

POITRAS, GEOFFREY R, TRUSTEE  
 POITRAS FAMILY REVOCABLE TRUST  
 4296 US 59 HWY  
 PERRY KS 66073

B11459P265 B16280P914 B18079P627 B19284P110  
 Previous Owner  
 POITRAS, ROGER ALVIN  
 NIELSEN, LORI ELIZABETH  
 604 NEW DAM RD  
 NORTH WATERBORO ME 04061  
 Sale Date: 8/01/2023

Previous Owner  
 BERRIGAN ROBYN L  
 604 NEW DAM ROAD  
 NORTH WATERBORO ME 04061  
 Sale Date: 10/23/2019

No./Date	Description	Date Insp.
X		

Notes:  
 04/12/21 mailing back  
 23.0317 - replaced existing deck with 8x16 open porch - vw

**Waterboro**

Property Data			Assessment Record							
Neighborhood <b>1 LAC WEST</b>			Year	Land	Buildings	Exempt	Total			
Tree Growth Year <b>0</b>			2012	30,000	121,900	10,000	141,900			
1ST MORTGAGE <b>0</b>			2013	30,000	121,900	10,000	141,900			
2ND MORTGAGE <b>0</b>			2014	30,000	121,900	10,000	141,900			
Zone/Land Use <b>47 Lake Arrowhead</b>			2015	30,000	121,900	10,000	141,900			
Secondary Zone			2016	15,000	121,900	15,000	121,900			
Topography <b>2 Rolling</b>			2017	15,000	121,900	15,000	121,900			
1.Level 4.Below St 7.Steep			2018	15,000	121,900	20,000	116,900			
2.Rolling 5.Low 8.Wet			2019	15,000	121,900	20,000	116,900			
3.Above St 6.Swampy 9.Lev/Roll			2020	15,000	122,400	20,000	117,400			
Utilities <b>9 No Water/No Sewer</b>			2021	16,500	122,400	0	138,900			
1.Public 4.Improve 7.Improve			2022	18,000	134,600	0	152,600			
2.Water 5.Improve 8.			2023	19,800	149,300	0	169,100			
3.Sewer 6.Improve 9.None			2024	22,200	170,500	0	192,700			
Street <b>1 Paved</b>			2025	30,000	236,500	0	266,500			
1.Paved 4.Proposed 7.ROW			<b>Land Data</b>							
2.Semi Imp 5.Pvt 8.None										
3.Gravel 6.Aband 9.TG PLAN			<b>Front Foot</b>	<b>Type</b>	<b>Effective</b>		<b>Influence</b>		<b>Influence Codes</b>	
LAND USE <b>0</b>			11.Ossipee WF		Frontage	Depth	Factor	Code		
BUILDING USE <b>0</b>			12.Arrowhead WF				%		1.Unimproved	
<b>Sale Data</b>			13.Waterfront				%		2.Excess Ftg /De	
Sale Date <b>8/01/2023</b>			14.Rear Land				%		3.Topography	
Price			15.Misc				%		4.Size/Shape	
Sale Type <b>2 Land &amp; Buildings</b>							%		5.Access or Rear	
1.Land 4.Mobile 7.			<b>Square Foot</b>		<b>Square Feet</b>				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 <b>9 Unknown</b>			18.Excess Land				%		9.Fract Share	
1.Convent 4.Seller 7.			19.Condominium				%		<b>Acres</b>	
2.FHA/VA 5.Private 8.			20.Pavement				%		30.Rear (201+)	
3.Assumed 6.Cash 9.Unknown							%		31.Tillable/Horti	
Validity <b>2 Related Parties</b>			<b>Fract. Acre</b>		<b>Acres/Sites</b>				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 <b>5 Public Record</b>			<b>Acres</b>				%		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	
			<b>Total Acreage 0.00</b>							43.Condo Site
										44.Utility ROW
										45.Camp Lot
										46.Site Improve

