

CROTEAU MICHAEL R & PAMELA V  
34 KAVANAUGH ROAD  
OLD ORCHARD BEACH ME 04064

B6030P322 B17277P864

Previous Owner  
HOLDEN DONALD W & DIANNE L  
ATTN: MICHAEL CROTEAU  
34 KAVANAUGH ROAD  
OLD ORCHARD BEACH ME 04064  
Sale Date: 7/18/2016

Inspection Witnessed By:

X	Date	Date Insp.
No./Date	Description	Date Insp.

Notes:

Waterboro

Property Data			Assessment Record						
Neighborhood <b>22 WEST SHORE RD</b>			Year	Land	Buildings	Exempt	Total		
Tree Growth Year <b>0</b>			2012	166,300	175,700	10,000	332,000		
1ST MORTGAGE <b>0</b>			2013	166,300	175,700	10,000	332,000		
2ND MORTGAGE <b>0</b>			2014	166,300	175,700	10,000	332,000		
Zone/Land Use <b>48 Shoreland</b>			2015	166,300	175,700	10,000	332,000		
Secondary Zone <b>31 .....</b>			2016	158,100	174,000	15,000	317,100		
Topography <b>8 Wet Area</b>			2017	158,100	174,000	15,000	317,100		
1.Level 4.Below St 7.Steep			2018	158,100	174,000	0	332,100		
2.Rolling 5.Low 8.Wet			2019	158,100	174,000	0	332,100		
3.Above St 6.Swampy 9.Lev/Roll			2020	158,100	174,700	0	332,800		
Utilities <b>9 No Water/No Sewer</b>			2021	173,900	174,700	0	348,600		
1.Public 4.Improve 7.Improve			2022	189,700	192,200	0	381,900		
2.Water 5.Improve 8.			2023	208,700	213,100	0	421,800		
3.Sewer 6.Improve 9.None			2024	233,900	239,300	0	473,200		
Street <b>3 Gravel</b>			2025	244,000	333,300	0	577,300		
1.Paved 4.Proposed 7.ROW			<b>Land Data</b>						
2.Semi Imp 5.Pvt 8.None									
3.Gravel 6.Aband 9.TG PLAN			<b>Front Foot</b>		<b>Effective</b>		<b>Influence</b>		<b>Influence Codes</b>
LAND USE <b>0</b>			11.Ossipee WF	Type	Frontage	Depth	Factor	Code	
BUILDING USE <b>0</b>			12.Arrowhead WF	11	100	150	90 %	6	1.Unimproved
<b>Sale Data</b>			13.Waterfront				%		2.Excess Ftg /De
Sale Date <b>7/18/2016</b>			14.Rear Land				%		3.Topography
Price <b>470,000</b>			15.Misc				%		4.Size/Shape
Sale Type <b>2 Land &amp; Buildings</b>							%		5.Access or Rear
1.Land 4.Mobile 7.							%		6.Restriction
2.L & B 5.Other 8.			<b>Square Foot</b>	<b>Square Feet</b>					7.Open Space
3.Building 6. 9.			16.Regular Lot				%		8.View/Environ
Financing <b>1 Conventional</b>			17.Secondary Lot				%		9.Fract Share
1.Convent 4.Seller 7.			18.Excess Land				%		<b>Acres</b>
2.FHA/VA 5.Private 8.			19.Condominium				%		30.Rear (201+)
3.Assumed 6.Cash 9.Unknown			20.Pavement				%		31.Tillable/Horti
Validity <b>1 Arms Length Sale</b>							%		32.Pasture
1.Valid 4.Split 7.Renovate			<b>Fract. Acre</b>	<b>Acreege/Sites</b>					33.Orchard
2.Related 5.Partial 8.Other			21.Homesite (Frac	24		0.20	100 %	0	34.Frontage
3.Distress 6.Exempt 9.			22.Vacant Lot (Fr				%		35.Triangular Lot
Verified <b>5 Public Record</b>			23.Non Conforming				%		36.Commercial
1.Buyer 4.Agent 7.Family			<b>Acres</b>				%		37.Softwood
2.Seller 5.Pub Rec 8.Other			24.Excess ( 5-10)				%		38.Mixed Wood
3.Lender 6.MLS 9.			25.Excess (10+)				%		39.Hardwood
			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
				<b>Total Acreage</b>		0.37			44.Utility ROW
									45.Camp Lot
									46.Site Improve


# Waterboro

Map Lot 032-039

Account 2130

Location 51 AMY LANE

Card 1 Of 1 9/23/2024

Building Style	<b>8 Log Home</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%</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.FI/Stair 8.
Stories	<b>4 One &amp; 1/2 Story</b>	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	<b>0%</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>9 Other</b>	3.H Pump	6. 9.None	3.Capped	6. 9.None
0.Wood	4.Asb/Asph 8.Alum/Vin	Kitchen Style	<b>1 Modern</b>	Unfinished %	<b>0%</b>
1.Wood	5.T-111 9.Other	1.Modern	4.Obsolete 7.	Grade & Factor	<b>3 Average 110%</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>1 Modern Bath(s)</b>	3.C Grade	6.AA Grade 9.Same
1.Asphalt	4.Composit 7.	1.Modern	4.Obsolete 7.	SQFT (Footprint)	<b>928</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>6</b>	2.Fair	5.Avg+ 8.Exc
OPEN-3-	<b>0</b>	# Bedrooms	<b>2</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>1996</b>	# Half Baths	<b>1</b>	Funct. % Good	<b>100%</b>
Year Remodeled	<b>0</b>	# Addn Fixtures	<b>0</b>	Functional Code	<b>9 None</b>
Foundation	<b>2 Concrete Block</b>	# Fireplaces	<b>0</b>	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	<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		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	
62 Patio	0	612	0 0	0	0	0	%	1.One Story Fram
21 Open Frame	0	160	0 0	0	0	0	%	2.Two Story Fram
23 Frame Garage	0	576	0 0	0	0	0	%	3.Three Story Fr
68 Wood Deck	0	170	0 0	0	0	0	%	4.1 & 1/2 Story
23 Frame Garage	0	128	0 0	0	0	0	%	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

