

DUBE, ALLEN J
DUBE, MATTHEW Y
52 KENNEDY DRIVE
NORTH WATERBORO ME 04061

B7472P51 B16529P872 B16720P571 B19074P205 B19274P647

Previous Owner
FITZPATRICK, CYNTHIA A
52 KENNEDY DRIVE

NORTH WATERBORO ME 04061
Sale Date: 7/14/2023

Previous Owner
MALINAK KENNETH J
52 KENNEDY DRIVE

NORTH WATERBORO ME 04061
Sale Date: 7/20/2022

Previous Owner
DESVERGNES, DANIEL E
C/O KENNETH J MALINAK
52 KENNEDY DRIVE
NORTH WATERBORO ME 04061 2026
Sale Date: 10/28/2013

Inspection Witnessed By:

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

Notes:

Property Data			Assessment Record							
Neighborhood 1 LAC WEST			Year	Land	Buildings	Exempt	Total			
Tree Growth Year 0			2012	30,000	103,200	10,000	123,200			
1ST MORTGAGE 0			2013	30,000	103,200	0	133,200			
2ND MORTGAGE 0			2014	30,000	103,200	0	133,200			
Zone/Land Use 47 Lake Arrowhead			2015	30,000	103,200	0	133,200			
Secondary Zone			2016	15,000	103,200	15,000	103,200			
Topography 2 Rolling			2017	15,000	103,200	15,000	103,200			
1.Level 4.Below St 7.Steep			2018	15,000	103,200	20,000	98,200			
2.Rolling 5.Low 8.Wet			2019	15,000	103,200	20,000	98,200			
3.Above St 6.Swampy 9.Lev/Roll			2020	15,000	103,500	20,000	98,500			
Utilities 9 No Water/No Sewer			2021	16,500	103,500	24,500	95,500			
1.Public 4.Improve 7.Improve			2022	18,000	113,800	25,000	106,800			
2.Water 5.Improve 8.			2023	19,800	126,300	25,000	121,100			
3.Sewer 6.Improve 9.None			2024	22,200	142,400	0	164,600			
Street 3 Gravel			2025	30,000	196,600	0	226,600			
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 7/14/2023			14.Rear Land				%		3.Topography	
Price 320,000			15.Misc				%		4.Size/Shape	
Sale Type 2 Land & Buildings							%		5.Access or Rear	
1.Land 4.Mobile 7.							%		6.Restriction	
2.L & B 5.Other 8.			Square Foot	Square Feet			%		7.Open Space	
3.Building 6. 9.			16.Regular Lot	16	1	100	%	0	8.View/Environ	
Financing 9 Unknown			17.Secondary Lot				%		9.Fract Share	
1.Convent 4.Seller 7.			18.Excess Land				%		Acres	
2.FHA/VA 5.Private 8.			19.Condominium				%		30.Rear (201+)	
3.Assumed 6.Cash 9.Unknown			20.Pavement				%		31.Tillable/Horti	
Validity 1 Arms Length Sale							%		32.Pasture	
1.Valid 4.Split 7.Renovate			Fract. Acre	Acreege/Sites					33.Orchard	
2.Related 5.Partial 8.Other			21.Homesite (Frac				%		34.Frontage	
3.Distress 6.Exempt 9.			22.Vacant Lot (Fr				%		35.Triangular Lot	
Verified 5 Public Record			23.Non Conforming				%		36.Commercial	
1.Buyer 4.Agent 7.Family			Acres				%		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	
			Total Acreage 0.00							44.Utility ROW
										45.Camp Lot
										46.Site Improve

