

GAGNE ROBERT R  
GAGNE, KIMBERLY A  
11 HARRISON DRIVE  
EAST WATERBORO ME 04030

B9399P18

Inspection Witnessed By:

X		Date
No./Date	Description	Date Insp.

Notes:

Waterboro

Property Data			Assessment Record						
Neighborhood <b>30 PHEASANT RUN RD</b>			Year	Land	Buildings	Exempt	Total		
Tree Growth Year <b>0</b>			2012	65,900	128,400	10,000	184,300		
1ST MORTGAGE <b>0</b>			2013	65,900	128,400	10,000	184,300		
2ND MORTGAGE <b>0</b>			2014	65,900	128,400	10,000	184,300		
Zone/Land Use <b>31 Agricultural/Residential</b>			2015	65,900	128,400	10,000	184,300		
Secondary Zone			2016	56,000	127,100	15,000	168,100		
Topography <b>2 Rolling</b>			2017	56,000	127,100	15,000	168,100		
1.Level 4.Below St 7.Steep			2018	56,000	127,100	20,000	163,100		
2.Rolling 5.Low 8.Wet			2019	56,000	127,100	20,000	163,100		
3.Above St 6.Swampy 9.Lev/Roll			2020	56,000	127,800	20,000	163,800		
Utilities <b>9 No Water/No Sewer</b>			2021	61,600	127,800	24,500	164,900		
1.Public 4.Improve 7.Improve			2022	67,200	140,600	25,000	182,800		
2.Water 5.Improve 8.			2023	74,000	155,900	25,000	204,900		
3.Sewer 6.Improve 9.None			2024	82,900	175,100	25,000	233,000		
Street <b>1 Paved</b>			2025	101,400	225,600	25,000	302,000		
1.Paved 4.Proposed 7.ROW			<b>Land Data</b>						
2.Semi Imp 5.Pvt 8.None			<b>Front Foot</b>	<b>Type</b>	<b>Effective</b>		<b>Influence</b>		<b>Influence Codes</b>
3.Gravel 6.Aband 9.TG PLAN					Frontage	Depth	Factor	Code	
LAND USE <b>0</b>			11.Ossipee WF					1.Unimproved	
BUILDING USE <b>0</b>			12.Arrowhead WF					2.Excess Ftg /De	
<b>Sale Data</b>			13.Waterfront					3.Topography	
Sale Date			14.Rear Land					4.Size/Shape	
Price			15.Misc					5.Access or Rear	
Sale Type			<b>Square Foot</b>		<b>Square Feet</b>			6.Restriction	
1.Land 4.Mobile 7.			16.Regular Lot					7.Open Space	
2.L & B 5.Other 8.			17.Secondary Lot					8.View/Environ	
3.Building 6. 9.			18.Excess Land					9.Fract Share	
Financing			19.Condominium					<b>Acres</b>	
1.Convent 4.Seller 7.			20.Pavement					30.Rear (201+)	
2.FHA/VA 5.Private 8.			<b>Fract. Acre</b>		<b>Acreege/Sites</b>			31.Tillable/Horti	
3.Assumed 6.Cash 9.Unknown			21.Homesite (Frac	21	1.15	100	0	32.Pasture	
Validity			22.Vacant Lot (Fr					33.Orchard	
1.Valid 4.Split 7.Renovate			23.Non Conforming					34.Frontage	
2.Related 5.Partial 8.Other			<b>Acres</b>					35.Triangular Lot	
3.Distress 6.Exempt 9.			24.Excess ( 5-10)					36.Commercial	
Verified			25.Excess (10+)					37.Softwood	
1.Buyer 4.Agent 7.Family			26.Excess					38.Mixed Wood	
2.Seller 5.Pub Rec 8.Other			27.Rear (1-100)					39.Hardwood	
3.Lender 6.MLS 9.			28.Rear (101-150)					40.Wasteland	
			29.Rear (151-200)					41.Gravel Pit (Ac	
			<b>Total Acreage</b>		<b>1.15</b>			42.Mobile Home Si	
								43.Condo Site	
								44.Utility ROW	
								45.Camp Lot	
								46.Site Improve	

## Waterboro


Map Lot 052-024

Account 4097

Location 11 HARRISON DRIVE

Card 1 Of 1

9/23/2024

Building Style	<b>4 Cape Cod</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.HWB	5.FWA	9.No Heat	<b>Attic 4 Full Finished</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>		<b>Insulation 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>1 Wood Siding</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.	<b>Grade &amp; Factor 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.	<b>SQFT (Footprint) 768</b>		
2.Slate	5.Wood	8.	2.Typical	5.	8.	<b>Condition 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>2</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>1974</b>			# Half Baths		<b>0</b>		Funct. % Good <b>100%</b>	
Year Remodeled <b>0</b>			# Addn Fixtures		<b>0</b>		Functional Code <b>9 None</b>	
Foundation <b>1 Concrete</b>			# Fireplaces		<b>1</b>		1.Incomp	4.Small 7.Layout
1.Concrete	4.Wood	7.						
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			1.Incomp		4.Small		7.Layout	
			2.O-Built		5.CDU		8.Other	
			3.Damage		6.Style		9.None	
			Econ. % Good		<b>100%</b>		Economic Code <b>None</b>	
			0.None		3.Services		7.	
			1.Location		4.Traffic		8.	
			2.Encroach		9.None		9.	
			Entrance Code <b>0</b>		1.Interior		4.Vacant 7.	
			2.Refusal		5.Estimate		8.	
			3.Informed		6.Office		9.RS	
			Information Code <b>0</b>		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	
68 Wood Deck	0	192	0 0	0	0	0 %	0 %	1.One Story Fram
23 Frame Garage	0	896	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

