

BARINGER-PALMER, CAITLIN  
 PALMER, OSBURN  
 202 BEAVER DAM ROAD  
 NORTH WATERBORO ME 04061

B14313P640 B17880P912 B17905P242 B18067P826

Previous Owner  
 MACVANE, RYAN  
 202 BEAVER DAM ROAD

NORTH WATERBORO ME 04061  
 Sale Date: 4/05/2024

Previous Owner  
 MATTHEW TAYLOR PROPERTIES LLC  
 828 LIMERICK ROAD

ARUNDEL ME 04046  
 Sale Date: 10/07/2019

Previous Owner  
 PEDRA WALTER JR & LAURA M  
 828 LIMERICK ROAD

ARUNDEL ME 04046  
 Sale Date: 3/05/2019

Inspection Witnessed By:

X	Date
No./Date	Description
	Date Insp.

No./Date	Description	Date Insp.

Notes:

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.

Property Data			Assessment Record						
Neighborhood <b>2 LAC EAST</b>			Year	Land	Buildings	Exempt	Total		
Tree Growth Year <b>0</b>			2012	3,800	0	0	3,800		
1ST MORTGAGE <b>0</b>			2013	3,800	0	0	3,800		
2ND MORTGAGE <b>0</b>			2014	3,800	0	0	3,800		
Zone/Land Use <b>47 Lake Arrowhead</b>			2015	3,800	0	0	3,800		
Secondary Zone			2016	1,900	0	0	1,900		
Topography <b>2 Rolling</b>			2017	1,900	0	1,900	0		
1.Level 4.Below St 7.Steep			2018	1,900	0	0	1,900		
2.Rolling 5.Low 8.Wet			2019	1,900	0	0	1,900		
3.Above St 6.Swampy 9.Lev/Roll			2020	1,900	0	0	1,900		
Utilities <b>9 No Water/No Sewer</b>			2021	16,500	160,000	0	176,500		
1.Public 4.Improve 7.Improve			2022	18,000	176,000	0	194,000		
2.Water 5.Improve 8.			2023	19,800	195,200	25,000	190,000		
3.Sewer 6.Improve 9.None			2024	22,200	219,200	25,000	216,400		
Street <b>3 Gravel</b>			2025	30,000	297,800	25,000	302,800		
1.Paved 4.Proposed 7.ROW			<b>Land Data</b>						
2.Semi Imp 5.Pvt 8.None			<b>Front Foot</b>	<b>Type</b>	<b>Effective</b>		<b>Influence</b>		<b>Influence Codes</b>
3.Gravel 6.Aband 9.TG PLAN					<b>Frontage</b>	<b>Depth</b>	<b>Factor</b>	<b>Code</b>	
LAND USE <b>0</b>			11.Ossipee WF			%		1.Unimproved	
BUILDING USE <b>0</b>			12.Arrowhead WF			%		2.Excess Ftg /De	
<b>Sale Data</b>			13.Waterfront			%		3.Topography	
			14.Rear Land			%		4.Size/Shape	
Sale Date <b>4/05/2024</b>			15.Misc			%		5.Access or Rear	
Price <b>385,000</b>						%		6.Restriction	
Sale Type <b>2 Land &amp; Buildings</b>						%		7.Open Space	
1.Land 4.Mobile 7.			<b>Square Foot</b>	<b>Square Feet</b>				8.View/Environ	
2.L & B 5.Other 8.				16.Regular Lot	16	1	100 %	0	9.Fract Share
3.Building 6. 9.			17.Secondary Lot			%		<b>Acres</b>	
Financing <b>9 Unknown</b>			18.Excess Land			%		30.Rear (201+)	
1.Convent 4.Seller 7.			19.Condominium			%		31.Tillable/Horti	
2.FHA/VA 5.Private 8.			20.Pavement			%		32.Pasture	
3.Assumed 6.Cash 9.Unknown						%		33.Orchard	
Validity <b>1 Arms Length Sale</b>						%		34.Frontage	
1.Valid 4.Split 7.Renovate			<b>Fract. Acre</b>	<b>Acreege/Sites</b>				35.Triangular Lot	
2.Related 5.Partial 8.Other			21.Homesite (Frac			%		36.Commercial	
3.Distress 6.Exempt 9.			22.Vacant Lot (Fr			%		37.Softwood	
Verified <b>5 Public Record</b>			23.Non Conforming			%		38.Mixed Wood	
1.Buyer 4.Agent 7.Family			<b>Acres</b>			%		39.Hardwood	
2.Seller 5.Pub Rec 8.Other			24.Excess ( 5-10)			%		40.Wasteland	
3.Lender 6.MLS 9.			25.Excess (10+)			%		41.Gravel Pit (Ac	
			26.Excess			%		42.Mobile Home Si	
			27.Rear (1-100)			%		43.Condo Site	
			28.Rear (101-150)			%		44.Utility ROW	
			29.Rear (151-200)			%		45.Camp Lot	
			<b>Total Acreage</b>		0.00			46.Site Improve	

