Map Lot 11-036 | Account 1142 | Location 128 So. Waterboro Road | Card 1 Of 2 | 8/30/2017

Gagne, Kyle & Joni M.

128 So. Waterboro Road

Lyman ME 04002
B17041P35

Previous Owner
Gagne, Kyle
128 So. Waterboro Road

Lyman ME 04002
Sale Date: 6/21/2015

Previous Owner
Girard, Rene R. & Catherine L.
34 Huff Road

Lyman ME 04002
Sale Date: 5/04/2007

Inspection Witnessed By:

X Date

No./Date	Description	Date Insp.

Notes:

4/15/87 R. Girard B4249P330
5/4/07 Girard to Gagne B15150P279 - 3.04 acres (.96 Acres stayed with Girard and added to map 11-062)
Eligible Homestead Ex 04/2010 - Added 09/09/2009
12/12/2011 Confirmatory deed correcting an error in penultimate course.
03/21/2014 BP# 14-011 32x40 Garage

Lyman

Property Data

Neighborhood **2 SO WATERBORO**

Tree Growth Year **0**
Road Frontage/ft **300**
Water Frontage/ft **0**
Zone/Land Use **11 Residential**

Secondary Zone

Topography **1 Level** **9**

1.Level 4.Low 7.
2.Sloping 5.Swampy 8.
3.Rolling 6.Ledge 9.

Utilities **4 Drilled Well** **6 Septic**

1.Public 4.Dr Well 7.Cesspool
2.Water 5.Dug Well 8.
3.Sewer 6.Septic 9.None

Street **1 Paved**

1.Paved 4.Proposed 7.
2.Gravel 5.R O W 8.
3.Semi-Imp 6. 9.None

Waterfront **0**
Reinspection **0**

Sale Data

Sale Date **6/21/2015**
Price

Sale Type **2 Land & Buildings**

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

Financing **9 Unknown**

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

Validity **2 Related Parties**

1.Valid 4.Split/Asm 7.Changes
2.Related 5.Partial 8.Other
3.Distress 6.Exempt 9.questionab

Verified **5 Public Record**

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

Assessment Record

Year	Land	Buildings	Exempt	Total
2005	56,500	142,600	5,000	194,100
2006	56,500	142,600	0	199,100
2007	67,000	170,000	0	237,000
2008	67,000	170,000	0	237,000
2010	65,600	170,000	0	235,600
2011	65,600	170,000	9,000	226,600
2012	65,600	170,000	9,500	226,100
2013	65,600	170,000	10,000	225,600
2014	65,600	170,000	10,000	225,600
2015	65,600	170,000	10,000	225,600
2016	65,600	170,000	10,000	225,600
2017	65,600	170,000	15,000	220,600
2018	65,600	170,000	20,000	215,600

Land Data

Front Foot	Type	Effective Frontage	Effective Depth	Influence Factor	Influence Code
11.Regular Lot				%	
12.Delta Triangle				%	
13.Nabla Triangle				%	
14.Rear Land				%	
15.				%	
				%	
				%	
Square Foot		**Square Feet**			
16.Regular Lot				%	
17.Secondary Lot				%	
18.Excess Land				%	
19.Condominium				%	
20.				%	
				%	
				%	
Fract. Acre		**Acreage/Sites**			
21.Baselot Imp Fr	21	3.00		100 %	0
22.Baselot Unimp	28	0.04		100 %	0
24.Baselot Imp	44	2.00		100 %	0
Acres	46	1.00		100 %	0
25.Baselot Unimp				%	
26.Frontage				%	
27.Secondary Lot				%	
28.Rear 1				%	
29.Rear 2					
30.Water Frontage	**Total Acreage**	3.04			

Influence Codes

1.Misimproved
2.Excess Frontag
3.Topography
4.Size/Shape
5.Access
6.Restrict/Servi
7.Corner
8.View/Environme
9.Fractional Sha

