

BEAUMIER, JASON J
BEAUMIER, AMBER E
33 ROSEMONT AVENUE
NORTH WATERBORO ME 04061

B14351P972 B18133P282

Previous Owner
COOMBS JASON H
33 ROSEMONT AVE

NORTH WATERBORO ME 04061
Sale Date: 12/23/2019

Previous Owner
NEAULT FELIX JR & BRENDA LEE
33 ROSEMONT AVE

N WATERBORO ME 04061
Sale Date: 1/19/2005

Inspection Witnessed By:

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

Notes:

Waterboro

Property Data			Assessment Record								
Neighborhood 2 LAC EAST			Year	Land	Buildings	Exempt	Total				
Tree Growth Year 0			2012	30,000	134,200	0	164,200				
1ST MORTGAGE 0			2013	30,000	134,200	0	164,200				
2ND MORTGAGE 0			2014	30,000	134,200	0	164,200				
Zone/Land Use 47 Lake Arrowhead			2015	30,000	134,200	0	164,200				
Secondary Zone			2016	15,000	134,200	0	149,200				
Topography 2 Rolling			2017	15,000	134,200	0	149,200				
1.Level 4.Below St 7.Steep			2018	15,000	134,200	0	149,200				
2.Rolling 5.Low 8.Wet			2019	15,000	134,200	0	149,200				
3.Above St 6.Swampy 9.Lev/Roll			2020	15,000	135,600	0	150,600				
Utilities 9 No Water/No Sewer			2021	16,500	135,600	0	152,100				
1.Public 4.Improve 7.Improve			2022	18,000	149,100	0	167,100				
2.Water 5.Improve 8.			2023	19,800	165,400	0	185,200				
3.Sewer 6.Improve 9.None			2024	22,200	187,000	0	209,200				
Street 3 Gravel			2025	30,000	250,500	0	280,500				
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 12/23/2019			14.Rear Land				%		3.Topography		
Price 196,000			15.Misc				%		4.Size/Shape		
Sale Type 2 Land & Buildings							%		5.Access or Rear		
1.Land 4.Mobile 7.			Square Foot				%		6.Restriction		
2.L & B 5.Other 8.			16.Regular Lot	16		1	100	%	0	7.Open Space	
3.Building 6. 9.			17.Secondary Lot				%			8.View/Environ	
Financing 9 Unknown			18.Excess Land				%			9.Fract Share	
1.Convent 4.Seller 7.			19.Condominium				%			Acres	
2.FHA/VA 5.Private 8.			20.Pavement				%			30.Rear (201+)	
3.Assumed 6.Cash 9.Unknown							%			31.Tillable/Horti	
Validity 1 Arms Length Sale			Fract. Acre				%			32.Pasture	
1.Valid 4.Split 7.Renovate			21.Homesite (Frac				%			33.Orchard	
2.Related 5.Partial 8.Other			22.Vacant Lot (Fr				%			34.Frontage	
3.Distress 6.Exempt 9.			23.Non Conforming				%			35.Triangular Lot	
Verified 5 Public Record			Acres				%			36.Commercial	
1.Buyer 4.Agent 7.Family			24.Excess (5-10)				%			37.Softwood	
2.Seller 5.Pub Rec 8.Other			25.Excess (10+)				%			38.Mixed Wood	
3.Lender 6.MLS 9.			26.Excess				%			39.Hardwood	
			27.Rear (1-100)				%			40.Wasteland	
			28.Rear (101-150)				%			41.Gravel Pit (Ac	
			29.Rear (151-200)				%			42.Mobile Home Si	
			Total Acreage 0.00								43.Condo Site
											44.Utility ROW
											45.Camp Lot
											46.Site Improve

