

GAGNON, ASHLEY M  
GAGNON, TRACI M  
158 BEAVER DAM ROAD  
NORTH WATERBORO ME 04061

B17681P662 B19033P617

Previous Owner  
CRUVER MICHAEL L & JILLIAN  
261 HIGH ROAD

CORNISH ME 04020  
Sale Date: 5/20/2022

Previous Owner  
CRUVER MICHAEL L  
158 BEAVER DAM ROAD

NORTH WATERBORO ME 04061  
Sale Date: 3/23/2018

Inspection Witnessed By:

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

Notes:

Waterboro

Property Data			Assessment Record								
Neighborhood <b>2 LAC EAST</b>			Year	Land	Buildings	Exempt	Total				
Tree Growth Year <b>0</b>			2012	45,000	103,800	0	148,800				
1ST MORTGAGE <b>0</b>			2013	45,000	103,800	0	148,800				
2ND MORTGAGE <b>0</b>			2014	45,000	103,800	0	148,800				
Zone/Land Use <b>47 Lake Arrowhead</b>			2015	45,000	103,800	0	148,800				
Secondary Zone			2016	22,500	102,700	0	125,200				
Topography <b>1 Level</b>			2017	22,500	102,700	0	125,200				
1.Level 4.Below St 7.Steep			2018	22,500	102,700	0	125,200				
2.Rolling 5.Low 8.Wet			2019	22,500	102,700	20,000	105,200				
3.Above St 6.Swampy 9.Lev/Roll			2020	22,500	103,500	20,000	106,000				
Utilities <b>9 No Water/No Sewer</b>			2021	24,800	103,500	24,500	103,800				
1.Public 4.Improve 7.Improve			2022	27,000	113,800	25,000	115,800				
2.Water 5.Improve 8.			2023	29,700	126,200	25,000	130,900				
3.Sewer 6.Improve 9.None			2024	33,300	141,800	0	175,100				
Street <b>3 Gravel</b>			2025	50,000	195,600	0	245,600				
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		<b>Frontage</b>	<b>Depth</b>	<b>Factor</b>	<b>Code</b>			
BUILDING USE <b>0</b>			12.Arrowhead WF				%		1.Unimproved		
<b>Sale Data</b>			13.Waterfront				%		2.Excess Ftg /De		
Sale Date <b>5/20/2022</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.							%		6.Restriction		
2.L & B 5.Other 8.			<b>Square Foot</b>				%		7.Open Space		
3.Building 6. 9.			16.Regular Lot	16		1	100	%	0	8.View/Environ	
Financing <b>9 Unknown</b>			17.Secondary Lot	17		1	100	%	0	9.Fract Share	
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 <b>1 Arms Length Sale</b>							%			33.Orchard	
1.Valid 4.Split 7.Renovate			<b>Fract. Acre</b>				%			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 <b>5 Public Record</b>			23.Non Conforming				%			37.Softwood	
1.Buyer 4.Agent 7.Family			<b>Acres</b>				%			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	
			<b>Total Acreage 0.00</b>								45.Camp Lot
											46.Site Improve

