

FAGNANT, DAVID
 FAGNANT, BARBARA
 64 HEARN ROAD
 SCARBOROUGH ME 04074

B14354P443 B16375P602 B18586P688 B18616P494

Previous Owner
 HARDING JOSHUA
 314 DIAMOND LEDGE ROAD

SANDWICH NH 03227
 Sale Date: 4/02/2021

Previous Owner
 MARCOTTE RAYMOND
 22 FOX FARM ROAD

BIDDEFORD ME 04005
 Sale Date: 7/27/2012

Inspection Witnessed By:

X	Date
No./Date	Description
	Date Insp.

Notes:

Property Data			Assessment Record								
Neighborhood 2 LAC EAST			Year	Land	Buildings	Exempt	Total				
Tree Growth Year 0			2012	25,000	0	0	25,000				
1ST MORTGAGE 0			2013	25,000	0	0	25,000				
2ND MORTGAGE 0			2014	0	0	0	0				
Zone/Land Use 47 Lake Arrowhead			2015	25,000	0	0	25,000				
Secondary Zone			2016	12,500	0	0	12,500				
Topography 2 Rolling			2017	12,500	0	0	12,500				
1.Level 4.Below St 7.Steep			2018	12,500	0	0	12,500				
2.Rolling 5.Low 8.Wet			2019	12,500	0	0	12,500				
3.Above St 6.Swampy 9.Lev/Roll			2020	12,500	0	0	12,500				
Utilities 9 No Water/No Sewer			2021	13,800	0	0	13,800				
1.Public 4.Improve 7.Improve			2022	15,000	0	0	15,000				
2.Water 5.Improve 8.			2023	16,500	0	0	16,500				
3.Sewer 6.Improve 9.None			2024	18,500	0	0	18,500				
Street 3 Gravel			2025	27,500	0	0	27,500				
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 4/02/2021			14.Rear Land				%		3.Topography		
Price 25,000			15.Misc				%		4.Size/Shape		
Sale Type 1 Land Only							%		5.Access or Rear		
1.Land 4.Mobile 7.			Square Foot				%		6.Restriction		
2.L & B 5.Other 8.			16.Regular Lot	17		1	100	%	0	7.Open Space	
3.Building 6. 9.			17.Secondary Lot	18		2	100	%	0	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 1 Arms Length Sale			Fract. Acre				%			32.Pasture	
1.Valid 4.Split 7.Renovate			21.Homesite (Frac				%			33.Orchard	
2.Related 5.Partial 8.Other			22.Vacant Lot (Fr				%			34.Frontage	
3.Distress 6.Exempt 9.			23.Non Conforming				%			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 0.00								43.Condo Site
											44.Utility ROW
											45.Camp Lot
											46.Site Improve

Waterboro

Map Lot 044-000-A464

Account 4788

Location 102 KEYSTONE DRIVE

Card 1

Of 1

9/23/2024

Building Style 0	SF Bsmt Living 0	Layout 0
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% 0	3.Not func 6. 9.
4.Cape 8.Log 12.	1.HWBB 5.FWA 9.No Heat	Attic 0
Dwelling Units 0	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 0	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 0
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 0 Wood Siding	3.H Pump 6. 9.None	3.Capped 6. 9.None
0.Wood 4.Asb/Asph 8.Alum/Vin	Kitchen Style 0	Unfinished % 0%
1.Wood 5.T-111 9.Other	1.Modern 4.Obsolete 7.	Grade & Factor 0 0%
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 0	Bath(s) Style 0	3.C Grade 6.AA Grade 9.Same
1.Asphalt 4.Composit 7.	1.Modern 4.Obsolete 7.	SQFT (Footprint) 0
2.Slate 5.Wood 8.	2.Typical 5. 8.	Condition 0
3.Metal 6.Other 9.	3.Old Type 6. 9.None	1.Poor 4.Avg 7.V G
SF Masonry Trim 0	# Rooms 0	2.Fair 5.Avg+ 8.Exc
OPEN-3- 0	# Bedrooms 0	3.Avg- 6.Good 9.Same
OPEN-4- 0	# Full Baths 0	Phys. % Good 0%
Year Built 0	# Half Baths 0	Funct. % Good 100%
Year Remodeled 0	# Addn Fixtures 0	Functional Code 9 None
Foundation 0	# Fireplaces 0	1.Incomp 4.Small 7.Layout
1.Concrete 4.Wood 7.		2.O-Built 5.CDU 8.Other
2.C Block 5.Slab 8.		3.Damage 6.Style 9.None
3.Br/Stone 6.Prs/Post 9.		Econ. % Good 100%
Basement 0		Economic Code None
1.1/4 Bmt 4.Full Bmt 7.		0.None 3.Services 7.
2.1/2 Bmt 5.None 8.		1.Location 4.Traffic 8.
3.3/4 Bmt 6. 9.None		2.Encroach 9.None 9.
Bsmt Gar # Cars 0		Entrance Code 0
Wet Basement 0		1.Interior 4.Vacant 7.
1.Dry 4. 7.		2.Refusal 5.Estimate 8.
2.Damp 5. 8.		3.Informed 6.Office 9.RS
3.Wet 6. 9.		Information Code 0
		1.Owner 4.Agent 7.
		2.Relative 5.Estimate 8.
		3.Tenant 6.Other 9.SNY



Date Inspected

Additions, Outbuildings & Improvements							
Type	Year	Units	Grade	Cond	Phys.	Funct.	Sound Value
					%	%	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