

BERARDI, DONNA R
PO BOX 472
NORTH WATERBORO ME 04061

B9206P223

Previous Owner
MURPHY DANIEL P
PO BOX 472

NORTH WATERBORO ME 04061
Sale Date: 3/21/2021

Property Data			Assessment Record						
Neighborhood 2 LAC EAST			Year	Land	Buildings	Exempt	Total		
Tree Growth Year 0			2012	30,000	89,000	10,000	109,000		
1ST MORTGAGE 0			2013	30,000	89,000	10,000	109,000		
2ND MORTGAGE 0			2014	30,000	89,000	10,000	109,000		
Zone/Land Use 47 Lake Arrowhead			2015	30,000	89,000	10,000	109,000		
Secondary Zone			2016	15,000	89,000	15,000	89,000		
Topography 5 Low			2017	15,000	89,000	20,000	84,000		
1.Level 4.Below St 7.Steep			2018	15,000	89,000	20,000	84,000		
2.Rolling 5.Low 8.Wet			2019	15,000	89,000	20,000	84,000		
3.Above St 6.Swampy 9.Lev/Roll			2020	15,000	89,000	20,000	84,000		
Utilities 9 No Water/No Sewer			2021	16,500	89,000	24,500	81,000		
1.Public 4.Improve 7.Improve			2022	18,000	97,900	25,000	90,900		
2.Water 5.Improve 8.			2023	19,800	108,600	25,000	103,400		
3.Sewer 6.Improve 9.None			2024	22,200	122,000	25,000	119,200		
Street 3 Gravel			2025	30,000	171,900	25,000	176,900		
1.Paved 4.Proposed 7.ROW			Land Data						
2.Semi Imp 5.Pvt 8.None			Front Foot	Type	Effective		Influence		Influence Codes 1.Unimproved 2.Excess Ftg /De 3.Topography 4.Size/Shape 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
3.Gravel 6.Aband 9.TG PLAN			11.Ossipee WF		Frontage	Depth	Factor	Code	
LAND USE 0			12.Arrowhead WF				%		
BUILDING USE 0			13.Waterfront				%		
Sale Data			14.Rear Land				%		
Sale Date 3/21/2021			15.Misc				%		
Price							%		
Sale Type 2 Land & Buildings			Square Foot	Square Feet					
1.Land 4.Mobile 7.			16.Regular Lot	16	1		100 %	0	
2.L & B 5.Other 8.			17.Secondary Lot				%		
3.Building 6. 9.			18.Excess Land				%		
Financing 9 Unknown			19.Condominium				%		
1.Convent 4.Seller 7.			20.Pavement				%		
2.FHA/VA 5.Private 8.			Fract. Acre	Acreege/Sites					
3.Assumed 6.Cash 9.Unknown			21.Homesite (Frac				%		
Validity 2 Related Parties			22.Vacant Lot (Fr				%		
1.Valid 4.Split 7.Renovate			23.Non Conforming				%		
2.Related 5.Partial 8.Other			Acres				%		
3.Distress 6.Exempt 9.			24.Excess (5-10)				%		
Verified 7 Family Member			25.Excess (10+)				%		
1.Buyer 4.Agent 7.Family			26.Excess				%		
2.Seller 5.Pub Rec 8.Other			27.Rear (1-100)				%		
3.Lender 6.MLS 9.			28.Rear (101-150)				%		
			29.Rear (151-200)				%		
			Total Acreage 0.00						

Inspection Witnessed By:

No./Date	Description	Date Insp.
X		

Notes:
22.0309 - removed Daniel Murphy, deceased 03/21/21, Daniel and Donna were joint tenants -sb


Waterboro

Map Lot 044-000-A472

Account 3104

Location 22 KEYSTONE DRIVE

Card 1 Of 1 9/23/2024

Building Style 4 Cape Cod	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 5 Floor & Stairs						
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 1 Wood Siding	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 3 Average 107%						
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) 768						
2.Slate 5.Wood 8.	2.Typical 5. 8.	Condition 5 Above Average						
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 2	3.Avg- 6.Good 9.Same						
OPEN-4- 0	# Full Baths 1	Phys. % Good 0%						
Year Built 1989	# 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.		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 4 Full Basement		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 1 Dry Basement		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	

