

DONAHOE KEVIN J
41 WINTER BLVD
UNIONDALE PA 18470

B13740P33 B15856P941

Previous Owner
HOWELL CYNTHIA & LUKE
C/O KEVIN J DONAHOE
63 BEAVER DAM ROAD
NORTH WATERBORO ME 04061
Sale Date: 4/30/2010

Inspection Witnessed By:

X		Date
No./Date	Description	Date Insp.

Notes:

Waterboro

Property Data			Assessment Record																																																																																																																																																																																																							
Neighborhood 2 LAC EAST			Year	Land	Buildings	Exempt	Total																																																																																																																																																																																																			
Tree Growth Year 0			2012	45,000	127,200	0	172,200																																																																																																																																																																																																			
1ST MORTGAGE 0			2013	45,000	127,200	0	172,200																																																																																																																																																																																																			
2ND MORTGAGE 0			2014	45,000	127,200	0	172,200																																																																																																																																																																																																			
Zone/Land Use 47 Lake Arrowhead			2015	45,000	127,200	0	172,200																																																																																																																																																																																																			
Secondary Zone			2016	22,500	127,200	0	149,700																																																																																																																																																																																																			
Topography 2 Rolling			2017	22,500	127,200	0	149,700																																																																																																																																																																																																			
1.Level 4.Below St 7.Steep			2018	22,500	127,200	0	149,700																																																																																																																																																																																																			
2.Rolling 5.Low 8.Wet			2019	22,500	127,200	0	149,700																																																																																																																																																																																																			
3.Above St 6.Swampy 9.Lev/Roll			2020	22,500	128,100	0	150,600																																																																																																																																																																																																			
Utilities 9 No Water/No Sewer			2021	24,800	128,100	0	152,900																																																																																																																																																																																																			
1.Public 4.Improve 7.Improve			2022	27,000	140,900	0	167,900																																																																																																																																																																																																			
2.Water 5.Improve 8.			2023	29,700	156,200	0	185,900																																																																																																																																																																																																			
3.Sewer 6.Improve 9.None			2024	33,300	175,500	0	208,800																																																																																																																																																																																																			
Street 3 Gravel			2025	50,000	224,600	0	274,600																																																																																																																																																																																																			
1.Paved 4.Proposed 7.ROW			<table border="1"> <thead> <tr> <th colspan="2">Front Foot</th> <th colspan="2">Effective</th> <th colspan="2">Influence</th> <th rowspan="2">Influence Codes</th> </tr> <tr> <th>Type</th> <th></th> <th>Frontage</th> <th>Depth</th> <th>Factor</th> <th>Code</th> </tr> </thead> <tbody> <tr> <td>11.Ossipee WF</td> <td></td> <td></td> <td></td> <td>%</td> <td></td> <td>1.Unimproved</td> </tr> <tr> <td>12.Arrowhead WF</td> <td></td> <td></td> <td></td> <td>%</td> <td></td> <td>2.Excess Ftg /De</td> </tr> <tr> <td>13.Waterfront</td> <td></td> <td></td> <td></td> <td>%</td> <td></td> <td>3.Topography</td> </tr> <tr> <td>14.Rear Land</td> <td></td> <td></td> <td></td> <td>%</td> <td></td> <td>4.Size/Shape</td> </tr> <tr> <td>15.Misc</td> <td></td> <td></td> <td></td> <td>%</td> <td></td> <td>5.Access or Rear</td> </tr> <tr> <td></td> <td></td> <td></td> <td></td> <td>%</td> <td></td> <td>6.Restriction</td> </tr> <tr> <td></td> <td></td> <td></td> <td></td> <td>%</td> <td></td> <td>7.Open Space</td> </tr> <tr> <td></td> <td></td> <td></td> <td></td> <td>%</td> <td></td> <td>8.View/Environ</td> </tr> <tr> <td></td> <td></td> <td></td> <td></td> <td>%</td> <td></td> <td>9.Fract Share</td> </tr> <tr> <td></td> <td></td> <td></td> <td></td> <td>%</td> <td></td> <td>30.Rear (201+)</td> </tr> <tr> <td></td> <td></td> <td></td> <td></td> <td>%</td> <td></td> <td>31.Tillable/Horti</td> </tr> <tr> <td></td> <td></td> <td></td> <td></td> <td>%</td> <td></td> <td>32.Pasture</td> </tr> <tr> <td></td> <td></td> <td></td> <td></td> <td>%</td> <td></td> <td>33.Orchard</td> </tr> <tr> <td></td> <td></td> <td></td> <td></td> <td>%</td> <td></td> <td>34.Frontage</td> </tr> <tr> <td></td> <td></td> <td></td> <td></td> <td>%</td> <td></td> <td>35.Triangular Lot</td> </tr> <tr> <td></td> <td></td> <td></td> <td></td> <td>%</td> <td></td> <td>36.Commercial</td> </tr> <tr> <td></td> <td></td> <td></td> <td></td> <td>%</td> <td></td> <td>37.Softwood</td> </tr> <tr> <td></td> <td></td> <td></td> <td></td> <td>%</td> <td></td> <td>38.Mixed Wood</td> </tr> <tr> <td></td> <td></td> <td></td> <td></td> <td>%</td> <td></td> <td>39.Hardwood</td> </tr> <tr> <td></td> <td></td> <td></td> <td></td> <td>%</td> <td></td> <td>40.Wasteland</td> </tr> <tr> <td></td> <td></td> <td></td> <td></td> <td>%</td> <td></td> <td>41.Gravel Pit (Ac</td> </tr> <tr> <td></td> <td></td> <td></td> <td></td> <td>%</td> <td></td> <td>42.Mobile Home Si</td> </tr> <tr> <td></td> <td></td> <td></td> <td></td> <td>%</td> <td></td> <td>43.Condo Site</td> </tr> <tr> <td></td> <td></td> <td></td> <td></td> <td>%</td> <td></td> <td>44.Utility ROW</td> </tr> <tr> <td></td> <td></td> <td></td> <td></td> <td>%</td> <td></td> <td>45.Camp Lot</td> </tr> <tr> <td></td> <td></td> <td></td> <td></td> <td>%</td> <td></td> <td>46.Site Improve</td> </tr> </tbody> </table>					Front Foot		Effective		Influence		Influence Codes	Type		Frontage	Depth	Factor	Code	11.Ossipee WF				%		1.Unimproved	12.Arrowhead WF				%		2.Excess Ftg /De	13.Waterfront				%		3.Topography	14.Rear Land				%		4.Size/Shape	15.Misc				%		5.Access or Rear					%		6.Restriction					%		7.Open Space					%		8.View/Environ					%		9.Fract Share					%		30.Rear (201+)					%		31.Tillable/Horti					%		32.Pasture					%		33.Orchard					%		34.Frontage					%		35.Triangular Lot					%		36.Commercial					%		37.Softwood					%		38.Mixed Wood					%		39.Hardwood					%		40.Wasteland					%		41.Gravel Pit (Ac					%		42.Mobile Home Si					%		43.Condo Site					%		44.Utility ROW					%		45.Camp Lot					%		46.Site Improve
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Price 169,000			22.Vacant Lot (Fr																																																																																																																																																																																																							
Sale Type 2 Land & Buildings			23.Non Conforming																																																																																																																																																																																																							
1.Land 4.Mobile 7.			24.Excess (5-10)																																																																																																																																																																																																							
2.L & B 5.Other 8.			25.Excess (10+)																																																																																																																																																																																																							
3.Building 6. 9.			26.Excess																																																																																																																																																																																																							
Financing 1 Conventional			27.Rear (1-100)																																																																																																																																																																																																							
1.Convent 4.Seller 7.			28.Rear (101-150)																																																																																																																																																																																																							
2.FHA/VA 5.Private 8.			29.Rear (151-200)																																																																																																																																																																																																							
3.Assumed 6.Cash 9.Unknown			Total Acreage 0.00																																																																																																																																																																																																							
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2.Related 5.Partial 8.Other																																																																																																																																																																																																										
3.Distress 6.Exempt 9.																																																																																																																																																																																																										
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1.Buyer 4.Agent 7.Family																																																																																																																																																																																																										
2.Seller 5.Pub Rec 8.Other																																																																																																																																																																																																										
3.Lender 6.MLS 9.																																																																																																																																																																																																										