Acres

31.Tillable/Orcha
32.Pasture
33.Horticultural/
34.Blueberry Barr
35.Gravel Pit
36.Farm/Open Spac
37.Softwood (TG)
38.Mixed Wood (TG
39.Hardwood (TG)
40.Wasteland
41.Roadway
42.Mobile Home Si
43.Condominium Si
44.Lot Improvemen
45.Campsite
46.Secondary Use/
47.Softwood (Farm

Lyman

Map Lot 11-036 | Account 1142 | Location 128 So. Waterboro Road | Card 1 Of 2 | 8/30/2017

Building Style	**1 Conventional**		
1.Conv	5.Log	9.....	
2.Bi Level	6.Dbl Wd	10.	
3.Split	7.Seasonal	11.	
4.Contemp	8.Other	12.	
Dwelling Units	**2**		
Other Units	**0**		
Stories	**5 One & 3/4 Story**		
1.1	4.1.5	7.	
2.2	5.1.75	8.	
3.3	6.2.5	9.	
Exterior Walls	**1 Wood Siding**		
1.Wood	5.Stucco	9.....	
2.Al/Vinyl	6.Mas Ven	10.	
3.Compostn	7.Masonry	11.	
4.Asb/Asp	8.Other	12.	
Roof Surface	**1 Asphalt**		
1.Asphalt	4.Composit	7.	
2.Slate	5.Wood	8.	
3.Metal	6.Other	9.	
SF Masonry Trim	**0**		
DORMER #LF	**0**		
CENTRAL	**0**		
Year Built	**1987**		
Year Remodeled	**0**		
Foundation	**1 Concrete**		
1.Concrete	4.Wood	7.	
2.C Block	5.Slab	8.	
3.Br/Stone	6.Piers	9.	
Basement	**4 Full Basement**		
1.1/4 Bmt	4.Full Bmt	7.	
2.1/2 Bmt	5.Crawlsp	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**		
	0		
Heat Type	**100%**	**1 Hot Water**	
1.HW	5.FWA	9.No Heat	
2.HW Floor	6.GravWA	10.	
3.H Pump	7.Electric	11.	
4.Steam	8.Fl/Wall	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	**1 Typical**		
1.Typical	4.	7.	
2.Inadequa	5.	8.	
3.Modern	6.	9.None	
Bath(s) Style	**1 Typical**		
1.Typical	4.	7.	
2.Inadequa	5.	8.	
3.Modern	6.	9.None	
# Rooms	**6**		
# Bedrooms	**3**		
# Full Baths	**3**		
# Half Baths	**0**		
# Addn Fixtures	**2**		
# Fireplaces	**0**		

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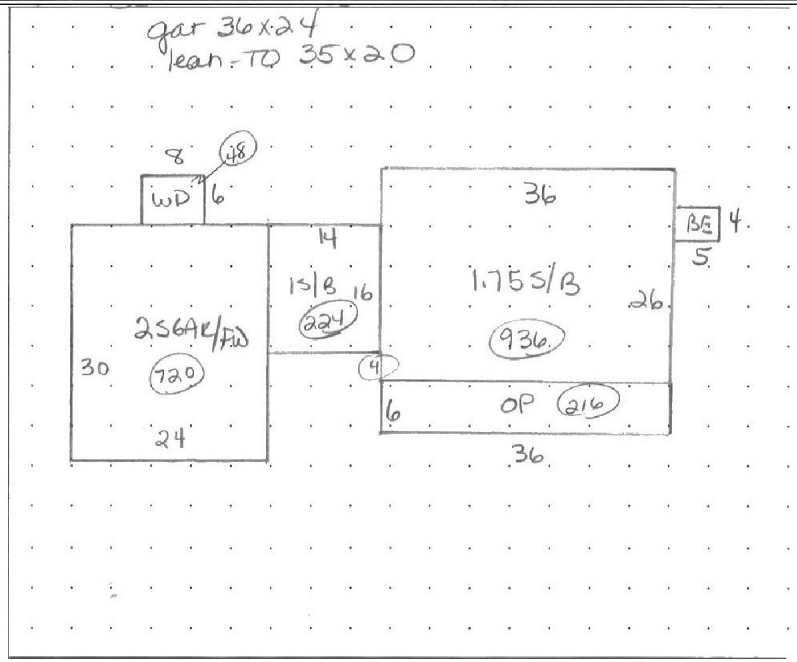
Layout	**1 Typical**		
1.Typical	4.	7.	
2.Inadeq	5.	8.	
3.	6.	9.	
Attic	**9 None**		
1.Fl/Stair	4.3/4 Fin	7.	
2.1/4 Fin	5.Full Fin	8.	
3.1/2 Fin	6.	9.None	
Insulation	**1 Full**		
1.Full	4.	7.	
2.Capped	5.	8.	
3.Minimal	6.	9.None	
Unfinished %	**0%**		
Grade & Factor	**3 Fair 105%**		
1.E Grade	4.B Grade	7.A+ Grade	
2.D Grade	5.B+ Grade	8.AA Grade	
3.C Grade	6.A Grade	9.Same	
SQFT (Footprint)	**936**		
Condition	**4 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.Other	7.	
2.O-Built	5.	8.	
3.Record	6.	9.	
Econ. % Good	**100%**		
Economic Code	**None**		
0.None	3.Services	6.Comm Wal	
1.Location	4.Vis Imp	8.Fraction	
2.Encroach	5.Multi-fa	9.None	
Entrance Code	**1 Inspect**		
1.Inspect	4.Estimate	7.	
2.Refusal	5.	8.	
3.Vacant	6.	9.	
Information Code	**1 Owner**		
1.Owner	4.Agent	7.	
2.Relative	5.Estimate	8.	
3.Tenant	6.Other	9.	



