Map Lot 045-001-395 | Account 3235 | Location 159 CRESCENT DRIVE | Card 1 Of 1 | 9/07/2023

COVETED COVE LLC
7 ACORN LANE
SCARBOROUGH ME 04074

B9493P134 B18788P314 B19057P715

Previous Owner
FOLEY, KATHLEEN M
DERIENZO, AMI L
159 CRESCENT DRIVE
NORTH WATERBORO ME 04061
Sale Date: 6/06/2022

Previous Owner
KOKOSKA RALPH M & DONNA F
TRUSTEES 1395 CRESCENT DR RE TST
28 ST PAUL STREET
LOWELL MA 01851
Sale Date: 8/27/2021

Inspection Witnessed By:

X Date

| No./Date | Description | Date Insp. |
|---|---|---|
| | | |
| | | |
| | | |

Notes:

**Waterboro**

## Property Data

Neighborhood **1 LAC WEST**

Tree Growth Year **0**

1ST MORTGAGE **0**

2ND MORTGAGE **0**

Zone/Land Use **47 Lake Arrowhead**

Secondary Zone

Topography **2 Rolling**

1.Level 4.Below St 7.Steep
2.Rolling 5.Low 8.Wet
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.
3.Sewer 6.Improve 9.None

Street **3 Gravel**

1.Paved 4.Proposed 7.ROW
2.Semi Imp 5.Pvt 8.None
3.Gravel 6.Aband 9.TG PLAN

LAND USE **0**

BUILDING USE **0**

## Sale Data

Sale Date **6/06/2022**

Price

Sale Type **2 Land & Buildings**

1.Land 4.Mobile 7.
2.L & B 5.Other 8.
3.Building 6. 9.

Financing **9 Unknown**

1.Convent 4.Seller 7.
2.FHA/VA 5.Private 8.
3.Assumed 6.Cash 9.Unknown

Validity **2 Related Parties**

1.Valid 4.Split 7.Renovate
2.Related 5.Partial 8.Other
3.Distress 6.Exempt 9.

Verified **5 Public Record**

1.Buyer 4.Agent 7.Family
2.Seller 5.Pub Rec 8.Other
3.Lender 6.MLS 9.

## Assessment Record

| Year | Land | Buildings | Exempt | Total |
|---|---|---|---|---|
| 2011 | 110,700 | 127,600 | 0 | 238,300 |
| 2012 | 110,700 | 127,600 | 0 | 238,300 |
| 2013 | 110,700 | 127,600 | 0 | 238,300 |
| 2014 | 110,700 | 127,600 | 0 | 238,300 |
| 2015 | 110,700 | 127,600 | 0 | 238,300 |
| 2016 | 105,100 | 126,300 | 0 | 231,400 |
| 2017 | 105,100 | 126,300 | 0 | 231,400 |
| 2018 | 105,100 | 126,300 | 0 | 231,400 |
| 2019 | 105,100 | 126,300 | 0 | 231,400 |
| 2020 | 105,100 | 127,200 | 0 | 232,300 |
| 2021 | 115,700 | 127,200 | 0 | 242,900 |
| 2022 | 126,200 | 139,900 | 0 | 266,100 |
| 2023 | 138,800 | 155,100 | 0 | 293,900 |
| 2024 | 155,600 | 174,200 | 0 | 329,800 |

