>		
Dwelling Units <b>1</b>				2.HWCI	6.GravWA	10.		1.1/4 Fin	4.Full Fin	7.1/4 Unfi	
Other Units <b>0</b>				3.HWRAD	7.Electric	11.		2.1/2 Fin	5.F/Stair	8.	
Stories <b>1 One Story</b>				4.Steam	8.F/WallM	12.		3.3/4 Fin	6.1/2 Unfi	9.None	
1.1	4.1.50	7.1.25		Cool Type	<b>0% 9 None</b>			Insulation	<b>1 Full</b>		
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 <b>1 Wood Siding</b>				3.H Pump	6.	9.None		3.Capped	6.	9.None	
0.Wood	4.Asb/Asph	8.Alum/Vin		Kitchen Style	<b>2 Typical</b>			Unfinished %	<b>0%</b>		
1.Wood	5.T-111	9.Other		1.Modern	4.Obsolete	7.		Grade & Factor	<b>3 Average 100%</b>		
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 <b>1 Asphalt Shingles</b>				Bath(s) Style	<b>2 Typical Bath(s)</b>			3.C Grade	6.AA Grade	9.Same	
1.Asphalt	4.Composit	7.		1.Modern	4.Obsolete	7.		SQFT (Footprint) <b>1008</b>			
2.Slate	5.Wood	8.		2.Typical	5.	8.		Condition <b>6 Good</b>			
3.Metal	6.Other	9.		3.Old Type	6.	9.None		1.Poor	4.Avg	7.V G	
SF Masonry Trim <b>0</b>				# Rooms	<b>0</b>			2.Fair	5.Avg+	8.Exc	
OPEN-3- <b>0</b>				# Bedrooms	<b>3</b>			3.Avg-	6.Good	9.Same	
OPEN-4- <b>0</b>				# Full Baths	<b>1</b>			Phys. % Good <b>0%</b>			
Year Built <b>1973</b>				# Half Baths	<b>0</b>			Funct. % Good <b>100%</b>			
Year Remodeled <b>0</b>				# Addn Fixtures	<b>0</b>			Functional Code <b>9 None</b>			
Foundation <b>1 Concrete</b>				# Fireplaces	<b>0</b>			1.Incomp	4.Small	7.Layout	
1.Concrete	4.Wood	7.		<div style="display: flex; align-items: center; justify-content: center;"> <div style="background-color: #00728f; 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>							
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>0</b>											
Wet Basement <b>1 Dry Basement</b>											
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	144	0 0	0	0	0	%	1.One Story Fram
68 Wood Deck	0	50	0 0	0	0	0	%	2.Two Story Fram
23 Frame Garage	0	780	0 0	0	0	0	%	3.Three Story Fr
24 Frame Shed	0	128	0 0	0	0	0	%	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