

KNIGHT, CRAIG R
 HORVATH, KIRSTEN E
 622 NEW DAM RD
 NORTH WATERBORO ME 04061

B11314P109 B15737P399 B16389P368 B18513P627

Previous Owner
 WATSON, JENNIFER, PERSONAL REPRESENTATIVE
 DENIS, CHRISTAL, ESTATE OF
 132 ROSS ROAD
 OLD ORCHARD BEACH ME 04064
 Sale Date: 2/24/2021

Previous Owner
 DENIS CHRISTOPHER L & CHRISTAL L
 PO BOX 40

NORTH WATERBORO ME 04061
 Sale Date: 12/03/2020

Previous Owner
 HANSON WILLIAM H JR & CHERYL G
 PO BOX 41

NORTH WATERBORO ME 04061
 Sale Date: 10/08/2009

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		
Neighborhood	1 LAC WEST	
Tree Growth Year	0	
1ST MORTGAGE	0	
2ND MORTGAGE	0	
Zone/Land Use	31 Agricultural/Residential	
Secondary Zone		
Topography	1 Level	
1.Level	4.Below St	7.Steep
2.Rolling	5.Low	8.Wet
3.Above St	6.Swampy	9.Lev/Roll
Utilities	9 No Water/No Sewer	
1.Public	4.Improve	7.Improve
2.Water	5.Improve	8.
3.Sewer	6.Improve	9.None
Street	1 Paved	
1.Paved	4.Proposed	7.ROW
2.Semi Imp	5.Pvt	8.None
3.Gravel	6.Aband	9.TG PLAN
LAND USE	0	
BUILDING USE	0	
Sale Data		
Sale Date	2/24/2021	
Price	327,000	
Sale Type	2 Land & Buildings	
1.Land	4.Mobile	7.
2.L & B	5.Other	8.
3.Building	6.	9.
Financing	9 Unknown	
1.Convent	4.Seller	7.
2.FHA/VA	5.Private	8.
3.Assumed	6.Cash	9.Unknown
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Assessment Record				
Year	Land	Buildings	Exempt	Total
2012	70,100	169,600	10,000	229,700
2013	70,100	169,600	10,000	229,700
2014	70,100	169,600	10,000	229,700
2015	70,100	169,600	10,000	229,700
2016	59,500	167,900	15,000	212,400
2017	59,500	167,900	15,000	212,400
2018	59,500	167,900	20,000	207,400
2019	59,500	167,900	20,000	207,400
2020	59,500	167,900	20,000	207,400
2021	65,500	167,900	24,500	208,900
2022	71,400	184,600	0	256,000
2023	78,600	204,800	25,000	258,400
2024	88,100	230,000	25,000	293,100
2025	107,500	322,300	25,000	404,800

Land Data						
Front Foot	Type	Effective		Influence		Influence Codes
		Frontage	Depth	Factor	Code	
11.Ossipee WF				%		1.Unimproved
12.Arrowhead WF				%		2.Excess Ftg /De
13.Waterfront				%		3.Topography
14.Rear Land				%		4.Size/Shape
15.Misc				%		5.Access or Rear
				%		6.Restriction
				%		7.Open Space
				%		8.View/Environ
				%		9.Fract Share
				%		Acres
				%		30.Rear (201+)
				%		31.Tillable/Horti
				%		32.Pasture
				%		33.Orchard
				%		34.Frontage
				%		35.Triangular Lot
				%		36.Commercial
21		2.00		100 %	0	37.Softwood
26		0.30		100 %	0	38.Mixed Wood
				%		39.Hardwood
				%		40.Wasteland
				%		41.Gravel Pit (Ac
				%		42.Mobile Home Si
				%		43.Condo Site
				%		44.Utility ROW
				%		45.Camp Lot
				%		46.Site Improve
Total Acreage		2.30				

