

WENTWORTH CHRISTOPHER M  
5 BEAVER DAM ROAD  
NORTH WATERBORO ME 04061

B15092P224 B15123P61 B15783P383 B15783P384 B17636P32

Previous Owner  
ESTES, MELISSA M & BIRD, FRED R  
ATTN: CHRISTOPHER M WENTWORTH  
5 BEAVER DAM RD  
N WATERBORO ME 04061  
Sale Date: 1/02/2018

Previous Owner  
ALTERNATIVE REAL ESTATE SERVICES LLC  
C/O MELISSA M ESTES & FRED R BIRD  
5 BEAVER DAM RD  
N WATERBORO ME 04061  
Sale Date: 12/21/2009

Previous Owner  
BEVAN MARK P & KARIE A  
21 ARTHUR DRIVE

STEEPFALLS ME 04085  
Sale Date: 4/03/2007

Inspection Witnessed By:

X Date

No./Date	Description	Date Insp.

Notes:

Property Data			Assessment Record																																																																																																																																																																																		
Neighborhood <b>2 LAC EAST</b>			Year	Land	Buildings	Exempt	Total																																																																																																																																																																														
Tree Growth Year <b>0</b>			2012	30,000	82,200	0	112,200																																																																																																																																																																														
1ST MORTGAGE <b>0</b>			2013	30,000	82,200	0	112,200																																																																																																																																																																														
2ND MORTGAGE <b>0</b>			2014	30,000	82,200	0	112,200																																																																																																																																																																														
Zone/Land Use <b>47 Lake Arrowhead</b>			2015	30,000	82,200	0	112,200																																																																																																																																																																														
Secondary Zone			2016	15,000	78,400	0	93,400																																																																																																																																																																														
Topography <b>2 Rolling</b>			2017	15,000	78,400	0	93,400																																																																																																																																																																														
1.Level 4.Below St 7.Steep			2018	15,000	78,400	0	93,400																																																																																																																																																																														
2.Rolling 5.Low 8.Wet			2019	15,000	78,400	0	93,400																																																																																																																																																																														
3.Above St 6.Swampy 9.Lev/Roll			2020	15,000	78,900	0	93,900																																																																																																																																																																														
Utilities <b>9 No Water/No Sewer</b>			2021	16,500	78,900	0	95,400																																																																																																																																																																														
1.Public 4.Improve 7.Improve			2022	18,000	86,800	0	104,800																																																																																																																																																																														
2.Water 5.Improve 8.			2023	19,800	96,300	0	116,100																																																																																																																																																																														
3.Sewer 6.Improve 9.None			2024	22,200	108,100	0	130,300																																																																																																																																																																														
Street <b>3 Gravel</b>			2025	30,000	140,400	0	170,400																																																																																																																																																																														
1.Paved 4.Proposed 7.ROW			<table border="1"> <thead> <tr> <th colspan="2">Front Foot</th> <th colspan="2">Effective</th> <th colspan="2">Influence</th> <th rowspan="2">Influence Codes</th> </tr> <tr> <th>Type</th> <th>Frontage</th> <th>Depth</th> <th>Factor</th> <th>Code</th> </tr> </thead> <tbody> <tr><td>11.Ossipee WF</td><td></td><td></td><td>%</td><td></td><td>1.Unimproved</td></tr> <tr><td>12.Arrowhead WF</td><td></td><td></td><td>%</td><td></td><td>2.Excess Ftg /De</td></tr> <tr><td>13.Waterfront</td><td></td><td></td><td>%</td><td></td><td>3.Topography</td></tr> <tr><td>14.Rear Land</td><td></td><td></td><td>%</td><td></td><td>4.Size/Shape</td></tr> <tr><td>15.Misc</td><td></td><td></td><td>%</td><td></td><td>5.Access or Rear</td></tr> <tr><td></td><td></td><td></td><td>%</td><td></td><td>6.Restriction</td></tr> <tr><td></td><td></td><td></td><td>%</td><td></td><td>7.Open Space</td></tr> <tr><td></td><td></td><td></td><td>%</td><td></td><td>8.View/Environ</td></tr> <tr><td></td><td></td><td></td><td>%</td><td></td><td>9.Fract Share</td></tr> <tr><td></td><td></td><td></td><td>%</td><td></td><td><b>Acres</b></td></tr> <tr><td></td><td></td><td></td><td>%</td><td></td><td>30.Rear (201+)</td></tr> <tr><td></td><td></td><td></td><td>%</td><td></td><td>31.Tillable/Horti</td></tr> <tr><td></td><td></td><td></td><td>%</td><td></td><td>32.Pasture</td></tr> <tr><td></td><td></td><td></td><td>%</td><td></td><td>33.Orchard</td></tr> <tr><td></td><td></td><td></td><td>%</td><td></td><td>34.Frontage</td></tr> <tr><td></td><td></td><td></td><td>%</td><td></td><td>35.Triangular