## Land Data

| Front Foot | Type | Effective Frontage | Effective Depth | Influence Factor | Influence Code |
|---|---|---|---|---|---|
| 11.Ossipee WF | 12 | 125 | 240 | 70 % | 2 |
| 12.Arrowhead WF | | | | % | |
| 13.Waterfront | | | | % | |
| 14.Rear Land | | | | % | |
| 15.Misc | | | | % | |
| | | | | % | |
| | | | | % | |
| **Square Foot** | | **Square Feet** | | | |
| 16.Regular Lot | | | | % | |
| 17.Secondary Lot | | | | % | |
| 18.Excess Land | | | | % | |
| 19.Condominium | | | | % | |
| 20.Pavement | | | | % | |
| | | | | % | |
| | | | | % | |
| **Fract. Acre** | | **Acreage/Sites** | | | |
| 21.Homesite (Frac | | | | % | |
| 22.Vacant Lot (Fr | | | | % | |
| 23.Non Conforming | | | | % | |
| **Acres** | | | | % | |
| 24.Excess ( 5-10) | | | | % | |
| 25.Excess (10+) | | | | % | |
| 26.Excess | | | | % | |
| 27.Rear (1-100) | | | | % | |
| 28.Rear (101-150) | | | | % | |
| 29.Rear (151-200) | | | | % | |

**Total Acreage** 0.34

**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 Improveme

# Waterboro

Map Lot 045-001-395 | Account 3235 | Location 159 CRESCENT DRIVE | Card 1 Of 1 | 9/07/2023

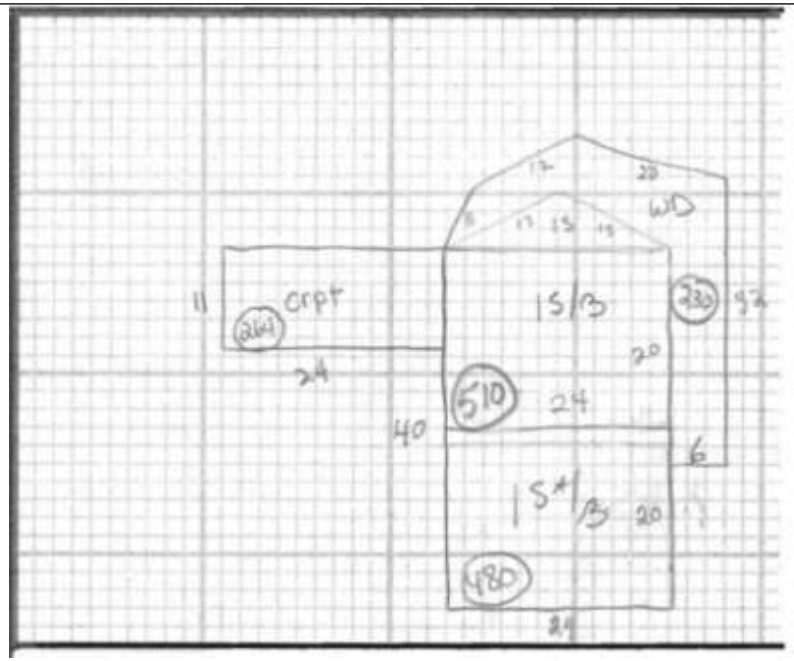
| | | | |
|---|---|---|---|
| Building Style | **4 Cape Cod** | | |
| 1.Conv | 5.Garr/Col | 9.Other | |
| 2.Ranch | 6.Split | 10.Mohome | |
| 3.R Ranch | 7.Contemp/ | 11.Condo | |
| 4.Cape | 8.Log | 12. | |
| Dwelling Units | **1** | | |
| Other Units | **0** | | |
| Stories | **4 One & 1/2 Story** | | |
| 1.1 | 4.1.50 | 7.1.25 | |
| 2.2 | 5.1.75 | 8. | |
| 3.3 | 6.2.50 | 9. | |
| Exterior Walls | **8 Alumunum/Vinyl** | | |
| 0.Wood | 4.Asb/Asph | 8.Alum/Vin | |
| 1.Wood | 5.T-111 | 9.Other | |
| 2.Wd Sh | 6.Br/St | 11. | |
| 3.Compos. | 7.Nov | 12. | |
| Roof Surface | **1 Asphalt Shingles** | | |
| 1.Asphalt | 4.Composit | 7. | |
| 2.Slate | 5.Wood | 8. | |
| 3.Metal | 6.Other | 9. | |
| SF Masonry Trim | **0** | | |
| OPEN-3- | **0** | | |
| OPEN-4- | **0** | | |
| Year Built | **1975** | | |
| Year Remodeled | **0** | | |
| Foundation | **1 Concrete** | | |
| 1.Concrete | 4.Wood | 7. | |
| 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. | |

