

OHARA SHANE P (JT)
 OHARA, JENNIFER E
 97 BEAVER DAM RD
 NORTH WATERBORO ME 04061

B14931P495 B15593P541 B15625P224 B15777P334

Previous Owner
 LEEMAN, SCOTT M & BROWN, GENEVIVE I
 ATTN: SHANE & JENNIFER O'HARA
 97 BEAVER DAM RD
 N WATERBORO ME 04061
 Sale Date: 9/11/2017

Previous Owner
 WOODSUM, ERICA & SIMPSON, NICHOLAS
 97 BEAVER DAM RD

N WATERBORO ME 04061
 Sale Date: 3/05/2013

Previous Owner
 US NATIONAL BANK ASSOCIATION TRUSTEE
 C/O ERICA WOODSUM & NICHOLAS SIMPSON
 97 BEAVER DAM RD
 N WATERBORO ME 04061
 Sale Date: 5/07/2009

Inspection Witnessed By:

X	Date
No./Date	Description
	Date Insp.

Notes:
 18.0424 - changed excess lot to secondary lot -sb
 19.0625 - removed 50% factor for unimproved on secondary lot - sb

Waterboro

Property Data			Assessment Record						
Neighborhood 2 LAC EAST			Year	Land	Buildings	Exempt	Total		
Tree Growth Year 0			2012	30,000	192,900	0	222,900		
1ST MORTGAGE 0			2013	32,500	192,900	0	225,400		
2ND MORTGAGE 0			2014	32,500	192,900	0	225,400		
Zone/Land Use 47 Lake Arrowhead			2015	32,500	192,900	0	225,400		
Secondary Zone			2016	16,300	191,000	0	207,300		
Topography 2 Rolling			2017	16,300	191,000	0	207,300		
1.Level 4.Below St 7.Steep			2018	16,300	191,000	20,000	187,300		
2.Rolling 5.Low 8.Wet			2019	18,800	191,000	0	209,800		
3.Above St 6.Swampy 9.Lev/Roll			2020	22,500	192,200	0	214,700		
Utilities 9 No Water/No Sewer			2021	24,800	192,200	0	217,000		
1.Public 4.Improve 7.Improve			2022	27,000	211,400	0	238,400		
2.Water 5.Improve 8.			2023	29,700	234,500	0	264,200		
3.Sewer 6.Improve 9.None			2024	33,300	263,300	0	296,600		
Street 3 Gravel			2025	50,000	355,900	0	405,900		
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 9/11/2017			14.Rear Land				%		3.Topography
Price 225,000			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 9 Unknown			17.Secondary Lot	17		1	100 %	0	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 5 Public Record			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

