

CAPERTON NANCY J
637 NEW DAM ROAD
NORTH WATERBORO ME 04061

B11693P271 B18877P531

Previous Owner
BAILLARGEON JOSEPH JR
637 NEW DAM ROAD

NORTH WATERBORO ME 04061
Sale Date: 4/11/2007

Previous Owner
SANITA EUGENE W & GENEST JOHN V
600 STARKEY ROAD
APT 820
LARGO FL 33771
Sale Date: 5/03/2005

Inspection Witnessed By:

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

Notes:
22.0504 - revocable transfer on death deed from Nancy J Caperton to Kenneth L Ramsay 18877/531 -sb

Waterboro

Property Data			Assessment Record							
Neighborhood 2 LAC EAST			Year	Land	Buildings	Exempt	Total			
Tree Growth Year 0			2012	30,000	140,300	10,000	160,300			
1ST MORTGAGE 0			2013	30,000	140,300	10,000	160,300			
2ND MORTGAGE 0			2014	30,000	140,300	10,000	160,300			
Zone/Land Use 47 Lake Arrowhead			2015	30,000	140,300	10,000	160,300			
Secondary Zone			2016	15,000	140,300	15,000	140,300			
Topography 2 Rolling			2017	15,000	140,300	15,000	140,300			
1.Level 4.Below St 7.Steep			2018	15,000	140,300	20,000	135,300			
2.Rolling 5.Low 8.Wet			2019	15,000	140,300	20,000	135,300			
3.Above St 6.Swampy 9.Lev/Roll			2020	15,000	141,100	20,000	136,100			
Utilities 9 No Water/No Sewer			2021	16,500	141,100	24,500	133,100			
1.Public 4.Improve 7.Improve			2022	18,000	155,200	25,000	148,200			
2.Water 5.Improve 8.			2023	19,800	172,100	25,000	166,900			
3.Sewer 6.Improve 9.None			2024	22,200	193,900	25,000	191,100			
Street 1 Paved			2025	30,000	268,600	25,000	273,600			
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 1/26/2007			14.Rear Land				%		3.Topography	
Price 195,000			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 1 Buyer			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 042-00A-275

Account 2646

Location 637 NEW DAM ROAD

Card 1

Of 1

9/23/2024

Building Style	3 Raised Ranch			SF Bsmt Living	600	Layout	1 Typical				
1.Conv	5.Garr/Col	9.Other		Fin Bsmt Grade	3 117	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					
Dwelling Units	1			2.HWCI	6.GravWA	10.					
Other Units	0			3.HWRAD	7.Electric	11.					
Stories	1 One Story			4.Steam	8.F/WallM	12.					
1.1	4.1.50	7.1.25		Cool Type	0% 9 None			Attic	9 None		
2.2	5.1.75	8.		1.Refrig	4.W&C Air	7.			1.1/4 Fin	4.Full Fin	7.1/4 Unfi
3.3	6.2.50	9.		2.Evapor	5.	8.			2.1/2 Fin	5.F/Stair	8.
Exterior Walls	1 Wood Siding			3.H Pump	6.	9.None			3.3/4 Fin	6.1/2 Unfi	9.None
0.Wood	4.Asb/Asph	8.Alum/Vin		Kitchen Style	2 Typical			Insulation	1 Full		
1.Wood	5.T-111	9.Other		1.Modern	4.Obsolete	7.			1.Full	4.Minimal	7.
2.Wd Sh	6.Br/St	11.		2.Typical	5.	8.			2.Heavy	5.Unk	8.
3.Compos.	7.Nov	12.		3.Old Type	6.	9.None			3.Capped	6.	9.None
Roof Surface	1 Asphalt Shingles			Bath(s) Style	2 Typical Bath(s)			Unfinished %	0%		
1.Asphalt	4.Composit	7.		1.Modern	4.Obsolete	7.		Grade & Factor	3 Average 117%		
2.Slate	5.Wood	8.		2.Typical	5.	8.		1.E Grade	4.B Grade	7.AAA Grad	
3.Metal	6.Other	9.		3.Old Type	6.	9.None		2.D Grade	5.A Grade	8.	
SF Masonry Trim	0			# Rooms	0			3.C Grade	6.AA Grade	9.Same	
OPEN-3-	0			# Bedrooms	3			SQFT (Footprint)	1012		
OPEN-4-	0			# Full Baths	1			Condition	6 Good		
Year Built	1989			# Half Baths	1			1.Poor	4.Avg	7.V G	
Year Remodeled	0			# Addn Fixtures	0			2.Fair	5.Avg+	8.Exc	
Foundation	1 Concrete			# Fireplaces	0			3.Avg-	6.Good	9.Same	
1.Concrete	4.Wood	7.						Phys. % Good	0%		
2.C Block	5.Slab	8.						Funct. % Good	100%		
3.Br/Stone	6.Prs/Post	9.						Functional Code	9 None		
Basement	4 Full Basement							1.Incomp	4.Small	7.Layout	
1.1/4 Bmt	4.Full Bmt	7.						2.O-Built	5.CDU	8.Other	
2.1/2 Bmt	5.None	8.						3.Damage	6.Style	9.None	
3.3/4 Bmt	6.	9.None						Econ. % Good	100%		
Bsmt Gar # Cars	2							Economic Code	None		
Wet Basement	1 Dry Basement							0.None	3.Services	7.	
1.Dry	4.	7.						1.Location	4.Traffic	8.	
2.Damp	5.	8.						2.Encroach	9.None	9.	
3.Wet	6.	9.						Entrance Code	0		
								1.Interior	4.Vacant	7.	
								2.Refusal	5.Estimate	8.	
								3.Informed	6.Office	9.RS	
								Information Code	0		
								1.Owner	4.Agent	7.	
								2.Relative	5.Estimate	8.	
								3.Tenant	6.Other	9.SNY	



Date Inspected

Additions, Outbuildings & Improvements

Type	Year	Units	Grade	Cond	Phys.	Funct.	Sound Value	
26 1SFr Overhang	0	61	0 0	0	0	% 0	%	1.One Story Fram
68 Wood Deck	0	163	0 0	0	0	% 0	%	2.Two Story Fram
24 Frame Shed	0	80	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

