

PAYNE CHARLES H II
518 NEW DAM RD
NORTH WATERBORO ME 04061

B14701P114 B14701P116

Previous Owner
PAYNE CHARLES H II & CINDY L
518 NEW DAM ROAD

NORTH WATERBORO ME 04061
Sale Date: 1/30/2017

Previous Owner
PAYNE CHARLES H II & HEATHER M
518 NEW DAM ROAD

NO WATERBORO ME 04061
Sale Date: 12/14/2005

Inspection Witnessed By:

| X | Date |
|----------|-------------|
| No./Date | Description |
| | Date Insp. |
| | |
| | |
| | |

Notes:
24.0702 - added 10x34 op, 2ea 10x10 sheds, and 28x30 gar (50% complete) - vw

Waterboro

| Property Data | | | Assessment Record | | | | | | | |
|---|--|--|----------------------|-------------|------------------|--------------|------------------|-------------|------------------------|-------------------|
| Neighborhood 1 LAC WEST | | | Year | Land | Buildings | Exempt | Total | | | |
| Tree Growth Year 0 | | | 2012 | 30,000 | 126,800 | 10,000 | 146,800 | | | |
| 1ST MORTGAGE 0 | | | 2013 | 30,000 | 126,800 | 10,000 | 146,800 | | | |
| 2ND MORTGAGE 0 | | | 2014 | 30,000 | 126,800 | 10,000 | 146,800 | | | |
| Zone/Land Use 47 Lake Arrowhead | | | 2015 | 30,000 | 126,800 | 10,000 | 146,800 | | | |
| Secondary Zone | | | 2016 | 15,000 | 126,800 | 15,000 | 126,800 | | | |
| Topography 2 Rolling | | | 2017 | 15,000 | 126,800 | 15,000 | 126,800 | | | |
| 1.Level 4.Below St 7.Steep | | | 2018 | 15,000 | 126,800 | 20,000 | 121,800 | | | |
| 2.Rolling 5.Low 8.Wet | | | 2019 | 15,000 | 126,800 | 20,000 | 121,800 | | | |
| 3.Above St 6.Swampy 9.Lev/Roll | | | 2020 | 15,000 | 127,100 | 20,000 | 122,100 | | | |
| Utilities 9 No Water/No Sewer | | | 2021 | 16,500 | 127,100 | 24,500 | 119,100 | | | |
| 1.Public 4.Improve 7.Improve | | | 2022 | 18,000 | 139,800 | 25,000 | 132,800 | | | |
| 2.Water 5.Improve 8. | | | 2023 | 19,800 | 155,000 | 25,000 | 149,800 | | | |
| 3.Sewer 6.Improve 9.None | | | 2024 | 22,200 | 174,600 | 25,000 | 171,800 | | | |
| Street 1 Paved | | | 2025 | 30,000 | 270,400 | 25,000 | 275,400 | | | |
| 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 1/30/2017 | | | 14.Rear Land | | | | % | | 3.Topography | |
| Price | | | 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 1 Conventional | | | 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 2 Related Parties | | | 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 | | | | | |

