

MASALSKY, DENISE, TRUSTEE
SIMONDS, JON THIRD PARTY SUPPLEMENTAL CARE TRUST
5 EVERGREEN DR
N WATERBORO ME 04061
USA
B12683P77 B16439P667 B19057P171

Previous Owner
MASALSKY DENISE J
5 EVERGREEN DRIVE

NORTH WATERBORO ME 04061
Sale Date: 6/16/2022

Previous Owner
HUFF HOWARD E JR & MICHELE L
107 BEAVER DAM ROAD

NORTH WATERBORO ME 04061
Sale Date: 10/18/2012

Inspection Witnessed By:

X	Date
No./Date	Description
	Date Insp.

Notes:

Property Data			Assessment Record							
Neighborhood 2 LAC EAST			Year	Land	Buildings	Exempt	Total			
Tree Growth Year 0			2012	30,000	90,000	10,000	110,000			
1ST MORTGAGE 0			2013	30,000	90,000	0	120,000			
2ND MORTGAGE 0			2014	30,000	90,000	0	120,000			
Zone/Land Use 47 Lake Arrowhead			2015	30,000	90,000	0	120,000			
Secondary Zone			2016	15,000	90,000	0	105,000			
Topography 4 Below Street			2017	15,000	90,000	0	105,000			
1.Level 4.Below St 7.Steep			2018	15,000	90,000	0	105,000			
2.Rolling 5.Low 8.Wet			2019	15,000	90,000	0	105,000			
3.Above St 6.Swampy 9.Lev/Roll			2020	15,000	90,000	0	105,000			
Utilities 9 No Water/No Sewer			2021	16,500	90,000	0	106,500			
1.Public 4.Improve 7.Improve			2022	18,000	99,000	0	117,000			
2.Water 5.Improve 8.			2023	19,800	109,800	0	129,600			
3.Sewer 6.Improve 9.None			2024	22,200	124,600	0	146,800			
Street 3 Gravel			2025	30,000	176,000	0	206,000			
1.Paved 4.Proposed 7.ROW			Land Data							
2.Semi Imp 5.Pvt 8.None			Front Foot	Type	Effective		Influence		Influence Codes	
3.Gravel 6.Aband 9.TG PLAN			11.Ossipee WF		Frontage	Depth	Factor	Code		
LAND USE 0			12.Arrowhead WF				%		1.Unimproved	
BUILDING USE 0			13.Waterfront				%		2.Excess Ftg /De	
Sale Data			14.Rear Land				%		3.Topography	
Sale Date 6/16/2022			15.Misc				%		4.Size/Shape	
Price							%		5.Access or Rear	
Sale Type 2 Land & Buildings							%		6.Restriction	
1.Land 4.Mobile 7.			Square Foot		Square Feet				7.Open Space	
2.L & B 5.Other 8.			16.Regular Lot	16	1	100	%	0	8.View/Environ	
3.Building 6. 9.			17.Secondary Lot				%		9.Fract Share	
Financing 9 Unknown			18.Excess Land				%		Acres	
1.Convent 4.Seller 7.			19.Condominium				%		30.Rear (201+)	
2.FHA/VA 5.Private 8.			20.Pavement				%		31.Tillable/Horti	
3.Assumed 6.Cash 9.Unknown							%		32.Pasture	
Validity 2 Related Parties			Fract. Acre		Acres/Sites				33.Orchard	
1.Valid 4.Split 7.Renovate			21.Homesite (Frac				%		34.Frontage	
2.Related 5.Partial 8.Other			22.Vacant Lot (Fr				%		35.Triangular Lot	
3.Distress 6.Exempt 9.			23.Non Conforming				%		36.Commercial	
Verified 5 Public Record			Acres				%		37.Softwood	
1.Buyer 4.Agent 7.Family			24.Excess (5-10)				%		38.Mixed Wood	
2.Seller 5.Pub Rec 8.Other			25.Excess (10+)				%		39.Hardwood	
3.Lender 6.MLS 9.			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 044-000-A520


Account 4499

Location 107 BEAVER DAM ROAD

Card 1

Of 1

9/23/2024

Building Style	2 Ranch			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.HWBB	5.FWA	9.No Heat		Attic	9 None		
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	8 Aluminum/Vinyl			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 110%		
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)	720		
2.Slate	5.Wood	8.		2.Typical	5.	8.		Condition	7 Very Good		
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	2			3.Avg-	6.Good		9.Same
OPEN-4-	0			# Full Baths	1			Phys. % Good	0%		
Year Built	2003			# Half Baths	0			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	
24 Frame Shed	0	168	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

