

DROWN MICHAEL M
FAUST, AMANDA F
228 BEAVER DAM RD
N WATERBORO ME 04061

B14769P404

Previous Owner
CHRETIEN JENNIFER LEE
228 BEAVER DAM ROAD

NORTH WATERBORO ME 04061
Sale Date: 3/03/2006

Previous Owner
BALDWIN JEFFREY T
228 BEAVER DAM ROAD

NORTH WATERBORO ME 04061
Sale Date: 8/25/2005

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	130,500	10,000	150,500			
1ST MORTGAGE 0			2013	30,000	130,500	10,000	150,500			
2ND MORTGAGE 0			2014	30,000	130,500	10,000	150,500			
Zone/Land Use 47 Lake Arrowhead			2015	30,000	130,500	10,000	150,500			
Secondary Zone			2016	15,000	130,500	15,000	130,500			
Topography 1 Level			2017	15,000	130,500	15,000	130,500			
1.Level 4.Below St 7.Steep			2018	15,000	130,500	20,000	125,500			
2.Rolling 5.Low 8.Wet			2019	15,000	130,500	20,000	125,500			
3.Above St 6.Swampy 9.Lev/Roll			2020	15,000	131,200	20,000	126,200			
Utilities 9 No Water/No Sewer			2021	16,500	131,200	24,500	123,200			
1.Public 4.Improve 7.Improve			2022	18,000	144,300	25,000	137,300			
2.Water 5.Improve 8.			2023	19,800	160,100	25,000	154,900			
3.Sewer 6.Improve 9.None			2024	22,200	180,500	25,000	177,700			
Street 3 Gravel			2025	30,000	253,000	25,000	258,000			
1.Paved 4.Proposed 7.ROW			Land Data							
2.Semi Imp 5.Pvt 8.None										
3.Gravel 6.Aband 9.TG PLAN			Front Foot	Type	Effective		Influence		Influence Codes	
LAND USE 0			11.Ossipee WF		Frontage	Depth	Factor	Code		
BUILDING USE 0			12.Arrowhead WF				%		1.Unimproved	
Sale Data			13.Waterfront				%		2.Excess Ftg /De	
Sale Date 3/03/2006			14.Rear Land				%		3.Topography	
Price 170,000			15.Misc				%		4.Size/Shape	
Sale Type 2 Land & Buildings							%		5.Access or Rear	
1.Land 4.Mobile 7.							%		6.Restriction	
2.L & B 5.Other 8.			Square Foot	Square Feet					7.Open Space	
3.Building 6. 9.			16.Regular Lot	16	1	100	%	0	8.View/Environ	
Financing 1 Conventional			17.Secondary Lot				%		9.Fract Share	
1.Convent 4.Seller 7.			18.Excess Land				%		Acres	
2.FHA/VA 5.Private 8.			19.Condominium				%		30.Rear (201+)	
3.Assumed 6.Cash 9.Unknown			20.Pavement				%		31.Tillable/Horti	
Validity 1 Arms Length Sale							%		32.Pasture	
1.Valid 4.Split 7.Renovate			Fract. Acre	Acreege/Sites					33.Orchard	
2.Related 5.Partial 8.Other			21.Homesite (Frac				%		34.Frontage	
3.Distress 6.Exempt 9.			22.Vacant Lot (Fr				%		35.Triangular Lot	
Verified 5 Public Record			23.Non Conforming				%		36.Commercial	
1.Buyer 4.Agent 7.Family			Acres				%		37.Softwood	
2.Seller 5.Pub Rec 8.Other			24.Excess (5-10)				%		38.Mixed Wood	
3.Lender 6.MLS 9.			25.Excess (10+)				%		39.Hardwood	
			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-A564

