

KENISTON, RYAN L
PO BOX 461
NORTH WATERBORO ME 04061

B18546P636

Previous Owner
MCLAUGHLIN FRANKLIN
MCLAUGHLIN, MARY
395 WHITMAN STREET
HANSON MA 02341
Sale Date: 2/03/2021

Inspection Witnessed By:

X	Date
No./Date	Description
	Date Insp.

Notes:

21.0609 - combined 014-040M (5.60 acres) with this parcel - sb
23.0905 - added 30x52 1st/b, 12x14 deck, 4x8 deck, sent supplemental tax bill -sb

Waterboro

Property Data			Assessment Record						
Neighborhood 13 CHADBOURNE RIDGE RD			Year	Land	Buildings	Exempt	Total		
Tree Growth Year 0			2012	40,500	0	0	40,500		
1ST MORTGAGE 0			2013	40,500	0	0	40,500		
2ND MORTGAGE 0			2014	40,500	0	0	40,500		
Zone/Land Use 31 Agricultural/Residential			2015	40,500	0	0	40,500		
Secondary Zone			2016	27,200	0	0	27,200		
Topography 2 Rolling			2017	27,200	0	0	27,200		
1.Level 4.Below St 7.Steep			2018	27,200	0	0	27,200		
2.Rolling 5.Low 8.Wet			2019	27,200	0	0	27,200		
3.Above St 6.Swampy 9.Lev/Roll			2020	27,200	0	0	27,200		
Utilities 9 No Water/No Sewer			2021	29,900	0	0	29,900		
1.Public 4.Improve 7.Improve			2022	41,800	0	0	41,800		
2.Water 5.Improve 8.			2023	46,000	0	0	46,000		
3.Sewer 6.Improve 9.None			2024	51,600	0	0	51,600		
Street 1 Paved			2025	79,000	340,900	0	419,900		
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 2/03/2021			14.Rear Land				%		3.Topography
Price 45,000			15.Misc				%		4.Size/Shape
Sale Type 1 Land Only							%		5.Access or Rear
1.Land 4.Mobile 7.			Square Foot	Square Feet			%		6.Restriction
2.L & B 5.Other 8.			16.Regular Lot				%		7.Open Space
3.Building 6. 9.			17.Secondary Lot				%		8.View/Environ
Financing 9 Unknown			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 8 Other Non Valid			Fract. Acre	Acreege/Sites			%		32.Pasture
1.Valid 4.Split 7.Renovate			21.Homesite (Frac	21	2.00	50	%	6	33.Orchard
2.Related 5.Partial 8.Other			22.Vacant Lot (Fr	24	10.00	100	%	0	34.Frontage
3.Distress 6.Exempt 9.			23.Non Conforming	25	0.30	100	%	0	35.Triangular Lot
Verified 5 Public Record			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		12.30				43.Condo Site
									44.Utility ROW
									45.Camp Lot
									46.Site Improve

Waterboro

Map Lot 014-040I

Account 1597

Location 23 PIERCE 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)	1560		
2.Slate	5.Wood	8.		2.Typical	5.	8.		Condition	6 Good		
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 2022				# Half Baths	0			Funct. % Good	100%		
Year Remodeled 0				# Addn Fixtures	1			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.Owner	4.Agent	7.		1.Incomp	4.Small	7.Layout	
				2.Relative	5.Estimate	8.		2.O-Built	5.CDU	8.Other	
				3.Tenant	6.Other	9.SNY		3.Damage	6.Style	9.None	



Additions, Outbuildings & Improvements							
Type	Year	Units	Grade	Cond	Phys.	Funct.	Sound Value
68 Wood Deck	0	168	0 0	0	0 %	0 %	1.One Story Fram
68 Wood Deck	0	32	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