Waterboro

Map Lot 042-00A-067


Account 2742

Location 63 BEAVER DAM ROAD

Card 1

Of 1

9/23/2024

Building Style	8 Log Home			SF Bsmt Living	0			Layout	1 Typical		
1.Conv	5.Garr/Col	9.Other		Fin Bsmt Grade	0 0			1.Typical	4.	7.	
2.Ranch	6.Split	10.Mohome		OPEN 5 OPTIONAL 0				2.Inadeq	5.	8.	
3.R Ranch	7.Contemp/	11.Condo		Heat Type	100% 1 Hot Water BB			3.Not func	6.	9.	
4.Cape	8.Log	12.		1.HWB	5.FWA	9.No Heat		Attic 4 Full Finished			
Dwelling Units 1				2.HWCI	6.GravWA 10.			1.1/4 Fin	4.Full Fin	7.1/4 Unfi	
Other Units 0				3.HWRAD	7.Electric 11.			2.1/2 Fin	5.FI/Stair 8.		
Stories 1 One Story				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	0% 9 None			Insulation 1 Full			
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 9 Other				3.H Pump	6. 9.None			3.Capped 6. 9.None			
0.Wood	4.Asb/Asph	8.Alum/Vin		Kitchen Style 2 Typical				Unfinished % 0%			
1.Wood	5.T-111	9.Other		1.Modern	4.Obsolete 7.			Grade & Factor 3 Average 105%			
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 1 Asphalt Shingles				Bath(s) Style 2 Typical Bath(s)				3.C Grade 6.AA Grade 9.Same			
1.Asphalt	4.Composit 7.		1.Modern 4.Obsolete 7.				SQFT (Footprint) 864				
2.Slate	5.Wood	8.		2.Typical 5. 8.				Condition 8 Excellent			
3.Metal	6.Other	9.		3.Old Type 6. 9.None				1.Poor	4.Avg	7.V G	
SF Masonry Trim 0				# Rooms 0				2.Fair 5.Avg+ 8.Exc			
OPEN-3- 0				# Bedrooms 3				3.Avg- 6.Good 9.Same			
OPEN-4- 0				# Full Baths 1				Phys. % Good 0%			
Year Built 2005				# Half Baths 1				Funct. % Good 100%			
Year Remodeled 0				# Addn Fixtures 0				Functional Code 9 None			
Foundation 1 Concrete				# Fireplaces 0				1.Incomp 4.Small 7.Layout			
1.Concrete	4.Wood	7.						2.O-Built 5.CDU 8.Other			
2.C Block	5.Slab	8.						3.Damage 6.Style 9.None			
3.Br/Stone	6.Prs/Post	9.						Econ. % Good 100%			
Basement 4 Full Basement								Economic Code None			
1.1/4 Bmt	4.Full Bmt	7.						0.None 3.Services 7.			
2.1/2 Bmt	5.None	8.						1.Location 4.Traffic 8.			
3.3/4 Bmt	6.	9.None						2.Encroach 9.None 9.			
Bsmt Gar # Cars 0								Entrance Code 0			
Wet Basement 1 Dry Basement								1.Interior 4.Vacant 7.			
1.Dry	4.	7.						2.Refusal 5.Estimate 8.			
2.Damp	5.	8.		3.Informed 6.Office 9.RS							
3.Wet	6.	9.		Information Code 0							
				1.Owner 4.Agent 7.							
				2.Relative 5.Estimate 8.							
				3.Tenant 6.Other 9.SNY							

Date Inspected

Additions, Outbuildings & Improvements

Type	Year	Units	Grade	Cond	Phys.	Funct.	Sound Value	
68 Wood Deck	0	210	0 0	0	0	% 0	%	1.One Story Fram
69 Hot tub #	0	1	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

