042-A70

BURTON CYNTHIA M
72 BEAVER DAM ROAD
B 10739 P 290

042-A70

ROSIER DONALD C & STEPHANIE E
72 BEAVER DAM ROAD
11/09/2004 $159,000

ADDRESS

TOWN OF WATERBORO, MAINE

CARD NO. OF

PROPERTY DATA

NEIGHBORHOOD CODE	2
STREET CODE	
LAND USE (11. Residential; 21. Village; 22. Village/Res.; 31. Agricultural/Res.; 33. Forest/Agri.; 40. Conservation; 45. General Purpose; 48. Shoreland; 49. Resource Protection)	47
SECONDARY ZONE	
TOPOGRAPHY (1. Level; 2. Rolling; 3. Above St.; 4. Below St.; 5. Low; 6. Swampy; 7. Steep; 8.)	2
UTILITIES (1. All Public; 2. Public Water; 3. Public Sewer; 4. Drilled Well; 5. Dug Well; 6. Septic; 7. Cess Pool; 9. No Utilities)	9
STREET (1. Paved; 2. Semi-Improved; 3. Gravel; 4. Proposed; 9. No Street)	3

SALE DATA

DATE(MM/YY)	/
PRICE	, ,
SALE TYPE (1. Land; 2. Land & Bldg.; 3. Building Only; 4. Mobile Home; 5. Other)	
FINANCING (1. Conv.; 2. FHA/VA; 3. Assumed; 4. Seller; 5. Private; 6. Cash; 7. FMHA; 9. Unknown)	
VERIFIED (1. Buyer; 2. Seller; 3. Lender; 4. Agent; 5. Record; 6. MLS; 7. Family; 8. Other; 9. Confid.)	
VALIDITY (1. Valid; 2. Related; 3. Distress; 4. Split; 5. Partial; 6. Exempt; 7. Changed; 8. Other)	

BOOK	PAGE	DATE	CONSIDERATION
14282	547	11/09/04	159,000

ASSESSMENT RECORD

YEAR	LAND	BUILDINGS	EXEMPT	TOTAL
02	15200	50400		65600
07	25,000	137276		162276

LAND DATA

	TYPE	EFFECTIVE Frontage	EFFECTIVE Depth	INFLUENCE Factor	INFLUENCE Code
FRONT FOOT 11. Regular Lot				%	
12. Delta Triangle				%	
13. Nabla Triangle				%	
14. Rear Land				%	
15.				%	
				%	
SQUARE FOOT 16. Regular Lot		SQUARE FEET			
17. Secondary				%	
18. Excess Land				%	
19. Condo.				%	
20.				%	
FRACT. ACRE 21. Homesite		ACREAGE/SITES			
22. Baselot				%	
23.				%	
ACRES 24. Homesite				%	
25. Baselot				%	
26. Secondary				%	
27. Frontage				%	
28. Rear 1				%	
29. Rear 2				%	
30. Rear 3				%	
31. Tillable	Total		3		
32. Pasture					
33. Orchard					

INFLUENCE CODES
1=Vacancy
2=Excess Frontage
3=Topography
4=Size/Shape
5=Access
6=Restrictions
7=Corner
8=Environment
9=Fractional Share

ACRES (cont.)
34. Softwood (F&O)
35. Mixed Wood (F&O)
36. Hardwood (F&O)
37. Softwood (T.G.)
38. Mixed Wood (T.G.)
39. Hardwood (T.G.)
40. Waste
41. Gravel Pit

SITE
42. Moho Site
43. Condo Site
44. Lot Improvements

No./Date	Description	Date Insp.

NOTES:

