

Cote, Roger G & Claire C

16 Meetinghouse Road

Biddeford ME 04005
B16142P57

Previous Owner
Reed, James E. & Kim L.
18 Beaulieu Drive

Lyman ME 04002
Sale Date: 8/05/2011

Previous Owner
Murphy, Gabrielle E.
C/O Kathleen Whitsel
PO Box 448
Kents Hill ME 04364
Sale Date: 4/20/2010

Inspection Witnessed By:

X	Date
No./Date	Description

Notes:
1685/230
8/6/2009 DOD for John Murphy
3/8/2010 Changed mailing address to daughter/POA. Mother in long term care. House on the market.
04/20/2010 Murphy to Reed - B15850P851 - \$205,000.
Removed exemptions for prior owner.
08/05/2011 Reed to Cote - \$220,000 - B16142P57

Lyman

Property Data			Assessment Record				
Neighborhood	65 KENNEBUNK POND WF		Year	Land	Buildings	Exempt	Total
Tree Growth Year	0		2006	139,000	49,300	15,246	173,054
Road Frontage/ft	70		2007	139,000	81,300	16,740	203,560
Water Frontage/ft	110		2008	139,000	81,300	16,530	203,770
Zone/Land Use	11 Gen Purpose/Residential		2010	139,000	81,300	16,340	203,960
Secondary Zone	41 & Shoreland		2011	139,000	80,800	0	219,800
Topography	2 Sloping	9	2012	139,000	80,800	0	219,800
1.Level	4.Low	7.	2013	139,000	80,800	0	219,800
2.Sloping	5.Swampy	8.	2014	139,000	80,800	0	219,800
3.Rolling	6.Ledge	9.	2015	139,000	80,800	0	219,800
Utilities	4 Drilled Well	6 Septic	2016	139,000	80,800	0	219,800
1.Public	4.Dr Well	7.Cesspool	2017	139,000	80,800	0	219,800
2.Water	5.Dug Well	8.	2018	139,000	80,800	0	219,800
3.Sewer	6.Septic	9.None	2019	152,000	89,000	0	241,000
Street	1 Paved						
1.Paved	4.Proposed	7.	Land Data				
2.Gravel	5.R O W	8.	Front Foot	Type	Effective	Influence	Influence
3.Semi-Imp	6.	9.None			Frontage	Depth	Factor
Waterfront	1		21.Baslot Imp Fr				Code
Special Use Program	0		22.Baslot Unimp				1.Misimproved
Sale Data			23.Shared Base Im				2.Excess Frontag
Sale Date	8/05/2011		24.Shared Base Un				3.Topography
Price	220,000		25.Shared Rear 1				4.Size/Shape
Sale Type	2 Land+Buildings						5.Access
1.Land	4.Mobile	7.	Square Foot		Square Feet		6.Restrict/Servi
2.L & B	5.Comm	8.	26.Shared Rear 2				7.Corner
3.Building	6.Other	9.	28.Rear 1				8.View/Environme
Financing	9 Unknown		29.Rear 2				9.Fractional Sha
1.Conv	4.Seller	7.	30.Water Frontage				Acres
2.FHA/VA	5.Private	8.	31.Tillable/Orcha				42.Mobile Home Si
3.Assumed	6.Cash	9.Unknown					43.Condominium Si
Validity	1 Arms Length Sale						44.Lot Improvemen
1.Valid	4.Split/Asm	7.Changes	Fract. Acre		Acreege/Sites		45.Campsite
2.Related	5.Partial	8.Other	32.Pasture	21	0.43	100 %	46.Secondary Use/
3.Distress	6.Exempt	9.questionab	33.Horticultural/	44	2.00	100 %	47.Softwood (Farm
Verified	5 Public Record		34.Blueberry Barr				48.Mixed Wood (Fa
1.Buyer	4.Agent	7.Family	Acres				49.Hardwood (Farm
2.Seller	5.Pub Rec	8.Other	35.Gravel Pit				
3.Lender	6.MLS	9.Confid	37.Softwood (TG)				
			38.Mixed Wood (TG)				
			39.Hardwood (TG)				
			40.Wasteland				
			41.Roadway				
					Total Acreage	0.43	