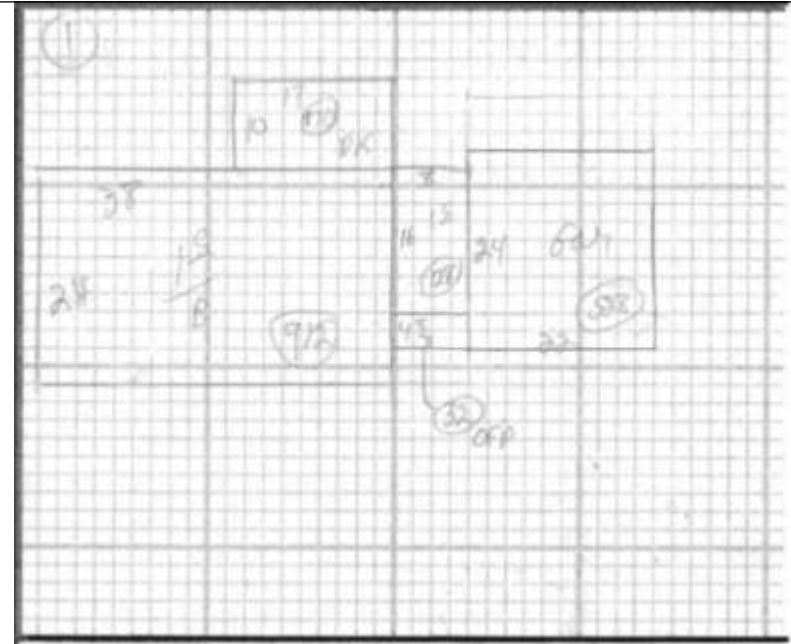
Account 3168

Location 228 BEAVER DAM ROAD

Card 1 Of 1

9/23/2024

Building Style	2 Ranch	SF Bsmnt Living	400			Layout	1 Typical							
1.Conv	5.Garr/Col	9.Other	Fin Bsmnt Grade	3 100			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 Alumunum/Vinyl			3.H Pump	6.	9.None	3.Capped	6.	9.None						
0.Wood	4.Asb/Asph	8.Alum/Vin	Kitchen Style			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)								
1.Asphalt	4.Composit	7.	1.Modern	4.Obsolete	7.	SQFT (Footprint) 912								
2.Slate	5.Wood	8.	2.Typical	5.	8.	Condition 5 Above Average								
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 3			3.Avg-	6.Good	9.Same						
OPEN-4- 0			# Full Baths 1			Phys. % Good 0%								
Year Built 1989			# 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.C Block	5.Slab	8.												
3.Br/Stone	6.Prs/Post	9.												
Basement 4 Full Basement									Econ. % Good 100%					
1.1/4 Bmt	4.Full Bmt	7.							Economic Code None					
2.1/2 Bmt	5.None	8.							0.None					
3.3/4 Bmt	6.	9.None							1.Location					
Bsmnt Gar # Cars 0									2.Enroach					
Wet Basement 1 Dry Basement									Entrance Code 0					
1.Dry	4.	7.							1.Interior					
2.Damp	5.	8.							2.Refusal					
3.Wet	6.	9.							3.Informed					
Date Inspected									Information Code 0					
									1.Owner					
									2.Relative					
									3.Tenant					
									4.Agent					
									5.Estimate					
									6.Other					
									9.SNY					



Additions, Outbuildings & Improvements

Type	Year	Units	Grade	Cond	Phys.	Funct.	Sound Value	
21 Open Frame	0	32	0 0	0	0	0	%	1.One Story Fram
1 One Story Frame	0	128	0 0	0	0	0	%	2.Two Story Fram
23 Frame Garage	0	528	0 0	0	0	0	%	3.Three Story Fr
68 Wood Deck	0	170	0 0	0	0	0	%	4.1 & 1/2 Story
24 Frame Shed	0	100	0 0	0	0	0	%	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
							%	26.15Fr Overhang
							%	27.Unfin Basement
							%	28.Unfinished Att
							%	29.Finished Attic