Waterboro

Map Lot 042-00A-108

Account 2503

Location 33 ROSEMONT AVE

Card 1

Of 1

9/23/2024

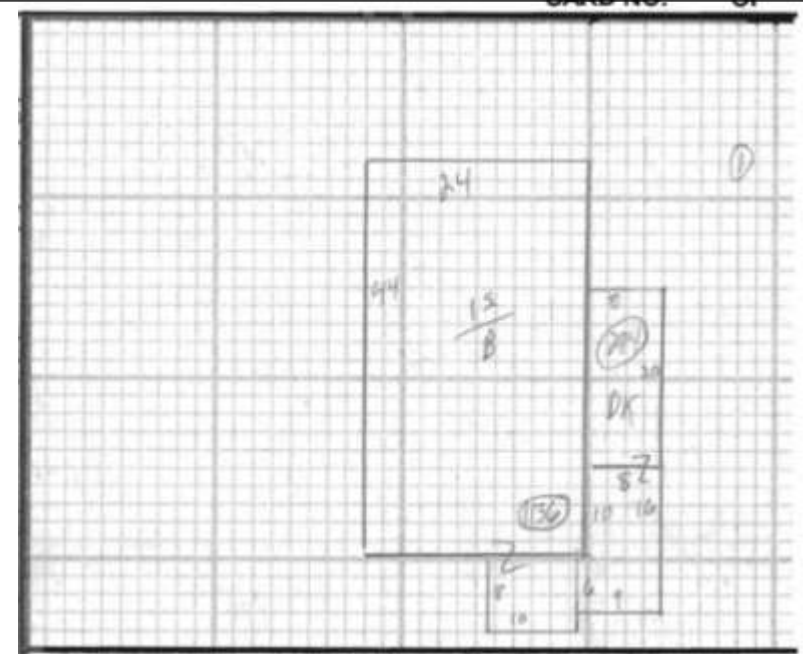
Building Style	2 Ranch	SF Bsm't Living	0	Layout	1 Typical
1.Conv	5.Garr/Col	Fin Bsm't Grade	0 0	1.Typical	4. 7.
2.Ranch	6.Split	OPEN 5 OPTIONAL	0	2.Inadeq	5. 8.
3.R Ranch	7.Contemp/	Heat Type	100% 1 Hot Water BB	3.Not func	6. 9.
4.Cape	8.Log	1.HWBB	5.FWA	9.No Heat	Attic
Dwelling Units	1	2.HWCI	6.GravWA	10.	9 None
Other Units	0	3.HWRAD	7.Electric	11.	1.1/4 Fin
Stories	1 One Story	4.Steam	8.F/WallM	12.	4.Full Fin
1.1	4.1.50	Cool Type	0% 9 None	Insulation	1 Full
2.2	5.1.75	1.Refrig	4.W&C Air	7.	1.Full
3.3	6.2.50	2.Evapor	5.	8.	4.Minimal
Exterior Walls	1 Wood Siding	3.H Pump	6.	9.None	2.Heavy
0.Wood	4.Asb/Asph	Kitchen Style	2 Typical	Unfinished %	0%
1.Wood	5.T-111	1.Modern	4.Obsolete	7.	3.Average
2.Wd Sh	6.Br/St	2.Typical	5.	8.	115%
3.Compos.	7.Nov	3.Old Type	6.	9.None	1.E Grade
Roof Surface	1 Asphalt Shingles	Bath(s) Style	2 Typical Bath(s)	Grade & Factor	3 Average 115%
1.Asphalt	4.Composit	1.Modern	4.Obsolete	7.	4.B Grade
2.Slate	5.Wood	2.Typical	5.	8.	7.AAA Grad
3.Metal	6.Other	3.Old Type	6.	9.None	2.D Grade
SF Masonry Trim	0	# Rooms	6	Condition	6 Good
OPEN-3-	0	# Bedrooms	3	1.Poor	4.Avg
OPEN-4-	0	# Full Baths	2	2.Fair	5.Avg+
Year Built	1989	# Half Baths	0	3.Avg-	6.Good
Year Remodeled	0	# Addn Fixtures	0	Phys. % Good	0%
Foundation	1 Concrete	# Fireplaces	0	Funct. % Good	100%
1.Concrete	4.Wood			Functional Code	9 None
2.C Block	5.Slab			1.Incomp	4.Small
3.Br/Stone	6.Prs/Post			7.Layout	8.Other
Basement	4 Full Basement			2.O-Built	5.CDU
1.1/4 Bmt	4.Full Bmt			3.Damage	6.Style
2.1/2 Bmt	5.None			Econ. % Good	100%
3.3/4 Bmt	6.			Economic Code	None
Bsm't Gar # Cars	0			0.None	3.Services
Wet Basement	1 Dry Basement			1.Location	4.Traffic
1.Dry	4.			2.Encroach	9.None
2.Damp	5.			Entrance Code	0
3.Wet	6.			1.Interior	4.Vacant
				2.Refusal	5.Estimate
				3.Informed	6.Office
				Information Code	0
				1.Owner	4.Agent
				2.Relative	5.Estimate
				3.Tenant	6.Other



Date Inspected

Additions, Outbuildings & Improvements

Type	Year	Units	Grade	Cond	Phys.	Funct.	Sound Value
68 Wood Deck	0	294	0 0	0	0	0 %	
24 Frame Shed	0	168	0 0	0	0	0 %	
						%	
						%	
						%	
						%	
						%	
						%	
						%	
						%	
						%	
						%	



- 1. One Story Fram
- 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