

ROCHE, STEPHEN P
ROCHE, JESSICA J
138 BEAVER DAM ROAD
NORTH WATERBORO ME 04061

B9844P189 B14820P128 B18316P124

Previous Owner
TODD JEREMY D
TODD, AMANDA K
138 BEAVER DAM ROAD
NORTH WATERBORO ME 04061
Sale Date: 7/23/2020

Previous Owner
LUMB WILLIAM B
87 STAR HILL ROAD

WATERBORO ME 04087 3300
Sale Date: 4/13/2007

Previous Owner
HALCHUK CHERYL E
138 CHERRY LANE

HOLLISTON MA 01746
Sale Date: 12/02/2004

Inspection Witnessed By:

X	Date
No./Date	Description
	Date Insp.

Notes:

Property Data		
Neighborhood	2 LAC EAST	
Tree Growth Year	0	
1ST MORTGAGE	0	
2ND MORTGAGE	0	
Zone/Land Use	47 Lake Arrowhead	
Secondary Zone		
Topography	4 Below Street	
1.Level	4.Below St	7.Steep
2.Rolling	5.Low	8.Wet
3.Above St	6.Swampy	9.Lev/Roll
Utilities	9 No Water/No Sewer	
1.Public	4.Improve	7.Improve
2.Water	5.Improve	8.
3.Sewer	6.Improve	9.None
Street	3 Gravel	
1.Paved	4.Proposed	7.ROW
2.Semi Imp	5.Pvt	8.None
3.Gravel	6.Aband	9.TG PLAN
LAND USE	0	
BUILDING USE	0	
Sale Data		
Sale Date	7/23/2020	
Price	240,000	
Sale Type	2 Land & Buildings	
1.Land	4.Mobile	7.
2.L & B	5.Other	8.
3.Building	6.	9.
Financing	9 Unknown	
1.Convent	4.Seller	7.
2.FHA/VA	5.Private	8.
3.Assumed	6.Cash	9.Unknown
Validity	1 Arms Length Sale	
1.Valid	4.Split	7.Renovate
2.Related	5.Partial	8.Other
3.Distress	6.Exempt	9.
Verified	5 Public Record	
1.Buyer	4.Agent	7.Family
2.Seller	5.Pub Rec	8.Other
3.Lender	6.MLS	9.

Assessment Record				
Year	Land	Buildings	Exempt	Total
2012	30,000	134,000	0	164,000
2013	30,000	134,000	0	164,000
2014	30,000	134,000	0	164,000
2015	30,000	134,000	0	164,000
2016	15,000	134,000	0	149,000
2017	15,000	134,000	0	149,000
2018	15,000	134,000	0	149,000
2019	15,000	134,000	0	149,000
2020	15,000	134,000	0	149,000
2021	16,500	134,000	0	150,500
2022	18,000	147,400	0	165,400
2023	19,800	163,500	0	183,300
2024	22,200	183,600	0	205,800
2025	30,000	253,900	0	283,900

Land Data						
Front Foot	Type	Effective		Influence		Influence Codes
		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
Square Foot	Square Feet					9.Fract Share
16.Regular Lot	16	1	100	%	0	Acres
17.Secondary Lot				%		30.Rear (201+)
18.Excess Land				%		31.Tillable/Horti
19.Condominium				%		32.Pasture
20.Pavement				%		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
Total Acreage			0.00			

Waterboro

Map Lot 044-000-A403

Account 3049

Location 138 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	3.Not func
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	4 One & 1/2 Story		4.Steam	8.F/WallM	12.
1.1	4.1.50	7.1.25	Cool Type	0% 9 None	Insulation
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	0 Wood Siding		3.H Pump	6.	9.None
0.Wood	4.Asb/Asph	8.Alum/Vin	Kitchen Style	2 Typical	Unfinished %
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	0		Bath(s) Style	2 Typical Bath(s)	Grade & Factor
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	6	SQFT (Footprint)
OPEN-3-	0		# Bedrooms	3	884
OPEN-4-	0		# Full Baths	1	Condition
Year Built	2006		# Half Baths	0	8 Excellent
Year Remodeled	0		# Addn Fixtures	0	1.Poor
Foundation	1 Concrete		# Fireplaces	0	4.Avg
1.Concrete	4.Wood	7.			7.V G
2.C Block	5.Slab	8.			2.Fair
3.Br/Stone	6.Prs/Post	9.			5.Avg+
Basement	4 Full Basement				3.Avg-
1.1/4 Bmt	4.Full Bmt	7.			6.Good
2.1/2 Bmt	5.None	8.			Phys. % Good
3.3/4 Bmt	6.	9.None			0%
Bsmt Gar # Cars	0				Funct. % Good
Wet Basement	1 Dry Basement				100%
1.Dry	4.	7.			Functional Code
2.Damp	5.	8.			9 None
3.Wet	6.	9.			1.Incomp



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

