

HOBSON, JOSEPH R
HOBSON, HEATHER
16 BEAVER DAM ROAD
NORTH WATERBORO ME 04061

B13756P358 B17465P332 B18805P717

Previous Owner
HOBSON JOSEPH W (JT)
HOBSON, CHRISTINA M
16 BEAVER DAM ROAD
NORTH WATERBORO ME 04087
Sale Date: 9/16/2021

Previous Owner
HOBSON JOSEPH W
16 BEAVER DAM ROAD

NORTH WATERBORO ME 04061
Sale Date: 5/03/2017

Inspection Witnessed By:

X	Date	Date Insp.
No./Date	Description	Date Insp.

Notes:

Property Data			Assessment Record							
Neighborhood 2 LAC EAST			Year	Land	Buildings	Exempt	Total			
Tree Growth Year 0			2012	43,500	124,800	10,000	158,300			
1ST MORTGAGE 0			2013	43,500	124,800	10,000	158,300			
2ND MORTGAGE 0			2014	43,500	124,800	10,000	158,300			
Zone/Land Use 47 Lake Arrowhead			2015	43,500	124,800	10,000	158,300			
Secondary Zone			2016	21,800	124,800	15,000	131,600			
Topography 2 Rolling			2017	21,800	124,800	15,000	131,600			
1.Level 4.Below St 7.Steep			2018	21,800	124,800	20,000	126,600			
2.Rolling 5.Low 8.Wet			2019	21,800	124,800	20,000	126,600			
3.Above St 6.Swampy 9.Lev/Roll			2020	21,800	125,500	20,000	127,300			
Utilities 9 No Water/No Sewer			2021	23,900	125,500	24,500	124,900			
1.Public 4.Improve 7.Improve			2022	26,100	138,100	25,000	139,200			
2.Water 5.Improve 8.			2023	28,700	153,100	0	181,800			
3.Sewer 6.Improve 9.None			2024	32,200	172,000	0	204,200			
Street 3 Gravel			2025	48,000	235,800	0	283,800			
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	
			14.Rear Land				%		3.Topography	
Sale Date 9/16/2021			15.Misc				%		4.Size/Shape	
Price 245,000							%		5.Access or Rear	
Sale Type 2 Land & Buildings							%		6.Restriction	
1.Land 4.Mobile 7.							%		7.Open Space	
2.L & B 5.Other 8.			Square Foot	Square Feet					8.View/Environ	
3.Building 6. 9.			16.Regular Lot	16	1	100	%	0	9.Fract Share	
Financing 1 Conventional			17.Secondary Lot	17	1	90	%	3	Acres	
1.Convent 4.Seller 7.			18.Excess Land				%		30.Rear (201+)	
2.FHA/VA 5.Private 8.			19.Condominium				%		31.Tillable/Horti	
3.Assumed 6.Cash 9.Unknown			20.Pavement				%		32.Pasture	
Validity 1 Arms Length Sale							%		33.Orchard	
1.Valid 4.Split 7.Renovate			Fract. Acre	Acres/Sites					34.Frontage	
2.Related 5.Partial 8.Other			21.Homesite (Frac				%		35.Triangular Lot	
3.Distress 6.Exempt 9.			22.Vacant Lot (Fr				%		36.Commercial	
Verified 5 Public Record			23.Non Conforming				%		37.Softwood	
1.Buyer 4.Agent 7.Family			Acres				%		38.Mixed Wood	
2.Seller 5.Pub Rec 8.Other			24.Excess (5-10)				%		39.Hardwood	
3.Lender 6.MLS 9.			25.Excess (10+)				%		40.Wasteland	
			26.Excess				%		41.Gravel Pit (Ac	
			27.Rear (1-100)				%		42.Mobile Home Si	
			28.Rear (101-150)				%		43.Condo Site	
			29.Rear (151-200)				%		44.Utility ROW	
			Total Acreage 0.00							45.Camp Lot
										46.Site Improve

Waterboro

Map Lot 042-00A-098

Account 2771

Location 16 BEAVER DAM ROAD

Card 1 Of 1 9/23/2024

Building Style	3 Raised Ranch	SF Bsmt Living	800	Layout	1 Typical	
1.Conv	5.Garr/Col	9.Other	Fin Bsmt Grade	3 100	1.Typical	
2.Ranch	6.Split	10.Mohome	OPEN 5 OPTIONAL		0	
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	
Other Units			0	3.HWRAD	7.Electric	
Stories			1 One Story	4.Steam	8.F/WallM	
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.	
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	4	
OPEN-4-			0	# Full Baths	1	
Year Built			2002	# Half Baths	0	
Year Remodeled			0	# Addn Fixtures	0	
Foundation			1 Concrete	# Fireplaces	0	
1.Concrete	4.Wood	7.	<div style="display: flex; align-items: center; justify-content: center;"> <div style="background-color: #005663; color: white; padding: 10px 20px; font-size: 2em; margin-right: 10px;">T</div> <div style="font-size: 2em; font-weight: bold; margin-right: 10px;">TRIO</div> </div>			
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
68 Wood Deck	0	160	0 0	0	0	0 %	%
26 1SFr Overhang	0	34	0 0	0	0	0 %	%
						%	%
						%	%
						%	%
						%	%
						%	%
						%	%
						%	%
						%	%
						%	%
						%	%
						%	%
						%	%

- 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

