

CULLINS, SHANE T
11 BEAVER DAM ROAD
NORTH WATERBORO ME 04061

B14526P83 B15398P579 B16261P498 B18002P99 B18737P860

Previous Owner
FITZGERALD, SARAH E
142 STRASBURG DRIVE

PORT CHARLOTTE FL 33954-2391
Sale Date: 7/15/2021

Previous Owner
MAGNUSON ARTHUR C & GENEVIEVE E (JT)
11 BEAVER DAM RD

N WATERBORO ME 04061
Sale Date: 7/24/2019

Previous Owner
DAYFIELD, JUSTIN L & KELLY
ATTN: ARTHUR & GENEVIEVE MAGNUSON
11 BEAVER DAM ROAD
NORTH WATERBORO ME 04061
Sale Date: 5/09/2017

Inspection Witnessed By:

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

Notes:
15.1124 - removed obs for incompleteness - ak
17.0906 - added second floor bath -sb

Waterboro

Property Data			Assessment Record						
Neighborhood 1 LAC WEST			Year	Land	Buildings	Exempt	Total		
Tree Growth Year 0			2012	30,000	108,500	0	138,500		
1ST MORTGAGE 0			2013	30,000	108,500	0	138,500		
2ND MORTGAGE 0			2014	30,000	108,500	0	138,500		
Zone/Land Use 47 Lake Arrowhead			2015	30,000	108,500	0	138,500		
Secondary Zone			2016	15,000	128,200	0	143,200		
Topography 2 Rolling			2017	15,000	128,200	0	143,200		
1.Level 4.Below St 7.Steep			2018	15,000	134,200	0	149,200		
2.Rolling 5.Low 8.Wet			2019	15,000	134,200	0	149,200		
3.Above St 6.Swampy 9.Lev/Roll			2020	15,000	134,200	0	149,200		
Utilities 9 No Water/No Sewer			2021	16,500	134,200	0	150,700		
1.Public 4.Improve 7.Improve			2022	18,000	147,600	0	165,600		
2.Water 5.Improve 8.			2023	19,800	163,700	0	183,500		
3.Sewer 6.Improve 9.None			2024	22,200	184,300	0	206,500		
Street 2 Semi-Improved			2025	30,000	248,200	0	278,200		
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 7/15/2021			14.Rear Land				%		3.Topography
Price 300,000			15.Misc				%		4.Size/Shape
Sale Type 2 Land & Buildings							%		5.Access or Rear
1.Land 4.Mobile 7.							%		6.Restriction
2.L & B 5.Other 8.			Square Foot		Square Feet				7.Open Space
3.Building 6. 9.			16.Regular Lot	16		1	100 %	0	8.View/Environ
Financing 9 Unknown			17.Secondary Lot				%		9.Fract Share
1.Convent 4.Seller 7.			18.Excess Land				%		Acres
2.FHA/VA 5.Private 8.			19.Condominium				%		30.Rear (201+)
3.Assumed 6.Cash 9.Unknown			20.Pavement				%		31.Tillable/Horti
Validity 1 Arms Length Sale							%		32.Pasture
1.Valid 4.Split 7.Renovate			Fract. Acre		Acreege/Sites				33.Orchard
2.Related 5.Partial 8.Other			21.Homesite (Frac				%		34.Frontage
3.Distress 6.Exempt 9.			22.Vacant Lot (Fr				%		35.Triangular Lot
Verified 5 Public Record			23.Non Conforming				%		36.Commercial
1.Buyer 4.Agent 7.Family			Acres				%		37.Softwood
2.Seller 5.Pub Rec 8.Other			24.Excess (5-10)				%		38.Mixed Wood
3.Lender 6.MLS 9.			25.Excess (10+)				%		39.Hardwood
			26.Excess				%		40.Wasteland
			27.Rear (1-100)				%		41.Gravel Pit (Ac
			28.Rear (101-150)				%		42.Mobile Home Si
			29.Rear (151-200)				%		43.Condo Site
			Total Acreage		0.00				44.Utility ROW
									45.Camp Lot
									46.Site Improve