Date Inspected 6/06/2014

Additions, Outbuildings & Improvements

Type	Year	Units	Grade	Cond	Phys.	Funct.	Sound Value
23 Fr Garage	1982	864	3 100	3	90 %	90 %	
61 Canopy	1982	700	2 100	2	100 %	100 %	
67 Wood Deck	0	48	0 0	0	0 %	100 %	
1 One Story Fr	0	224	0 0	0	0 %	100 %	
27 Unfinished	0	224	0 0	0	0 %	100 %	
73 Bilco Entry	0	20	0 0	0	0 %	100 %	
21 Open Fr Porch	0	216	0 0	0	0 %	100 %	
43 2S Fr Garage	0	720	0 0	0	0 %	100 %	
81 4' Frost Wall /LF	0	74	0 0	0	0 %	100 %	
133 Interior Finish	0	720	0 0	0	0 %	100 %	

1.One Story Fr
2.Two Story Fr
3.Three Story Fr
4.1 & 1/2 Story
5.1 & 3/4 Story
6.2 & 1/2 Story
21.Open Fr Porch
22.Encl Fr Porch
23.Fr Garage
24.Fr Shed
25.Fr Bay Window
26.1S Fr Overhang
27.Unfinished Bas
28.Unfinished Att
29.Finished Attic

Map Lot 11-036 Account 1142 Location 128 So. Waterboro Road Card 2 Of 2 8/30/2017

Gagne, Kyle & Joni M.

128 So. Waterboro Road

Lyman ME 04002
B17041P35

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Lyman ME 04002
Sale Date: 6/21/2015

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Sale Date: 5/04/2007

Inspection Witnessed By:

X Date

No./Date	Description	Date Insp.

Notes:

Property Data

Neighborhood **2 SO WATERBORO**

Tree Growth Year **0**

Road Frontage/ft **300**

Water Frontage/ft **0**

Zone/Land Use **11 Residential**

Secondary Zone

Topography **1 Level** **9**

1.Level 4.Low 7.
2.Sloping 5.Swampy 8.
3.Rolling 6.Ledge 9.