46.Site Improve

Waterboro

Map Lot 043-800

Account 2819

Location 518 NEW DAM ROAD

Card 1

Of 1

9/23/2024

| | | | | | |
|--|-------------------|-----------------|--|----------------------------|--------------------------------------|
| Building Style | 4 Cape Cod | SF Bsmnt Living | 0 | Layout | 1 Typical |
| 1.Conv | 5.Garr/Col | 9.Other | Fin Bsmnt Grade | 0 0 | 1.Typical |
| 2.Ranch | 6.Split | 10.Mohome | OPEN 5 OPTIONAL 0 | | 2.Inadeq |
| 3.R Ranch | 7.Contemp/ | 11.Condo | Heat Type | 100% 1 Hot Water BB | 3.Not func |
| 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 | Insulation 1 Full |
| 2.2 | 5.1.75 | 8. | 1.Refrig | 4.W&C Air | 7. |
| 3.3 | 6.2.50 | 9. | 2.Evapor | 5. | 8. |
| Exterior Walls 8 Aluminum/Vinyl | | | 3.H Pump | 6. | 9.None |
| 0.Wood | 4.Asb/Asph | 8.Alum/Vin | Kitchen Style 1 Modern | | Unfinished % 0% |
| 1.Wood | 5.T-111 | 9.Other | 1.Modern | 4.Obsolete | 7. |
| 2.Wd Sh | 6.Br/St | 11. | 2.Typical | 5. | 8. |
| 3.Compos. | 7.Nov | 12. | 3.Old Type | 6. | 9.None |
| Roof Surface 1 Asphalt Shingles | | | Bath(s) Style 1 Modern Bath(s) | | Grade & Factor 3 Average 100% |
| 1.Asphalt | 4.Composit | 7. | 1.Modern | 4.Obsolete | 7. |
| 2.Slate | 5.Wood | 8. | 2.Typical | 5. | 8. |
| 3.Metal | 6.Other | 9. | 3.Old Type | 6. | 9.None |
| SF Masonry Trim 0 | | | # Rooms 7 | | SQFT (Footprint) 816 |
| OPEN-3- 0 | | | # Bedrooms 4 | | Condition 5 Above Average |
| OPEN-4- 0 | | | # Full Baths 1 | | 1.Poor |
| Year Built 1994 | | | # Half Baths 0 | | 4.Avg |
| Year Remodeled 2004 | | | # Addn Fixtures 0 | | 7.V G |
| Foundation 1 Concrete | | | # Fireplaces 0 | | 2.Fair |
| 1.Concrete | 4.Wood | 7. | <div style="display: flex; align-items: center; justify-content: center;"> <div style="background-color: #2e7d32; color: white; padding: 10px; margin-right: 10px; font-size: 2em; font-weight: bold;">T</div> <div style="font-size: 2em; font-weight: bold;">TRIO</div> </div> | | |
| 2.C Block | 5.Slab | 8. | | | |
| 3.Br/Stone | 6.Prs/Post | 9. | | | |
| Basement 4 Full Basement | | | | | |
| 1.1/4 Bmt | 4.Full Bmt | 7. | | | |
| 2.1/2 Bmt | 5.None | 8. | | | |
| 3.3/4 Bmt | 6. | 9.None | | | |
| Bsmnt Gar # Cars 0 | | | | | |
| Wet Basement 1 Dry Basement | | | | | |
| 1.Dry | 4. | 7. | | | |
| 2.Damp | 5. | 8. | | | |
| 3.Wet | 6. | 9. | | | |
| Date Inspected 6/20/2005 | | | Phys. % Good 0% | | 3.Avg- |
| | | | Funct. % Good 100% | | 6.Good |
| | | | Functional Code 9 None | | 9.Same |
| | | | 1.Incomp | | 4.Small |
| | | | 2.O-Built | | 5.CDU |
| | | | 3.Damage | | 6.Style |
| | | | Econ. % Good 100% | | 9.None |
| | | | Economic Code None | | |
| | | | 0.None | | 3.Services |
| | | | 1.Location | | 4.Traffic |
| | | | 2.Encroach | | 9.None |
| | | | Entrance Code 3 Information Only | | |
| | | | 1.Interior | | 4.Vacant |
| | | | 2.Refusal | | 5.Estimate |
| | | | 3.Informed | | 6.Office |
| | | | Information Code 3 Tenant | | 9.RS |
| | | | 1.Owner | | 4.Agent |
| | | | 2.Relative | | 5.Estimate |
| | | | 3.Tenant | | 6.Other |
| | | | | | 9.SNY |

| Additions, Outbuildings & Improvements | | | | | | | |
|--|------|-------|-------|------|-------|--------|-------------|
| Type | Year | Units | Grade | Cond | Phys. | Funct. | Sound Value |
| 22 Encl Frame Porch | 0 | 96 | 0 0 | 0 | 0 | 0 % | 0 % |
| 68 Wood Deck | 0 | 64 | 0 0 | 0 | 0 | 0 % | 0 % |
| 24 Frame Shed | 0 | 80 | 0 0 | 0 | 0 | 0 % | 0 % |
| 23 Frame Garage | 2006 | 624 | 3 100 | 7 | 97 | 100 % | 100 % |
| 24 Frame Shed | 2024 | 100 | 3 100 | 4 | 0 | 0 % | 100 % |
| 24 Frame Shed | 2024 | 100 | 3 100 | 4 | 0 | 0 % | 100 % |
| 21 Open Frame | 2024 | 340 | 0 0 | 0 | 0 | 0 % | 0 % |
| 23 Frame Garage | 2024 | 840 | 0 0 | 0 | 0 | 0 % | 50 % |
| | | | | | | % | % |
| | | | | | | % | % |

