

GOUIN, MIKAYLA MARIE
GOUIN, ETHAN
173 LORDS RD
WATERBORO ME 04061

B17428P463 B17572P255 B17750P1 B17904P239 B18643P411

Previous Owner
PROVENCHER EDWARD N & SHAWN E (JT)
ATTN: MIKAYLA FRAZIER
173 LORDS RD
NORTH WATERBORO ME 04061
Sale Date: 2/28/2019

Previous Owner
CRAIB, RICHARD E.
ATTN: SHAWN PROVENCHER
PO BOX 360
NORTH WATERBORO ME 04061
Sale Date: 7/09/2018

Previous Owner
HERTEL, VAN E., JR.
5 SHADY CREEK LANE

SCARBOROUGH ME 04074
Sale Date: 10/02/2017

Inspection Witnessed By:

X	Date
No./Date	Description
	Date Insp.

Notes:
17.0816 - SPLIT FROM 014-022 SB
18.0905 - entered e911 address - tb
19.0806 - added 28x36 house, 10x20 addition, 6x36 open porch, 5x10 open porch -sb

Waterboro

Property Data			Assessment Record																																																																																																																																																																																																												
Neighborhood 17 LORDS RD			Year	Land	Buildings	Exempt	Total																																																																																																																																																																																																								
Tree Growth Year 0			2018	41,400	0	0	41,400																																																																																																																																																																																																								
1ST MORTGAGE 0			2019	41,400	0	0	41,400																																																																																																																																																																																																								
2ND MORTGAGE 0			2020	59,400	161,300	0	220,700																																																																																																																																																																																																								
Zone/Land Use 31 Agricultural/Residential			2021	65,300	161,300	24,500	202,100																																																																																																																																																																																																								
Secondary Zone			2022	71,200	177,400	25,000	223,600																																																																																																																																																																																																								
Topography 2 Rolling			2023	78,300	196,800	25,000	250,100																																																																																																																																																																																																								
1.Level 4.Below St 7.Steep			2024	87,800	221,000	25,000	283,800																																																																																																																																																																																																								
2.Rolling 5.Low 8.Wet			2025	107,400	301,100	25,000	383,500																																																																																																																																																																																																								
3.Above St 6.Swampy 9.Lev/Roll																																																																																																																																																																																																															
Utilities 9 No Water/No Sewer																																																																																																																																																																																																															
1.Public 4.Improve 7.Improve																																																																																																																																																																																																															
2.Water 5.Improve 8.																																																																																																																																																																																																															
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3.Gravel 6.Aband 9.TG PLAN																																																																																																																																																																																																															
LAND USE 0			<table border="1"> <thead> <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>Acres</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>					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					%		Acres					%		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
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2.Related 5.Partial 8.Other			22.Vacant Lot (Fr																																																																																																																																																																																																												
3.Distress 6.Exempt 9.			23.Non Conforming																																																																																																																																																																																																												
Verified 5 Public Record			Acres																																																																																																																																																																																																												
1.Buyer 4.Agent 7.Family			24.Excess (5-10)																																																																																																																																																																																																												
2.Seller 5.Pub Rec 8.Other			25.Excess (10+)																																																																																																																																																																																																												
3.Lender 6.MLS 9.			26.Excess																																																																																																																																																																																																												
			27.Rear (1-100)																																																																																																																																																																																																												
			28.Rear (101-150)																																																																																																																																																																																																												
			29.Rear (151-200)																																																																																																																																																																																																												

Waterboro

Map Lot 014-022-001

Account 5142

Location 173 LORDS ROAD

Card 1 Of 1 9/23/2024

Building Style	2 Ranch			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 1 One 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 8 Aluminum/Vinyl				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	4 Good 100%			
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) 1008				
2.Slate	5.Wood	8.		2.Typical	5.	8.	Condition 8 Excellent				
3.Metal	6.Other	9.		3.Old Type	6.	9.None	1.Poor	4.Avg	7.V G		
SF Masonry Trim 0				# Rooms 5			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 2018				# 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.		<div style="display: flex; align-items: center; justify-content: center;"> <div style="background-color: #2e7d32; 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 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				1.Incomp			4.Small	7.Layout			
				2.O-Built			5.CDU	8.Other			
				3.Damage			6.Style	9.None			
				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		
1 One Story Frame	0	200	0 0	0	0	% 100 %			1.One Story Fram
21 Open Frame	0	216	0 0	0	0	% 100 %			2.Two Story Fram
21 Open Frame	0	50	0 0	0	0	% 100 %			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