Lot</td></tr> <tr><td></td><td></td><td></td><td>%</td><td></td><td>36.Commercial</td></tr> <tr><td></td><td></td><td></td><td>%</td><td></td><td>37.Softwood</td></tr> <tr><td></td><td></td><td></td><td>%</td><td></td><td>38.Mixed Wood</td></tr> <tr><td></td><td></td><td></td><td>%</td><td></td><td>39.Hardwood</td></tr> <tr><td></td><td></td><td></td><td>%</td><td></td><td>40.Wasteland</td></tr> <tr><td></td><td></td><td></td><td>%</td><td></td><td>41.Gravel Pit (Ac</td></tr> <tr><td></td><td></td><td></td><td>%</td><td></td><td>42.Mobile Home Si</td></tr> <tr><td></td><td></td><td></td><td>%</td><td></td><td>43.Condo Site</td></tr> <tr><td></td><td></td><td></td><td>%</td><td></td><td>44.Utility ROW</td></tr> <tr><td></td><td></td><td></td><td>%</td><td></td><td>45.Camp Lot</td></tr> <tr><td></td><td></td><td></td><td>%</td><td></td><td>46.Site Improve</td></tr> </tbody> </table>					Front Foot		Effective		Influence		Influence Codes	Type	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				%		<b>Acres</b>				%		30.Rear (201+)				%		31.Tillable/Horti				%		32.Pasture				%		33.Orchard				%		34.Frontage				%		35.Triangular Lot				%		36.Commercial				%		37.Softwood				%		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
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Sale Date <b>1/02/2018</b>			16.Regular Lot		17.Secondary Lot		18.Excess Land		19.Condominium																																																																																																																																																																												
Price <b>130,000</b>			20.Pavement		21.Homesite (Frac		22.Vacant Lot (Fr		23.Non Conforming																																																																																																																																																																												
Sale Type <b>2 Land &amp; Buildings</b>			24.Excess ( 5-10)		25.Excess (10+)		26.Excess		27.Rear (1-100)																																																																																																																																																																												
1.Land 4.Mobile 7.			28.Rear (101-150)		29.Rear (151-200)		Total Acreage		0.00																																																																																																																																																																												
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2.FHA/VA 5.Private 8.																																																																																																																																																																																					
3.Assumed 6.Cash 9.Unknown																																																																																																																																																																																					
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1.Valid 4.Split 7.Renovate																																																																																																																																																																																					
2.Related 5.Partial 8.Other																																																																																																																																																																																					
3.Distress 6.Exempt 9.																																																																																																																																																																																					
Verified <b>5 Public Record</b>																																																																																																																																																																																					
1.Buyer 4.Agent 7.Family																																																																																																																																																																																					
2.Seller 5.Pub Rec 8.Other																																																																																																																																																																																					
3.Lender 6.MLS 9.																																																																																																																																																																																					

# Waterboro

Map Lot 042-00A-222


Account 2604

Location 5 BEAVER DAM ROAD

Card 1

Of 1

9/23/2024

Building Style	<b>2 Ranch</b>	SF Bsmt Living	0	Layout	<b>1 Typical</b>			
1.Conv	5.Garr/Col	9.Other	Fin Bsmt Grade	0 0	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	<b>100%</b>	<b>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>100%</b>	<b>0</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>1 Wood Siding</b>			3.H Pump	6.	9.None	3.Capped	6.	9.None
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>3 Average 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>864</b>		
2.Slate	5.Wood	8.	2.Typical	5.	8.	Condition <b>4 Average</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>0</b>	2.Fair	5.Avg+	8.Exc
OPEN-3- <b>0</b>			# Bedrooms		<b>2</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>1992</b>			# Half Baths		<b>0</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.						
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>1</b>								
Wet Basement <b>1 Dry Basement</b>								
1.Dry	4.	7.						
2.Damp	5.	8.						
3.Wet	6.	9.						

Date Inspected

**Additions, Outbuildings & Improvements**

Type	Year	Units	Grade	Cond	Phys.	Funct.	Sound Value	
68 Wood Deck	0	144	0 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