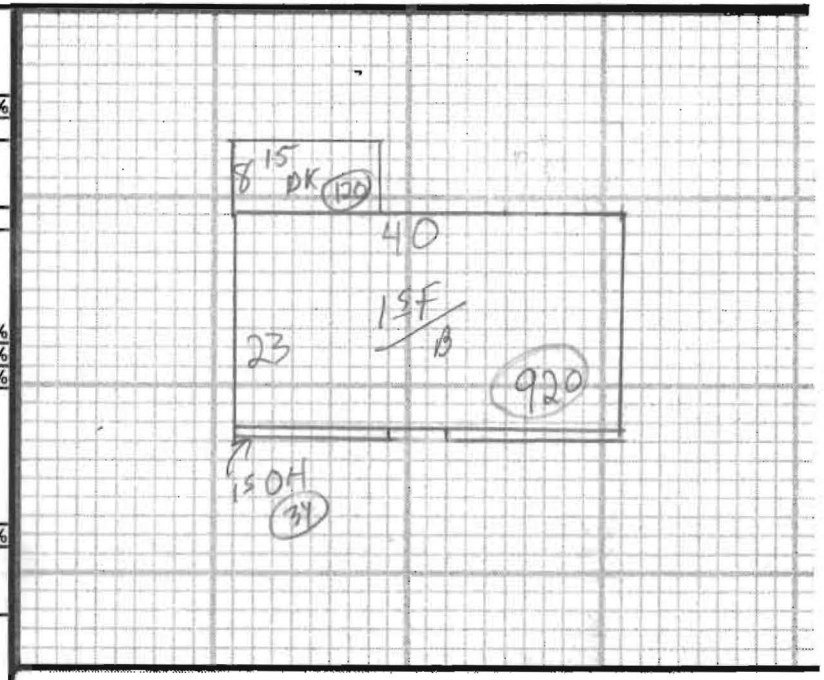
TOWN OF WATERBORO, MAINE

BUILDING RECORD

MAP 42 LOT A70 ACCOUNT NO. 2745 ADDRESS CARD NO. OF

BUILDING STYLE (1. Conv. 2. Ranch 3. R. Ranch 4. Cape 5. Garrison 6. Split Lev. 7. Contemp. 8. Log 9. Other)	3	S/F BSMT LIVING	900
		FIN BSMT GRADE	3
DWELLING UNITS		HEAT TYPE (1. HW BB 2. HW Cl 3. HW Radiant 4. Steam 5. FWA 6. Grav. WA 7. Electric 8. Units 9. No Heat)	1
OTHER UNITS			
STORIES (1. One 2. Two 3. Three 4. 1 1/2 5. 1 3/4 6. 2 1/2)	1		%
		COOL TYPE (1. Central 9. None)	9 %
EXTERIOR WALLS (1. Clapboard 2. W/D.SH. 3. Comp. 4. ASB/ASP 5. T1-11 6. BR./Stone 7. Novelty 8. AL/Vinyl 9. Other)	8	KITCHEN STYLE (1. Good 2. Typical 3. Old Style 4. Obsolete)	2
		BATH(S) STYLE (1. Good 2. Typical 3. Old Style 4. Obsolete)	2
ROOF SURFACE (1. Asphalt 2. Slate 3. Metal 4. Comp. 5. Wood 6. Other)	1	# ROOMS	
		# BEDROOMS	3
		#FULL BATHS	1
		# HALF BATHS	
S/F MASONERY TRIM		# ADDN FIXTURES	
YEAR BUILT	2001	# FIREPLACES	
YEAR REMODELED		# HEARTHS	
FOUNDATION (1. Conc. 2. C Blk 3. Br./Stone 4. Wood 5. Slab 6. Piers)	1	LAYOUT (1. Typical 2. In adeq.)	1
BASEMENT (1. 1/4 2. 1/2 3. 3/4 4. Full 5 Crawl 6. None)	4	ATTIC (1. 1/4 Fin 2. 1/2 Fin. 3. 3/4 Fin. 4. Full Fin. 5. Fl/Stairs 9. None)	9
		INT COMP TO EXIT + = -	
BSMT GAR # CARS		INSPECTED BY	RAK
WET BASEMENT (1. Dry 2. Damp 3. Wet 9. None)	1	DATE INSPECTED	6-10-05

INSULATION (1. Full 2. Heavy 3. Capped 4. Minimal 9. None)	1		
UNFINISHED %	%		
GRADE & FACTOR (1. E 2. D 3. C 4. B 5. A 6. AA)	3+		
SQ. FOOTAGE	920		
CONDITION (1. Poor 2. Fair 3. Avg - 4 Avg. 5, Avg + 6. Good 7. V Good 8. Exc.)	6		%
PHYS. % GOOD	%		
FUNCT. % GOOD	%		
FUNCT. CODE (1. Incomp. 2. Overbuilt 3. Delap. 4. Small Size 5. CDU 6. Style 7. Layout 8. Other 9. None)	9		
ECON. % GOOD	%		
ECON. CODE (1. Location 2. Encroach 3. Services 9. None)	9		
ENTRANCE CODE (1. Inspct. 2. Refused 3. Info Only 3. Vacant 5. Estim.)	5		
INFO. CODE (1. Owner 2. Relative 3. Tenant 4. Agent 5. Estimate 6. Other 2. Refused 5. Estim.)	5		



ADDITIONS, OUTBUILDINGS & IMPROVEMENTS

	TYPE	YEAR	UNITS	GRADE	COND	PERCENT GOOD Phys.	PERCENT GOOD Funct.
1SF	001	2001	0920			%	%
OH	026	2001	0034			%	%
DK	068		0120			%	%
						%	%
						%	%
						%	%
						%	%
						%	%
						%	%
						%	%
						%	%

NOTES:

CODES

1. 1S Fr.
2. 2S Fr.
3. 3S Fr.
4. 1 1/2S Fr.
5. 1 3/4S Fr.
6. 2 1/2S Fr.

Add 10 for Bsmt

21. OFP
22. EFP
23. Garage
24. Shed
25. Bay Window
26. Overhang
27. Unf. Bsmt
28. Unf. Attic
29. Fin. Attaic

Add 20 for 2 Story

61. Carport
62. Patio
63. Swimming Pool
64. Tennis Court
65. Stable w/loft
66. Greenhouse
67. Natatorium
68. Wood Deck
69. Jacuzzi

PHOTO