Waterboro

Map Lot 042-00A-221

Account 4924

Location 11 BEAVER DAM RD

Card 1

Of 1

9/23/2024

Building Style	4 Cape Cod		
1.Conv	5.Garr/Col	9.Other	
2.Ranch	6.Split	10.Mohome	
3.R Ranch	7.Contemp/	11.Condo	
4.Cape	8.Log	12.	
Dwelling Units	1		
Other Units	0		
Stories	4 One & 1/2 Story		
1.1	4.1.50	7.1.25	
2.2	5.1.75	8.	
3.3	6.2.50	9.	
Exterior Walls	8 Aluminum/Vinyl		
0.Wood	4.Asb/Asph	8.Alum/Vin	
1.Wood	5.T-111	9.Other	
2.Wd Sh	6.Br/St	11.	
3.Compos.	7.Nov	12.	
Roof Surface	1 Asphalt Shingles		
1.Asphalt	4.Composit	7.	
2.Slate	5.Wood	8.	
3.Metal	6.Other	9.	
SF Masonry Trim	0		
OPEN-3-	0		
OPEN-4-	0		
Year Built	2007		
Year Remodeled	0		
Foundation	1 Concrete		
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.	

SF Bsmt Living	0		
Fin Bsmt Grade	0 0		
OPEN 5 OPTIONAL	0		
Heat Type	100%	1 Hot Water BB	
1.HWB	5.FWA	9.No Heat	
2.HWCI	6.GravWA	10.	
3.HWRAD	7.Electric	11.	
4.Steam	8.Fl/WallM	12.	
Cool Type	0%	9 None	
1.Refrig	4.W&C Air	7.	
2.Evapor	5.	8.	
3.H Pump	6.	9.None	
Kitchen Style	2 Typical		
1.Modern	4.Obsolete	7.	
2.Typical	5.	8.	
3.Old Type	6.	9.None	
Bath(s) Style	2 Typical Bath(s)		
1.Modern	4.Obsolete	7.	
2.Typical	5.	8.	
3.Old Type	6.	9.None	
# Rooms	4		
# Bedrooms	1		
# Full Baths	2		
# Half Baths	0		
# Addn Fixtures	0		
# Fireplaces	0		



Layout	1 Typical		
1.Typical	4.	7.	
2.Inadeq	5.	8.	
3.Not func	6.	9.	
Attic	0		
1.1/4 Fin	4.Full Fin	7.1/4 Unfi	
2.1/2 Fin	5.Fl/Stair	8.	
3.3/4 Fin	6.1/2 Unfi	9.None	
Insulation	1 Full		
1.Full	4.Minimal	7.	
2.Heavy	5.Unk	8.	
3.Capped	6.	9.None	
Unfinished %	0%		
Grade & Factor	3 Average 100%		
1.E Grade	4.B Grade	7.AAA Grad	
2.D Grade	5.A Grade	8.	
3.C Grade	6.AA Grade	9.Same	
SQFT (Footprint)	884		
Condition	7 Very Good		
1.Poor	4.Avg	7.V G	
2.Fair	5.Avg+	8.Exc	
3.Avg-	6.Good	9.Same	
Phys. % Good	0%		
Funct. % Good	100%		
Functional Code	9 None		
1.Incomp	4.Small	7.Layout	
2.O-Built	5.CDU	8.Other	
3.Damage	6.Style	9.None	
Econ. % Good	100%		
Economic Code	None		
0.None	3.Services	7.	
1.Location	4.Traffic	8.	
2.Encroach	9.None	9.	
Entrance Code	0		
1.Interior	4.Vacant	7.	
2.Refusal	5.Estimate	8.	
3.Informed	6.Office	9.RS	
Information Code	0		
1.Owner	4.Agent	7.	
2.Relative	5.Estimate	8.	
3.Tenant	6.Other	9.SNY	



Date Inspected 11/23/2015

Additions, Outbuildings & Improvements								
Type	Year	Units	Grade	Cond	Phys.	Funct.	Sound Value	
24 Frame Shed	2015	64	0 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

