

KENT, MICHAEL WILLIAM  
KENT, LORI-ANN TEGAN  
PO BOX 218  
WATERBORO ME 04087

B7897P327 B19108P564

Previous Owner  
GAGNE BRIAN K  
GAGNE LORI A  
PO BOX 218  
WATERBORO ME 04087  
Sale Date: 9/07/2022

Property Data			Assessment Record				
Neighborhood	74 LAKE SHERBURNE NBHD		Year	Land	Buildings	Exempt	Total
Tree Growth Year	0		2012	67,800	117,600	10,000	175,400
1ST MORTGAGE	0		2013	67,800	117,600	10,000	175,400
2ND MORTGAGE	0		2014	67,800	117,600	10,000	175,400
Zone/Land Use	31 Agricultural/Residential		2015	67,800	117,600	10,000	175,400
Secondary Zone	31 .....		2016	61,000	117,600	15,000	163,600
Topography	1 Level		2017	61,000	117,600	15,000	163,600
1.Level	4.Below St	7.Steep	2018	61,000	117,600	20,000	158,600
2.Rolling	5.Low	8.Wet	2019	61,000	117,600	20,000	158,600
3.Above St	6.Swampy	9.Lev/Roll	2020	61,000	120,300	20,000	161,300
Utilities	9 No Water/No Sewer		2021	67,100	120,300	24,500	162,900
1.Public	4.Improve	7.Improve	2022	73,200	132,300	25,000	180,500
2.Water	5.Improve	8.	2023	80,600	146,800	25,000	202,400
3.Sewer	6.Improve	9.None	2024	90,300	164,800	0	255,100
Street	3 Gravel		2025	84,900	218,100	0	303,000
1.Paved	4.Proposed	7.ROW	<b>Land Data</b>				
2.Semi Imp	5.Pvt	8.None					
3.Gravel	6.Aband	9.TG PLAN					

Front Foot	Type	Effective		Influence		Influence Codes
		Frontage	Depth	Factor	Code	
11.Ossipee WF				%		1.Unimproved
12.Arrowhead WF				%		2.Excess Ftg /De
13.Waterfront				%		3.Topography
14.Rear Land				%		4.Size/Shape
15.Misc				%		5.Access or Rear
				%		6.Restriction
				%		7.Open Space
				%		8.View/Environ
				%		9.Fract Share
				%		<b>Acres</b>
				%		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
<b>Square Foot</b>		<b>Square Feet</b>				
<b>Fract. Acre</b>		<b>Acres/Sites</b>				
21		0.72		100 %	0	
<b>Total Acreage</b>		0.72				

Inspection Witnessed By:

X	Date
No./Date	Description
	Date Insp.

Notes:  
24.0523 - corrected acreage & changed from Shoreland to AR zone - vw

## Waterboro

Map Lot 047-209

Account 3934

Location 82 LONG CAUSEWAY

Card 1

Of 1

9/23/2024

Building Style	<b>2 Ranch</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% 1 Hot Water BB</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>1 One 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% 9 None</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>8 Alumunum/Vinyl</b>				3.H Pump	6. 9.None			3.Capped	6. 9.None		
0.Wood	4.Asb/Asph	8.Alum/Vin		Kitchen Style <b>2 Typical</b>			Unfinished % <b>0%</b>				
1.Wood	5.T-111	9.Other		1.Modern	4.Obsolete 7.			Grade & Factor <b>3 Average 100%</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>2 Typical Bath(s)</b>			3.C Grade 6.AA Grade 9.Same				
1.Asphalt	4.Composit	7.		1.Modern	4.Obsolete 7.			SQFT (Footprint) <b>1232</b>			
2.Slate	5.Wood	8.		2.Typical	5. 8.			Condition <b>5 Above Average</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>0</b>			2.Fair 5.Avg+ 8.Exc				
OPEN-3- <b>0</b>				# Bedrooms <b>3</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>1988</b>				# Half Baths <b>0</b>			Funct. % Good <b>100%</b>				
Year Remodeled <b>2005</b>				# Addn Fixtures <b>0</b>			Functional Code <b>9 None</b>				
Foundation <b>1 Concrete</b>				# Fireplaces <b>0</b>			1.Incomp 4.Small 7.Layout				
1.Concrete	4.Wood	7.		<div style="display: flex; align-items: center; justify-content: center;"> <div style="background-color: #2e7d32; color: white; padding: 10px 20px; font-size: 2em; margin-right: 10px;">T</div> <div style="font-size: 2em; font-weight: bold;">TRIO</div> </div>							
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

### Additions, Outbuildings & Improvements

Type	Year	Units	Grade	Cond	Phys.	Funct.	Sound Value	
68 Wood Deck	0	480	0 0	0	0	0 %	0 %	1.One Story Fram
68 Wood Deck	0	224	0 0	0	0	0 %	0 %	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

