

Map Lot 043-783

Account 4634

Location 596 NEW DAM RD

Card 1 Of 1

9/23/2024

BABINEAU MATTHEW  
596 NEW DAM RD  
N WATERBORO ME 04061

B11552P187 B14912P136 B15340P687 B16288P138

Previous Owner  
BOUCHARD, CHRISTOPHER J & BARD, PAM  
ATTN: MATTHEW R BABINEAU  
596 NEW DAM RD  
N WATERBORO ME 04061 4613  
Sale Date: 5/01/2017

Previous Owner  
AYOTTE IRIS V  
C/O CHRISTOPHER J BOUCHARD & PAM BARD  
328 MAIN ST #2  
SO PORTLAND ME 04106  
Sale Date: 3/27/2012

Previous Owner  
BOWEN ADAM D & IRIS V AYOTTE  
596 NEW DAM ROAD

NORTH WATERBORO ME 04061  
Sale Date: 1/25/2008

Inspection Witnessed By:

X	Date
No./Date	Description
	Date Insp.

Notes:  
16.0323 - added deck -ak

Waterboro

Property Data			Assessment Record						
Neighborhood <b>1 LAC WEST</b>			Year	Land	Buildings	Exempt	Total		
Tree Growth Year <b>0</b>			2012	30,000	94,300	10,000	114,300		
1ST MORTGAGE <b>0</b>			2013	30,000	94,300	0	124,300		
2ND MORTGAGE <b>0</b>			2014	30,000	94,300	0	124,300		
Zone/Land Use <b>47 Lake Arrowhead</b>			2015	30,000	94,300	0	124,300		
Secondary Zone			2016	15,000	94,900	0	109,900		
Topography <b>2 Rolling</b>			2017	15,000	94,900	0	109,900		
1.Level 4.Below St 7.Steep			2018	15,000	94,900	0	109,900		
2.Rolling 5.Low 8.Wet			2019	15,000	94,900	0	109,900		
3.Above St 6.Swampy 9.Lev/Roll			2020	15,000	95,200	0	110,200		
Utilities <b>9 No Water/No Sewer</b>			2021	16,500	95,200	0	111,700		
1.Public 4.Improve 7.Improve			2022	18,000	104,700	0	122,700		
2.Water 5.Improve 8.			2023	19,800	116,100	0	135,900		
3.Sewer 6.Improve 9.None			2024	22,200	130,400	0	152,600		
Street <b>1 Paved</b>			2025	30,000	178,200	0	208,200		
1.Paved 4.Proposed 7.ROW			<b>Land Data</b>						
2.Semi Imp 5.Pvt 8.None			<b>Front Foot</b>	<b>Type</b>	<b>Effective</b>		<b>Influence</b>		<b>Influence Codes</b>
3.Gravel 6.Aband 9.TG PLAN					<b>Frontage</b>	<b>Depth</b>	<b>Factor</b>	<b>Code</b>	
LAND USE <b>0</b>			11.Ossipee WF			%		1.Unimproved	
BUILDING USE <b>0</b>			12.Arrowhead WF			%		2.Excess Ftg /De	
<b>Sale Data</b>			13.Waterfront			%		3.Topography	
			14.Rear Land			%		4.Size/Shape	
Sale Date <b>5/01/2017</b>			15.Misc			%		5.Access or Rear	
Price <b>150,000</b>						%		6.Restriction	
Sale Type <b>2 Land &amp; Buildings</b>						%		7.Open Space	
1.Land 4.Mobile 7.			<b>Square Foot</b>	<b>Square Feet</b>				8.View/Environ	
2.L & B 5.Other 8.				16.Regular Lot	16	1	100 %	0	9.Fract Share
3.Building 6. 9.			17.Secondary Lot			%		<b>Acres</b>	
Financing <b>1 Conventional</b>			18.Excess Land			%		30.Rear (201+)	
1.Convent 4.Seller 7.			19.Condominium			%		31.Tillable/Horti	
2.FHA/VA 5.Private 8.			20.Pavement			%		32.Pasture	
3.Assumed 6.Cash 9.Unknown						%		33.Orchard	
Validity <b>1 Arms Length Sale</b>						%		34.Frontage	
1.Valid 4.Split 7.Renovate			<b>Fract. Acre</b>	<b>Acreege/Sites</b>				35.Triangular Lot	
2.Related 5.Partial 8.Other			21.Homesite (Frac			%		36.Commercial	
3.Distress 6.Exempt 9.			22.Vacant Lot (Fr			%		37.Softwood	
Verified <b>5 Public Record</b>			23.Non Conforming			%		38.Mixed Wood	
1.Buyer 4.Agent 7.Family			<b>Acres</b>			%		39.Hardwood	
2.Seller 5.Pub Rec 8.Other			24.Excess ( 5-10)			%		40.Wasteland	
3.Lender 6.MLS 9.			25.Excess (10+)			%		41.Gravel Pit (Ac	
			26.Excess			%		42.Mobile Home Si	
			27.Rear (1-100)			%		43.Condo Site	
			28.Rear (101-150)			%		44.Utility ROW	
			29.Rear (151-200)			%		45.Camp Lot	
			<b>Total Acreage</b>		<b>0.00</b>			46.Site Improve	

