

LAVOIE, BRANDON BRIAN  
483 NEW DAM ROAD  
NORTH WATERBORO ME 04061

B7437P254 B17680P710 B17704P90 B17823P944 B19401P536

Previous Owner  
LAVOIE, JENNA MARIE  
LAVOIE, BRANDON BRIAN (JT)  
483 NEW DAM ROAD  
NORTH WATERBORO ME 04061  
Sale Date: 3/08/2024

Previous Owner  
PLEASANTDALE PROPERTY SOLUTIONS LLC  
ATTN: JENNA & BRANDON LAVOIE  
483 NEW DAM RD  
N WATERBORO ME 04061  
Sale Date: 10/12/2018

Previous Owner  
FED HOME LOAN MTG CORP.  
M&T Bank/ ATTN: FC DEPT  
8200 JONES BRANCH DR.  
MCLEAN VA 22102  
Sale Date: 4/27/2018

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	106,500	16,000	120,500		
1ST MORTGAGE <b>0</b>			2013	30,000	106,500	16,000	120,500		
2ND MORTGAGE <b>0</b>			2014	30,000	106,500	16,000	120,500		
Zone/Land Use <b>47 Lake Arrowhead</b>			2015	30,000	106,500	16,000	120,500		
Secondary Zone			2016	15,000	100,500	21,000	94,500		
Topography <b>2 Rolling</b>			2017	15,000	100,500	21,000	94,500		
1.Level 4.Below St 7.Steep			2018	15,000	100,500	26,000	89,500		
2.Rolling 5.Low 8.Wet			2019	15,000	100,500	0	115,500		
3.Above St 6.Swampy 9.Lev/Roll			2020	15,000	118,200	0	133,200		
Utilities <b>9 No Water/No Sewer</b>			2021	16,500	118,200	0	134,700		
1.Public 4.Improve 7.Improve			2022	18,000	130,100	0	148,100		
2.Water 5.Improve 8.			2023	19,800	144,300	0	164,100		
3.Sewer 6.Improve 9.None			2024	22,200	162,000	0	184,200		
Street <b>1 Paved</b>			2025	30,000	221,200	0	251,200		
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>3/08/2024</b>			15.Misc			%		5.Access or Rear	
Price						%		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>9 Unknown</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>2 Related Parties</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>		0.00			46.Site Improve	

# Waterboro

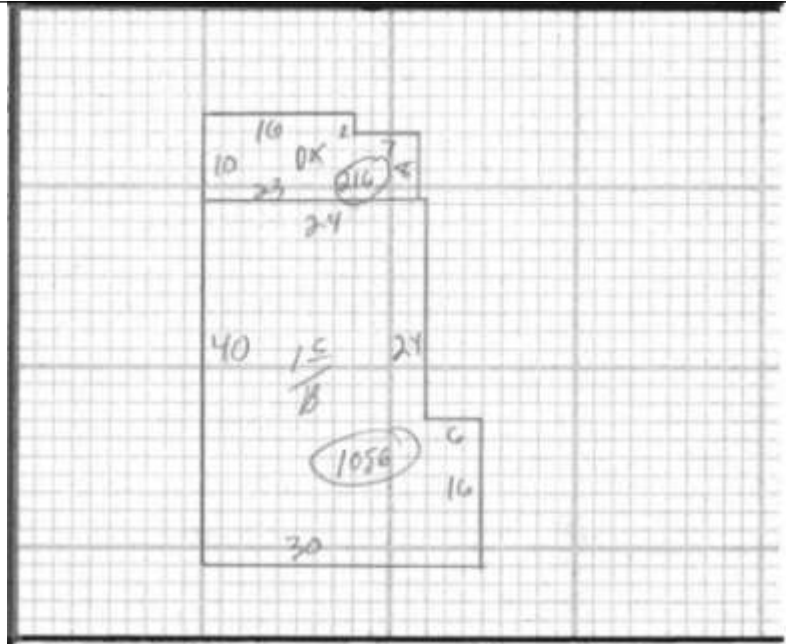
Map Lot 044-000-A468

Account 3100

Location 483 NEW DAM ROAD

Card 1 Of 1 9/23/2024

Building Style	<b>1 Conventional</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>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>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 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 115%</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>1036</b>				
2.Slate	5.Wood	8.		2.Typical	5.	8.	Condition <b>6 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>0</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>1993</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.		<div style="display: flex; align-items: center; justify-content: center;"> <div style="background-color: #2e7d32; color: white; padding: 10px 20px; font-size: 2em; margin-right: 10px;">T</div> <div style="font-size: 2em; font-weight: bold; margin-right: 10px;">TRIO</div> </div>							
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>0</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	216	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