| | | | |
|---|---|---|---|
| SF Bsmt Living | **0** | | |
| Fin Bsmt Grade | **0 0** | | |
| OPEN 5 OPTIONAL | **0** | | |
| Heat Type | **100%** | **1 Hot Water BB** | |
| 1.HWBB | 5.FWA | 9.No Heat | |
| 2.HWCI | 6.GravWA | 10. | |
| 3.HWRAD | 7.Electric | 11. | |
| 4.Steam | 8.Fl/WallM | 12. | |
| Cool Type | **0%** | **9 None** | |
| 1.Refrig | 4.W&C Air | 7. | |
| 2.Evapor | 5. | 8. | |
| 3.H Pump | 6. | 9.None | |
| Kitchen Style | **2 Typical** | | |
| 1.Modern | 4.Obsolete | 7. | |
| 2.Typical | 5. | 8. | |
| 3.Old Type | 6. | 9.None | |
| Bath(s) Style | **2 Typical Bath(s)** | | |
| 1.Modern | 4.Obsolete | 7. | |
| 2.Typical | 5. | 8. | |
| 3.Old Type | 6. | 9.None | |
| # Rooms | **5** | | |
| # Bedrooms | **3** | | |
| # Full Baths | **1** | | |
| # Half Baths | **0** | | |
| # Addn Fixtures | **0** | | |
| # Fireplaces | **0** | | |

TRIO

Date Inspected 8/12/2005

| | | | |
|---|---|---|---|
| Layout | **1 Typical** | | |
| 1.Typical | 4. | 7. | |
| 2.Inadeq | 5. | 8. | |
| 3.Not func | 6. | 9. | |
| Attic | **9 None** | | |
| 1.1/4 Fin | 4.Full Fin | 7. | |
| 2.1/2 Fin | 5.Fl/Stair | 8. | |
| 3.3/4 Fin | 6. | 9.None | |
| Insulation | **1 Full** | | |
| 1.Full | 4.Minimal | 7. | |
| 2.Heavy | 5.Unk | 8. | |
| 3.Capped | 6. | 9.None | |
| Unfinished % | **0%** | | |
| Grade & Factor | **3 Average 100%** | | |
| 1.E Grade | 4.B Grade | 7.AAA Grad | |
| 2.D Grade | 5.A Grade | 8. | |
| 3.C Grade | 6.AA Grade | 9.Same | |
| SQFT (Footprint) | **480** | | |
| Condition | **5 Above Average** | | |
| 1.Poor | 4.Avg | 7.V G | |
| 2.Fair | 5.Avg+ | 8.Exc | |
| 3.Avg- | 6.Good | 9.Same | |
| Phys. % Good | **0%** | | |
| Funct. % Good | **100%** | | |
| Functional Code | **9 None** | | |
| 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 | **5 Estimated** | | |
| 1.Interior | 4.Vacant | 7. | |
| 2.Refusal | 5.Estimate | 8. | |
| 3.Informed | 6.Office | 9.RS | |
| Information Code | **5 Estimate** | | |
| 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 | 510 | 0 0 | 0 | 0 % | 0 % | |
| 27 Unfin Basement | 0 | 510 | 0 0 | 0 | 0 % | 0 % | |
| 71 Carport | 0 | 264 | 0 0 | 0 | 0 % | 0 % | |
| 68 Wood Deck | 0 | 230 | 0 0 | 0 | 0 % | 0 % | |
| 58 Gazebo/Screen | 0 | 144 | 0 0 | 0 | 0 % | 0 % | |
| | | | | | % | % | |
| | | | | | % | % | |
| | | | | | % | % | |
| | | | | | % | % | |
| | | | | | % | % | |

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