## Waterboro

Map Lot 043-781

Account 2802

Location 604 NEW DAM ROAD

Card 1

Of 1

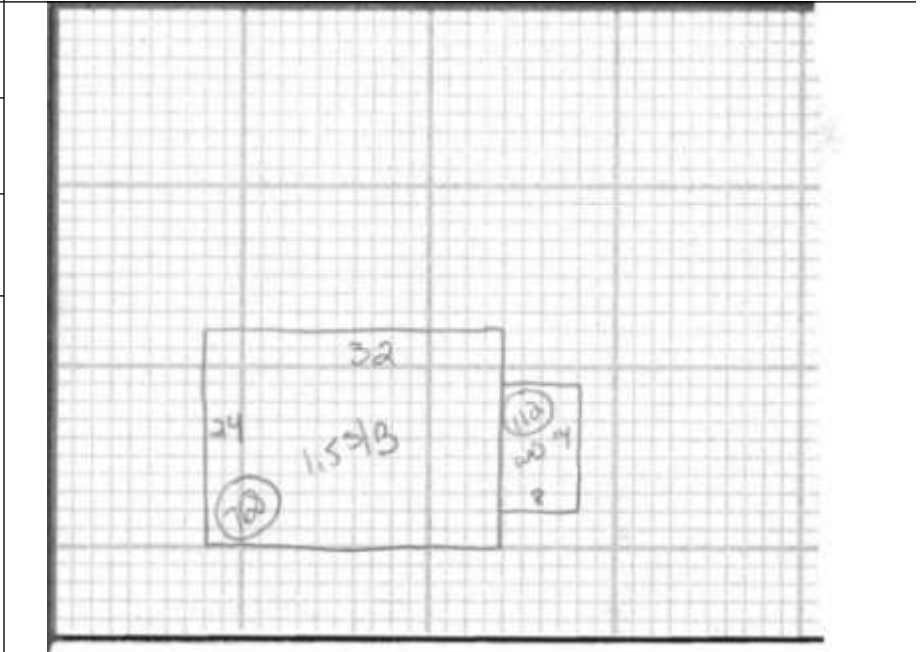
9/23/2024

Building Style	<b>4 Cape Cod</b>		
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	<b>1</b>		
Other Units	<b>0</b>		
Stories	<b>4 One &amp; 1/2 Story</b>		
1.1	4.1.50	7.1.25	
2.2	5.1.75	8.	
3.3	6.2.50	9.	
Exterior Walls	<b>8 Aluminum/Vinyl</b>		
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	<b>1 Asphalt Shingles</b>		
1.Asphalt	4.Composit		7.
2.Slate	5.Wood	8.	
3.Metal	6.Other	9.	
SF Masonry Trim	<b>0</b>		
OPEN-3-	<b>0</b>		
OPEN-4-	<b>0</b>		
Year Built	<b>1993</b>		
Year Remodeled	<b>0</b>		
Foundation	<b>1 Concrete</b>		
1.Concrete	4.Wood	7.	
2.C Block	5.Slab	8.	
3.Br/Stone	6.Prs/Post	9.	
Basement	<b>4 Full Basement</b>		
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	<b>0</b>		
Wet Basement	<b>1 Dry Basement</b>		
1.Dry	4.	7.	
2.Damp	5.	8.	
3.Wet	6.	9.	

SF Bsmt Living	<b>192</b>		
Fin Bsmt Grade	<b>3 100</b>		
OPEN 5 OPTIONAL	<b>0</b>		
Heat Type	<b>100%</b>	<b>1 Hot Water BB</b>	
1.HWBB	5.FWA	9.No Heat	
2.HWCI	6.GravWA	10.	
3.HWRAD	7.Electric	11.	
4.Steam	8.F/WallM	12.	
Cool Type	<b>0%</b>	<b>9 None</b>	
1.Refrig	4.W&C Air	7.	
2.Evapor	5.	8.	
3.H Pump	6.	9.None	
Kitchen Style	<b>2 Typical</b>		
1.Modern	4.Obsolete	7.	
2.Typical	5.	8.	
3.Old Type	6.	9.None	
Bath(s) Style	<b>2 Typical Bath(s)</b>		
1.Modern	4.Obsolete	7.	
2.Typical	5.	8.	
3.Old Type	6.	9.None	
# Rooms	<b>6</b>		
# Bedrooms	<b>3</b>		
# Full Baths	<b>1</b>		
# Half Baths	<b>1</b>		
# Addn Fixtures	<b>0</b>		
# Fireplaces	<b>0</b>		



Layout	<b>1 Typical</b>		
1.Typical	4.	7.	
2.Inadeq	5.	8.	
3.Not func	6.	9.	
Attic	<b>9 None</b>		
1.1/4 Fin	4.Full Fin	7.1/4 Unfi	
2.1/2 Fin	5.F/Stair	8.	
3.3/4 Fin	6.1/2 Unfi	9.None	
Insulation	<b>1 Full</b>		
1.Full	4.Minimal	7.	
2.Heavy	5.Unk	8.	
3.Capped	6.	9.None	
Unfinished %	<b>0%</b>		
Grade & Factor	<b>3 Average 100%</b>		
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)	<b>768</b>		
Condition	<b>5 Above Average</b>		
1.Poor	4.Avg	7.V G	
2.Fair	5.Avg+	8.Exc	
3.Avg-	6.Good	9.Same	
Phys. % Good	<b>0%</b>		
Funct. % Good	<b>100%</b>		
Functional Code	<b>9 None</b>		
1.Incomp	4.Small	7.Layout	
2.O-Built	5.CDU	8.Other	
3.Damage	6.Style	9.None	
Econ. % Good	<b>100%</b>		
Economic Code	<b>None</b>		
0.None	3.Services	7.	
1.Location	4.Traffic	8.	
2.Encroach	9.None	9.	
Entrance Code	<b>3 Information Only</b>		
1.Interior	4.Vacant	7.	
2.Refusal	5.Estimate	8.	
3.Informed	6.Office	9.RS	
Information Code	<b>3 Tenant</b>		
1.Owner	4.Agent	7.	
2.Relative	5.Estimate	8.	
3.Tenant	6.Other	9.SNY	



Date Inspected 6/20/2005

Additions, Outbuildings & Improvements							
Type	Year	Units	Grade	Cond	Phys.	Funct.	Sound Value
21 Open Frame	2023	128	3 100	4	0 %	100 %	
					%	%	
					%	%	
					%	%	
					%	%	
					%	%	
					%	%	
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					%	%	
					%	%	

- 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