

WINSLOW STEPHEN C
WINSLOW, GLORIJANE T
43 BEAVER DAM ROAD
NORTH WATERBORO ME 04061

B5302P343

Previous Owner
HANDLEN PAMELA J
PO BOX 29

N WATERBORO ME 04061
Sale Date: 12/19/2005

Property Data			Assessment Record							
Neighborhood 2 LAC EAST			Year	Land	Buildings	Exempt	Total			
Tree Growth Year 0			2012	30,000	94,100	10,000	114,100			
1ST MORTGAGE 0			2013	30,000	94,100	10,000	114,100			
2ND MORTGAGE 0			2014	30,000	94,100	10,000	114,100			
Zone/Land Use 47 Lake Arrowhead			2015	30,000	94,100	10,000	114,100			
Secondary Zone			2016	15,000	94,100	15,000	94,100			
Topography 2 Rolling			2017	15,000	94,100	15,000	94,100			
1.Level 4.Below St 7.Steep			2018	15,000	94,100	20,000	89,100			
2.Rolling 5.Low 8.Wet			2019	15,000	94,100	20,000	89,100			
3.Above St 6.Swampy 9.Lev/Roll			2020	15,000	94,100	20,000	89,100			
Utilities 9 No Water/No Sewer			2021	16,500	94,100	24,500	86,100			
1.Public 4.Improve 7.Improve			2022	18,000	103,500	25,000	96,500			
2.Water 5.Improve 8.			2023	19,800	114,800	25,000	109,600			
3.Sewer 6.Improve 9.None			2024	22,200	128,900	25,000	126,100			
Street 3 Gravel			2025	30,000	174,800	25,000	179,800			
1.Paved 4.Proposed 7.ROW			Land Data							
2.Semi Imp 5.Pvt 8.None										
3.Gravel 6.Aband 9.TG PLAN			Front Foot	Type	Effective		Influence		Influence Codes	
LAND USE 0			11.Ossipee WF		Frontage	Depth	Factor	Code		
BUILDING USE 0			12.Arrowhead WF				%		1.Unimproved	
Sale Data			13.Waterfront				%		2.Excess Ftg /De	
Sale Date 12/19/2005			14.Rear Land				%		3.Topography	
Price 150,000			15.Misc				%		4.Size/Shape	
Sale Type 2 Land & Buildings							%		5.Access or Rear	
1.Land 4.Mobile 7.			Square Foot		Square Feet				6.Restriction	
2.L & B 5.Other 8.			16.Regular Lot	16	1	100	%	0	7.Open Space	
3.Building 6. 9.			17.Secondary Lot				%		8.View/Environ	
Financing 1 Conventional			18.Excess Land				%		9.Fract Share	
1.Convent 4.Seller 7.			19.Condominium				%		Acres	
2.FHA/VA 5.Private 8.			20.Pavement				%		30.Rear (201+)	
3.Assumed 6.Cash 9.Unknown							%		31.Tillable/Horti	
Validity 1 Arms Length Sale			Fract. Acre		Acreege/Sites				32.Pasture	
1.Valid 4.Split 7.Renovate			21.Homesite (Frac				%		33.Orchard	
2.Related 5.Partial 8.Other			22.Vacant Lot (Fr				%		34.Frontage	
3.Distress 6.Exempt 9.			23.Non Conforming				%		35.Triangular Lot	
Verified 5 Public Record			Acres				%		36.Commercial	
1.Buyer 4.Agent 7.Family			24.Excess (5-10)				%		37.Softwood	
2.Seller 5.Pub Rec 8.Other			25.Excess (10+)				%		38.Mixed Wood	
3.Lender 6.MLS 9.			26.Excess				%		39.Hardwood	
			27.Rear (1-100)				%		40.Wasteland	
			28.Rear (101-150)				%		41.Gravel Pit (Ac	
			29.Rear (151-200)				%		42.Mobile Home Si	
			Total Acreage 0.00							43.Condo Site
										44.Utility ROW
										45.Camp Lot
										46.Site Improve

Inspection Witnessed By:

No./Date	Description	Date Insp.
X		

Notes:

Waterboro

Map Lot 042-00A-061


Account 2737

Location 43 BEAVER DAM ROAD

Card 1

Of 1

9/23/2024

Building Style	4 Cape Cod	SF Bsmt Living	0	Layout	1 Typical	
1.Conv	5.Garr/Col	9.Other	Fin Bsmt Grade	0 0	1.Typical	
2.Ranch	6.Split	10.Mohome	OPEN 5 OPTIONAL 0		2.Inadeq	
3.R Ranch	7.Contemp/	11.Condo	Heat Type	100%	1 Hot Water BB	
4.Cape	8.Log	12.	1.HWBB	5.FWA	9.No Heat	
Dwelling Units 1		2.HWCI		6.GravWA	10.	
Other Units 0		3.HWRAD		7.Electric	11.	
Stories 1 One Story		4.Steam		8.F/WallM	12.	
1.1	4.1.50	7.1.25	Cool Type	0%	9 None	
2.2	5.1.75	8.	1.Refrig	4.W&C Air	7.	
3.3	6.2.50	9.	2.Evapor	5.	8.	
Exterior Walls 8 Alumunum/Vinyl		3.H Pump		6.	9.None	
0.Wood	4.Asb/Asph	8.Alum/Vin	Kitchen Style		2 Typical	
1.Wood	5.T-111	9.Other	1.Modern	4.Obsolete	7.	
2.Wd Sh	6.Br/St	11.	2.Typical	5.	8.	
3.Compos.	7.Nov	12.	3.Old Type	6.	9.None	
Roof Surface 1 Asphalt Shingles		Bath(s) Style		2 Typical Bath(s)		
1.Asphalt	4.Composit	7.	1.Modern	4.Obsolete	7.	
2.Slate	5.Wood	8.	2.Typical	5.	8.	
3.Metal	6.Other	9.	3.Old Type	6.	9.None	
SF Masonry Trim 0		# Rooms		0		
OPEN-3- 0		# Bedrooms		2		
OPEN-4- 0		# Full Baths		1		
Year Built 1989		# Half Baths		0		
Year Remodeled 0		# Addn Fixtures		0		
Foundation 1 Concrete		# Fireplaces		0		
1.Concrete	4.Wood	7.				
2.C Block	5.Slab	8.				
3.Br/Stone	6.Prs/Post	9.				
Basement 4 Full Basement						
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 0						
Wet Basement 1 Dry Basement						
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
					%	%	1.One Story Fram
					%	%	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