Utilities **4 Drilled Well** **6 Septic**

1.Public 4.Dr Well 7.Cesspool
2.Water 5.Dug Well 8.
3.Sewer 6.Septic 9.None

Street **1 Paved**

1.Paved 4.Proposed 7.
2.Gravel 5.R O W 8.
3.Semi-Imp 6. 9.None

Waterfront **0**

Reinspection **0**

Sale Data

Sale Date **6/21/2015**

Price

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2.Related 5.Partial 8.Other
3.Distress 6.Exempt 9.questionab

Verified **5 Public Record**

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

Assessment Record

Year	Land	Buildings	Exempt	Total
2015	0	24,300	0	24,300
2016	0	24,300	0	24,300
2017	0	24,300	0	24,300
2018	0	24,300	0	24,300

Land Data

Front Foot	Type	Effective Frontage	Effective Depth	Influence Factor	Influence Code
11.Regular Lot				%	
12.Delta Triangle				%	
13.Nabla Triangle				%	
14.Rear Land				%	
15.				%	
				%	
				%	
Square Foot		**Square Feet**			
16.Regular Lot				%	
17.Secondary Lot				%	
18.Excess Land				%	
19.Condominium				%	
20.				%	
				%	
				%	
Fract. Acre		**Acreage/Sites**			
21.Baselot Imp Fr				%	
22.Baselot Unimp				%	
24.Baselot Imp				%	
Acres				%	
25.Baselot Unimp				%	
26.Frontage				%	
27.Secondary Lot				%	
28.Rear 1				%	
29.Rear 2				%	
30.Water Frontage				%	

Total Acreage 0.00

Influence Codes

1.Misimproved
2.Excess Frontag
3.Topography
4.Size/Shape
5.Access
6.Restrict/Servi
7.Corner
8.View/Environme
9.Fractional Sha

Acres

31.Tillable/Orcha
32.Pasture
33.Horticultural/
34.Blueberry Barr
35.Gravel Pit
36.Farm/Open Spac
37.Softwood (TG)
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39.Hardwood (TG)
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45.Campsite
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Map Lot 11-036 Account 1142 Location 128 So. Waterboro Road Card 2 Of 2 8/30/2017

Occupancy Code		134 Lt Coml Utility	
No. of Dwelling Units		0	0
Building Class/Quality		4 Wood Frame	
1.Steel	1.Low Cost	2 Average	
2.Rein Conc	2.Average		
3.Masonry	3.Good		
4.Wood Frm	4.Excellent		
5.Rigid Frm			
Grade Factor		1.00	
Exterior Walls		7 Aluminum/Vinyl	
1.Br/St	6.Compos		
2.C Block	7.Al/Vinyl		
3.Concrete	8.Steel		
4.Wood	9.Other		
5.Stucco			
Stories/Height		1 16	
Ground Floor Area		1,280	
Perimeter Units/Fl		0	
Heating/Cooling		0	
11.Elec BB	19.Wall/Fl		
12.Wall	20.Heat/Co		
13.FWA	21.Package		
14.HW	22.W/C Air		
15.Space	23.H/C Wat		
16.Steam w	24.HeatPum		
17.Steam N	25.Indiv H		
18.Vent	26.		
Year Built		2014	
Year Remodeled		0	
Condition		4 Average	
1.Poor	6.Good		
2.Fair	7.Very Good		
3.Below Ave	8.Excellent		
4.Average	9.Same		
5.Above Ave			
Physical % Good		0	
Functional % Good		100	
Economic % Good		100	

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Entrance Code	
1 Inspect	
1.Inspect	6.
2.Refusal	7.
3.Vacant	8.
4.Estimate	9.
5.	

Information Code	
1 Owner	
1.Owner	6.Other
2.Relative	7.
3.Tenant	8.
4.Agent	9.
5.Estimate	

Date Inspected 10/28/2014

Additions, Outbuildings & Improvements

Type	Year	Units	Grade	Cond	Phys.	Funct.	Sound Value
					%	%	
					%	%	
					%	%	
					%	%	
					%	%	
					%	%	
					%	%	
					%	%	
					%	%	
					%	%	

1.One Story Fr
2.Two Story Fr
3.Three Story Fr
4.1 & 1/2 Story
5.1 & 3/4 Story
6.2 & 1/2 Story
21.Open Fr Porch
22.Encl Fr Porch
23.Fr Garage
24.Fr Shed
25.Fr Bay Window
26.1S Fr Overhang
27.Unfinished Bas
28.Unfinished Att
29.Finished Attic

No Sketch -

building value is for commercial aspect