## Waterboro

Map Lot 044-000-A559

Account 3164

Location 202 BEAVER DAM ROAD

Card 1 Of 1 9/23/2024

Building Style	<b>6 Split Level</b>			SF Bsmt Living	<b>0</b>			Layout	<b>1 Typical</b>																																																																																																																																																																																												
1.Conv	5.Garr/Col	9.Other		Fin Bsmt Grade	<b>0 0</b>			1.Typical	4.	7.																																																																																																																																																																																											
2.Ranch	6.Split	10.Mohome		OPEN 5 OPTIONAL <b>0</b>			2.Inadeq	5.	8.																																																																																																																																																																																												
3.R Ranch	7.Contemp/	11.Condo		Heat Type	<b>100% 1 Hot Water BB</b>			3.Not func	6.	9.																																																																																																																																																																																											
4.Cape	8.Log	12.		1.HWBB	5.FWA	9.No Heat		Attic	<b>9 None</b>																																																																																																																																																																																												
Dwelling Units <b>1</b>			2.HWCI	6.GravWA			10.	1.1/4 Fin	4.Full Fin	7.1/4 Unfi																																																																																																																																																																																											
Other Units <b>0</b>			3.HWRAD	7.Electric			11.	2.1/2 Fin	5.FI/Stair 8.																																																																																																																																																																																												
Stories <b>1 One Story</b>			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	<b>0% 9 None</b>			Insulation	<b>1 Full</b>																																																																																																																																																																																												
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 <b>8 Aluminum/Vinyl</b>			3.H Pump	6.			9.None	3.Capped	6.																																																																																																																																																																																												
0.Wood	4.Asb/Asph	8.Alum/Vin		Kitchen Style	<b>2 Typical</b>			Unfinished %	<b>0%</b>																																																																																																																																																																																												
1.Wood	5.T-111	9.Other		1.Modern	4.Obsolete 7.			Grade & Factor	<b>4 Good 100%</b>																																																																																																																																																																																												
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 <b>1 Asphalt Shingles</b>			Bath(s) Style	<b>2 Typical Bath(s)</b>				3.C Grade	6.AA Grade 9.Same																																																																																																																																																																																												
1.Asphalt	4.Composit 7.		1.Modern	4.Obsolete 7.				SQFT (Footprint) <b>1232</b>																																																																																																																																																																																													
2.Slate	5.Wood 8.		2.Typical	5.			8.	Condition <b>7 Very Good</b>																																																																																																																																																																																													
3.Metal	6.Other 9.		3.Old Type	6.			9.None	1.Poor	4.Avg	7.V G																																																																																																																																																																																											
SF Masonry Trim <b>0</b>			# Rooms	<b>5</b>				2.Fair	5.Avg+ 8.Exc																																																																																																																																																																																												
OPEN-3- <b>0</b>			# Bedrooms	<b>3</b>				3.Avg-	6.Good 9.Same																																																																																																																																																																																												
OPEN-4- <b>0</b>			# Full Baths	<b>1</b>				Phys. % Good <b>0%</b>																																																																																																																																																																																													