Waterboro

Map Lot 013-081A

Account 4455

Location 622 NEW DAM ROAD

Card 1

Of 1

9/23/2024

Building Style	9 Other	SF Bsm't Living	0	Layout	1 Typical		
1.Conv	5.Garr/Col	Fin Bsm't Grade	0 0	1.Typical	4. 7.		
2.Ranch	6.Split	OPEN 5 OPTIONAL 0		2.Inadeq	5. 8.		
3.R Ranch	7.Contemp/	Heat Type	100% 1 Hot Water BB	3.Not func	6. 9.		
4.Cape	8.Log	1.HWBB	5.FWA	Attic 9 None			
Dwelling Units 1		2.HWCI	6.GravWA	1.1/4 Fin	4.Full Fin		
Other Units 0		3.HWRAD	7.Electric	2.1/2 Fin	5.FI/Stair		
Stories		4.Steam	8.FI/WallM	3.3/4 Fin	6.1/2 Unfi		
1.1	4.1.50	Cool Type	0% 9 None	Insulation 1 Full			
2.2	5.1.75	1.Refrig	4.W&C Air	1.Full	4.Minimal		
3.3	6.2.50	2.Evapor	5. 8.	2.Heavy	5.Unk		
Exterior Walls		3.H Pump	6. 9.None	3.Capped	6. 9.None		
5 T-111		Kitchen Style		Unfinished % 0%			
0.Wood	4.Asb/Asph	1.Modern	4.Obsolete	Grade & Factor 3 Average 110%			
1.Wood	5.T-111	2.Typical	5. 8.	1.E Grade	4.B Grade		
2.Wd Sh	6.Br/St	3.Old Type	6. 9.None	2.D Grade	5.A Grade		
3.Compos.	7.Nov	Bath(s) Style		3.C Grade	6.AA Grade		
Roof Surface		2 Typical Bath(s)		9.Same			
1.Asphalt	4.Composit	1.Modern	4.Obsolete	SQFT (Footprint) 816			
2.Slate	5.Wood	2.Typical	5. 8.	Condition 5 Above Average			
3.Metal	6.Other	3.Old Type	6. 9.None	1.Poor	4.Avg		
SF Masonry Trim 0		# Rooms 0		7.V G	8.Exc		
OPEN-3- 0		# Bedrooms 3		2.Fair	5.Avg+		
OPEN-4- 0		# Full Baths 1		3.Avg-	6.Good		
Year Built 1978		# Half Baths 0		Phys. % Good 0%			
Year Remodeled 0		# Addn Fixtures 0		Funct. % Good 100%			
Foundation		# Fireplaces 0		Functional Code 9 None			
1 Concrete		<div style="display: flex; align-items: center; justify-content: center;"> <div style="background-color: #008080; color: white; padding: 10px; margin-right: 10px; font-size: 2em; font-weight: bold;">T</div> <div style="font-size: 2em; font-weight: bold;">TRIO</div> </div>					
1.Concrete	4.Wood					7.	
2.C Block	5.Slab					8.	
3.Br/Stone	6.Prs/Post					9.	
Basement						4 Full Basement	
1.1/4 Bmt	4.Full Bmt					7.	
2.1/2 Bmt	5.None					8.	
3.3/4 Bmt	6. 9.None						
Bsm't Gar # Cars 0						Econ. % Good 100%	
Wet Basement						Economic Code None	
1 Dry Basement		0.None					
1.Dry	4. 7.	3.Services					
2.Damp	5. 8.	1.Location					
3.Wet	6. 9.	4.Traffic					
		2.Encroach					
		9.None					
		Entrance Code 0					
		1.Interior					
		4.Vacant					
		7. 8.					
		2.Refusal					
		5.Estimate					
		8. 9.RS					
		3.Informed					
		6.Office					
		9.RS					
		Information Code 0					
		1.Owner					
		4.Agent					
		7. 8.					
		2.Relative					
		5.Estimate					
		8. 9.SNY					
		3.Tenant					
		6.Other					
		9.SNY					

Date Inspected

Additions, Outbuildings & Improvements

Type	Year	Units	Grade	Cond	Phys.	Funct.	Sound Value	
1 One Story Frame	0	216	0 0	0	0	0 %	0 %	1.One Story Fram
21 Open Frame	0	48	0 0	0	0	0 %	0 %	2.Two Story Fram
23 Frame Garage	0	600	0 0	0	0	0 %	0 %	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