Lyman

Map Lot 16-045

Account 1698

Location 49 Shore Road

Card 1 Of 1 8/22/2018

Building Style 1 Conventional	SF Bsmt Living 0	Layout 1 Typical
1.Conv 5.Log 9.....	Fin Bsmt Grade 0 0	1.Typical 4. 7.
2.Bi Level 6.Dbl Wd 10.	0	2.Inadeq 5. 8.
3.Split 7.Seasonal 11.	Heat Type 100% 8 Floor/Wall Unit	3. 6. 9.
4.Contemp 8.Other 12.	1.HW 5.FWA 9.No Heat	Attic 9 None
Dwelling Units 1	2.HW Floor 6.GravWA 10.	1.F/Stair 4.3/4 Fin 7.
Other Units 0	3.H Pump 7.Electric 11.	2.1/4 Fin 5.Full Fin 8.
Stories 1 1 Story	4.Steam 8.F/Wall 12.	3.1/2 Fin 6. 9.None
1.1 4.1.5 7.	Cool Type 0% 9 None	Insulation 1 Full
2.2 5.1.75 8.	1.Refrig 4.W&C Air 7.	1.Full 4. 7.
3.3 6.2.5 9.	2.Evapor 5. 8.	2.Capped 5. 8.
Exterior Walls 2 Aluminum/Vinyl	3.H Pump 6. 9.None	3.Minimal 6. 9.None
1.Wood 5.Stucco 9.....	Kitchen Style 1 Typical	Unfinished % 0%
2.Al/Vinyl 6.Mas Ven 10.	1.Typical 4. 7.	Grade & Factor 4 Average 100%
3.Compostn 7.Masonry 11.	2.Inadequa 5. 8.	1.E Grade 4.B Grade 7.A+ Grade
4.Asb/Asp 8.Other 12.	3.Modern 6. 9.None	2.D Grade 5.B+ Grade 8.AA Grade
Roof Surface 1 Asphalt	Bath(s) Style 1 Typical	3.C Grade 6.A Grade 9.Same
1.Asphalt 4.Composit 7.	1.Typical 4. 7.	SQFT (Footprint) 832
2.Slate 5.Wood 8.	2.Inadequa 5. 8.	Condition 5 Above Average
3.Metal 6.Other 9.	3.Modern 6. 9.None	1.Poor 4.Avg 7.V G
SF Masonry Trim 0	# Rooms 5	2.Fair 5.Avg+ 8.Exc
DORMER #LF 0	# Bedrooms 2	3.Avg- 6.Good 9.Same
CENTRAL 0	# Full Baths 1	Phys. % Good 0%
Year Built 1965	# Half Baths 0	Funct. % Good 100%
Year Remodeled 0	# Addn Fixtures 1	Functional Code 9 None
Foundation 2 Concrete Block	# Fireplaces 0	1.Incomp 4.Other 7.
1.Concrete 4.Wood 7.		2.O-Built 5. 8.
2.C Block 5.Slab 8.		3.Record 6. 9.
3.Br/Stone 6.Piers 9.		Econ. % Good 100%
Basement 5 Crawl Space		Economic Code None
1.1/4 Bmt 4.Full Bmt 7.		0.None 3.Services 6.Comm Wal
2.1/2 Bmt 5.Crawlsp 8.		1.Location 4.Vis Imp 8.Fraction
3.3/4 Bmt 6. 9.None		2.Encroach 5.Multi-fa 9.None
Bsmt Gar # Cars 0		Entrance Code 1 Inspect
Wet Basement 1 Dry Basement		1.Inspect 4.Estimate 7.
1.Dry 4. 7.		2.Refusal 5. 8.
2.Damp 5. 8.	3.Vacant 6. 9.	
3.Wet 6. 9.	Information Code 5 Estimate	
	1.Owner 4.Agent 7.	
	2.Relative 5.Estimate 8.	
	3.Tenant 6.Other 9.	



Date Inspected 7/23/2010

Additions, Outbuildings & Improvements							
Type	Year	Units	Grade	Cond	Phys.	Funct.	Sound Value
67 Wood Deck	0	424	0 0	0	0 %	100 %	
1 Fr One Story	0	140	0 0	0	0 %	100 %	
81 4' Frost Wall /LF	0	30	0 0	0	0 %	100 %	
88 Screen House	0	143	0 0	0	0 %	100 %	
25 Fr Bay Window	0	10	0 0	0	0 %	100 %	
24 Fr Shed	1980	432	0 0	0	0 %	100 %	
126 Workshop	0	192	0 0	0	0 %	100 %	
					%	%	
					%	%	
					%	%	