Year Built <b>2019</b>			# Half Baths	<b>1</b>				Funct. % Good <b>100%</b>																																																																																																																																																																																													
Year Remodeled <b>0</b>			# Addn Fixtures	<b>0</b>				Functional Code <b>9 None</b>																																																																																																																																																																																													
Foundation <b>1 Concrete</b>			# Fireplaces	<b>0</b>				1.Incomp	4.Small	7.Layout																																																																																																																																																																																											
1.Concrete	4.Wood	7.		<div style="display: flex; align-items: center; justify-content: center;"> <div style="background-color: #2e7d32; color: white; padding: 10px 20px; font-size: 2em; font-weight: bold; margin-right: 10px;">T</div> <div style="font-size: 2em; font-weight: bold;">TRIO</div> </div>																																																																																																																																																																																																	
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>2</b>																																																																																																																																																																																																					
Wet Basement <b>1 Dry Basement</b>																																																																																																																																																																																																					
1.Dry	4.	7.																																																																																																																																																																																																			
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3.Wet	6.	9.																																																																																																																																																																																																			
Date Inspected			<table border="1" style="width: 100%; border-collapse: collapse;"> <tr> <th colspan="10">Additions, Outbuildings &amp; Improvements</th> </tr> <tr> <th>Type</th> <th>Year</th> <th>Units</th> <th>Grade</th> <th>Cond</th> <th>Phys.</th> <th>Funct.</th> <th>Sound Value</th> <th colspan="3"></th> </tr> <tr> <td>68 Wood Deck</td> <td>0</td> <td>120</td> <td>0 0</td> <td>0</td> <td>0</td> <td>% 0</td> <td>%</td> <td colspan="3">1.One Story Fram</td> </tr> <tr> <td>68 Wood Deck</td> <td>0</td> <td>28</td> <td>0 0</td> <td>0</td> <td>0</td> <td>% 0</td> <td>%</td> <td colspan="3">2.Two Story Fram</td> </tr> <tr> <td></td> <td></td> <td></td> <td></td> <td></td> <td></td> <td>%</td> <td>%</td> <td colspan="3">3.Three Story Fr</td> </tr> <tr> <td></td> <td></td> <td></td> <td></td> <td></td> <td></td> <td>%</td> <td>%</td> <td colspan="3">4.1 &amp; 1/2 Story</td> </tr> <tr> <td></td> <td></td> <td></td> <td></td> <td></td> <td></td> <td>%</td> <td>%</td> <td colspan="3">5.1 &amp; 3/4 Story</td> </tr> <tr> <td></td> <td></td> <td></td> <td></td> <td></td> <td></td> <td>%</td> <td>%</td> <td colspan="3">6.2 &amp; 1/2 Story</td> </tr> <tr> <td></td> <td></td> <td></td> <td></td> <td></td> <td></td> <td>%</td> <td>%</td> <td colspan="3">21.Open Frame Por</td> </tr> <tr> <td></td> <td></td> <td></td> <td></td> <td></td> <td></td> <td>%</td> <td>%</td> <td colspan="3">22.Encl Frame Por</td> </tr> <tr> <td></td> <td></td> <td></td> <td></td> <td></td> <td></td> <td>%</td> <td>%</td> <td colspan="3">23.Frame Garage</td> </tr> <tr> <td></td> <td></td> <td></td> <td></td> <td></td> <td></td> <td>%</td> <td>%</td> <td colspan="3">24.Frame Shed</td> </tr> <tr> <td></td> <td></td> <td></td> <td></td> <td></td> <td></td> <td>%</td> <td>%</td> <td colspan="3">25.Frame Bay Wind</td> </tr> <tr> <td></td> <td></td> <td></td> <td></td> <td></td> <td></td> <td>%</td> <td>%</td> <td colspan="3">26.1SFr Overhang</td> </tr> <tr> <td></td> <td></td> <td></td> <td></td> <td></td> <td></td> <td>%</td> <td>%</td> <td colspan="3">27.Unfin Basement</td> </tr> <tr> <td></td> <td></td> <td></td> <td></td> <td></td> <td></td> <td>%</td> <td>%</td> <td colspan="3">28.Unfinished Att</td> </tr> <tr> <td></td> <td></td> <td></td> <td></td> <td></td> <td></td> <td>%</td> <td>%</td> <td colspan="3">29.Finished Attic</td> </tr> </table>									Additions, Outbuildings & Improvements										Type	Year	Units	Grade	Cond	Phys.	Funct.	Sound Value				68 Wood Deck	0	120	0 0	0	0	% 0	%	1.One Story Fram			68 Wood Deck	0	28	0 0	0	0	% 0	%	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		
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