

Map Lot 043-797

Account 2816

Location 534 NEW DAM ROAD

Card 1 Of 1

9/23/2024

IOSUA ANGELINA R  
534 NEW DAM RD  
N WATERBORO ME 04061

B9540P103 B16861P174

Previous Owner  
MCKAY CHRISTOPHER J  
C/O ANGELINA R IOSUA  
534 NEW DAM RD  
N WATERBORO ME 04061  
Sale Date: 7/29/2014

Previous Owner  
JOYCE DAVID W & CHERYL A  
111 LAFAYETTE ST.

RANDOLPH MA 02368  
Sale Date: 10/04/2004

Inspection Witnessed By:

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

Notes:

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	152,900	0	182,900			
1ST MORTGAGE <b>0</b>			2013	30,000	152,900	0	182,900			
2ND MORTGAGE <b>0</b>			2014	30,000	152,900	0	182,900			
Zone/Land Use <b>47 Lake Arrowhead</b>			2015	30,000	154,400	0	184,400			
Secondary Zone			2016	15,000	152,000	0	167,000			
Topography <b>2 Rolling</b>			2017	15,000	152,000	0	167,000			
1.Level 4.Below St 7.Steep			2018	15,000	152,000	0	167,000			
2.Rolling 5.Low 8.Wet			2019	15,000	152,000	0	167,000			
3.Above St 6.Swampy 9.Lev/Roll			2020	15,000	152,700	0	167,700			
Utilities <b>9 No Water/No Sewer</b>			2021	16,500	152,700	0	169,200			
1.Public 4.Improve 7.Improve			2022	18,000	168,000	0	186,000			
2.Water 5.Improve 8.			2023	19,800	186,300	0	206,100			
3.Sewer 6.Improve 9.None			2024	22,200	209,200	0	231,400			
Street <b>1 Paved</b>			2025	30,000	285,400	25,000	290,400			
1.Paved 4.Proposed 7.ROW			<b>Land Data</b>							
2.Semi Imp 5.Pvt 8.None										
3.Gravel 6.Aband 9.TG PLAN			<b>Front Foot</b>	<b>Type</b>	<b>Effective</b>		<b>Influence</b>		<b>Influence Codes</b>	
LAND USE <b>0</b>			11.Ossipee WF		<b>Frontage</b>	<b>Depth</b>	<b>Factor</b>	<b>Code</b>		
BUILDING USE <b>0</b>			12.Arrowhead WF				%		1.Unimproved	
<b>Sale Data</b>			13.Waterfront				%		2.Excess Ftg /De	
Sale Date <b>7/29/2014</b>			14.Rear Land				%		3.Topography	
Price <b>164,900</b>			15.Misc				%		4.Size/Shape	
Sale Type <b>2 Land &amp; Buildings</b>							%		5.Access or Rear	
1.Land 4.Mobile 7.							%		6.Restriction	
2.L & B 5.Other 8.			<b>Square Foot</b>	<b>Square Feet</b>			%		7.Open Space	
3.Building 6. 9.			16.Regular Lot	16	1	100	%	0	8.View/Environ	
Financing <b>1 Conventional</b>			17.Secondary Lot				%		9.Fract Share	
1.Convent 4.Seller 7.			18.Excess Land				%		<b>Acres</b>	
2.FHA/VA 5.Private 8.			19.Condominium				%		30.Rear (201+)	
3.Assumed 6.Cash 9.Unknown			20.Pavement				%		31.Tillable/Horti	
Validity <b>1 Arms Length Sale</b>							%		32.Pasture	
1.Valid 4.Split 7.Renovate			<b>Fract. Acre</b>	<b>Acreege/Sites</b>					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 <b>1 Buyer</b>			23.Non Conforming				%		36.Commercial	
1.Buyer 4.Agent 7.Family			<b>Acres</b>				%		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	
			<b>Total Acreage 0.00</b>							44.Utility ROW
										45.Camp Lot
										46.Site Improve


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Building Style	<b>4 Cape Cod</b>			SF Bsmt Living	<b>0</b>			Layout	<b>1 Typical</b>							
1.Conv	5.Garr/Col	9.Other		Fin Bsmt Grade	<b>0 0</b>			1.Typical	4.	7.						
2.Ranch	6.Split	10.Mohome		OPEN 5 OPTIONAL <b>0</b>			2.Inadeq	5.	8.							
3.R Ranch	7.Contemp/	11.Condo		Heat Type	<b>100% 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>4 One &amp; 1/2 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>0% 9 None</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>8 Aluminum/Vinyl</b>			3.H Pump	6.	9.None		3.Capped			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>7 Very Good</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>6</b>			2.Fair			5.Avg+	8.Exc					
OPEN-3- <b>0</b>			# Bedrooms	<b>3</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>1984</b>			# Half Baths	<b>1</b>			Funct. % Good <b>100%</b>									
Year Remodeled <b>2013</b>			# Addn Fixtures	<b>0</b>			Functional Code <b>9 None</b>									
Foundation <b>1 Concrete</b>			# Fireplaces	<b>1</b>			1.Incomp			4.Small	7.Layout					
1.Concrete	4.Wood	7.					2.O-Built			5.CDU	8.Other					
2.C Block	5.Slab	8.					3.Damage			6.Style	9.None					
3.Br/Stone	6.Prs/Post	9.					Econ. % Good <b>100%</b>									
Basement <b>4 Full Basement</b>							Economic Code <b>None</b>									
1.1/4 Bmt	4.Full Bmt	7.					0.None			3.Services	7.					
2.1/2 Bmt	5.None	8.					1.Location			4.Traffic	8.					
3.3/4 Bmt	6.	9.None					2.Encroach			9.None	9.					
Bsmt Gar # Cars <b>0</b>							Entrance Code <b>5 Estimated</b>									
Wet Basement <b>1 Dry Basement</b>							1.Interior			4.Vacant	7.					
1.Dry	4.	7.					2.Refusal			5.Estimate	8.					
2.Damp	5.	8.		3.Informed			6.Office	9.RS								
3.Wet	6.	9.		Information Code <b>5 Estimate</b>												
						1.Owner			4.Agent	7.						
						2.Relative			5.Estimate	8.						
						3.Tenant			6.Other	9.SNY						

Date Inspected 6/20/2005

### Additions, Outbuildings & Improvements

Type	Year	Units	Grade	Cond	Phys.	Funct.	Sound Value	
68 Wood Deck	0	182	0 0	0	0	% 0	%	1.One Story Fram
21 Open Frame	0	80	0 0	0	0	% 0	%	2.Two Story Fram
23 Frame Garage	0	672	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

