

Property Location 45 PIER ROAD  
Vision ID 2190

Account # 2190

Map ID 30/ 1/ 6/ /

Bldg # 1

Property Status: A  
Sec # 1 of 1

Card # 1 of 1

State Use 1012  
Print Date 6/24/2021 7:27:06 PM

CURRENT OWNER		TOPO		SEWER/WATER		STRT/ROAD		ZONE(S)		CURRENT ASSESSMENT																			
LANE, CAROL J  45 PIER ROAD  KENNEBUNKPORT ME 04046		1	Level	To	Town/Public	1	Paved	CP	Cape Porpoi	Description	Code	Appraised	Assessed	4512 KENNEBUNKPORT, ME  <b>VISION - 2021</b>															
				K	KKW	1				RESIDNTL	1012	288,600	288,600																
								203	Oceanfront -	RES LAND	1012	991,800	991,800																
SUPPLEMENTAL DATA																													
Trio Acct 1677										House Col																			
CURRNT 1ST YEA FMP EX																													
GIS ID 2190										Assoc Pid#																			
Total										1,280,400				1,280,400															
RECORD OF OWNERSHIP		BOOK/PAGE		SALE DATE		Q/U		V/I		SALE PRICE		VC		PREVIOUS ASSESSMENTS (HISTORY)															
LANE, CAROL J DENIS G LANE CREDIT SHELTER TRUST LANE CAROL J AND DONOVAN DENNIS LANE DENIS GEORGE & CAROL JOY LANE DENIS GEORGE & CAROL JOY		18579	827	03-05-2021		U		I		0		1A		Year	Code	Assessed	Year	Code	Assessed V	Year	Code	Assessed							
		16100	0164	05-23-2011		U		I		0		1F		2021	1012	288,600	2020	1012	288,600	2019	1012	288,600							
		15624	0666	05-06-2009		U		V		0		1			1012	991,800		1012	991,800		1012	991,800							
		10437	0026	02-08-2001		U		V		0		1A																	
		10329	0060	11-28-2000		U		V		0		1A																	
Total										1,280,400				Total				1,280,400				Total				1,280,400			
EXEMPTIONS				OTHER ASSESSMENTS								This signature acknowledges a visit by a Data Collector or Assessor																	
Year	Code	Description		Amount		Code	Description		Number	Amount		Comm Int																	
2010	65	HOMESTEAD OVER 65		21000.00																									
Total				21,000.00																									
ASSESSING NEIGHBORHOOD				(Former) PARCEL ADDRESS																									
Nbhd		Nbhd Name																											
0001																													
NOTES																													
WHITE IG FULL DORMERS FRONT + REAR 00 COMP 1% INT LANE G K 10329-62 1% INT LANE G K 10329-64										BP=24X24 FRONT ENTRY WALL 01-NV FOR PERMIT 04-REMODEL KIT NC IN VALUE IA																			
										Appraised Bldg. Value (Card) 288,600 Appraised Xf (B) Value (Bldg) 0 Appraised Ob (B) Value (Bldg) 0 Total Appraised Improvements 288,600 Appraised Land Value (Bldg) 991,800 Special Land Value 0 Total Appraised Parcel Value 1,280,400 Exemption 21,000.00 Valuation Method C NET PARCEL VALUE 1,259,400																			
BUILDING PERMIT RECORD										VISIT / CHANGE HISTORY																			
Permit Id	Issue Date	Type	Description	Project Cost	% Comp	Date Comp	Comments				Date	Id	Permit #	Purpost/Result															
04-112	04-26-2004	RERE	Renovations	200			REPLACE WHARF PIER				11-07-2008	PH		Measur+Listed															
03-279	09-29-2003	RE	Remodel	2,000			REMODEL KITCHEN				07-17-2008	PP		Measur+2Visit - Info Card I															
01-39	02-28-2001	RS	Residential	1,500			MINOR REPAIR OF SEA WALL				07-17-2008	PP		Measur+1Visit															
97-70				30,000	0		SEE NOTES				05-25-2001	MA		No change															
											06-14-2000	DH		Measur+Listed															
											08-14-1997	RH		Measur+Listed															
LAND LINE VALUATION SECTION																													
B	Use Code	Description	Zone	Land Type	Land Units	Unit Price	Size Adj	Site Index	Cond.	Nbhd.	Nbhd. Adj	Notes		Location Adjustment		Adj Unit P	Land Value												
1	1012	Single Fam Ocea	CPE		29,000 SF	3.04	4.50000	W	1.00	401	2.500			1.0000		34.2	991,800												
Parcel Total Land Area					1	AC	Total Land Value													991,800									

CONSTRUCTION DETAIL			CONSTRUCTION DETAIL (CONTINUED)			
Element	Cd	Description	Element	Cd	Description	
Style:	63	Antique				
Model	01	Residential				
Grade:	05	Average +20				
Stories:	2	2 Stories				
Occupancy	1		CONDO DATA			
Exterior Wall 1	25	Vinyl Siding	Parcel Id		C	Owne 0.0
Exterior Wall 2					B	S
Roof Structure	03	Gable/Hip	Adjust Type	Code	Description	Factor%
Roof Cover	03	Asph/F Gls/Cmp	Condo Flr			
Interior Wall 1	03	Plastered	Condo Unit			
Interior Wall 2	05	Drywall/Sheet	COST / MARKET VALUATION			
Interior Flr 1	12	Hardwood	Building Value New		412,261	
Interior Flr 2	09	Pine/Soft Wood	Year Built		1735	
Heat Fuel	02	Oil	Effective Year Built		1979	
Heat Type:	05	Hot Water	Depreciation Code		A	
AC Type:	01	None	Remodel Rating			
Total Bedroom	04	4 Bedrooms	Year Remodeled			
Total Bthrms:	3		Depreciation %		30	
Total Half Bath	0		Functional Obsol		0	
Total Xtra Fixtr			External Obsol		0	
Total Rooms:	9	9 Rooms	Trend Factor		1	
Bath Style:	02	Average	Condition			
Kitchen Style:	02	Average	Condition %			
Solar Panels			Percent Good		70	
			Cns Sect Rcld		288,600	
			Dep % Ovr			
			Dep Ovr Comment			
			Misc Imp Ovr			
			Misc Imp Ovr Comment			
			Cost to Cure Ovr			
			Cost to Cure Ovr Comment			

The site plan illustrates the following features:

- Main Lot Boundary (Blue):** Overall dimensions include 21 units on the west side, 25 units on the south side, and 7 units on the east side.
- Front Yard Reserve (FGR - Red Outline):** Located at the front-left corner.
- Well Development Parcel Overlay (WDK PTO - Red Outline):** Located at the north-east corner.
- Front Office Building (FOP UBM - Red Outline):** Located at the south-center boundary.
- Dimensions:** Various segment lengths are noted along all four sides of the main lot.

[illegible]

BUILDING SUB-AREA SUMMARY SECTION						
Code	Description	Living Area	Floor Area	Eff Area	Unit Cost	Undeprec Value
BAS	First Floor	1,296	1,296	1,296	131.97	171,028
FGR	Garage	0	462	185	52.84	24,414
FOP	Porch, Open, Finished	0	50	8	21.11	1,056
FUS	Upper Story, Finished	1,306	1,306	1,306	131.97	172,347
PTO	Patio	0	629	63	13.22	8,314
UBM	Basement, Unfinished	0	1,306	261	26.37	34,443
WDK	Deck, Wood	0	32	5	20.62	660
Ttl Gross Liv / Lease Area		2,602	5,081	3,124		412,262

