

PHELPS AIMEE C
 135 BEAVER DAM ROAD
 NORTH WATERBORO ME 04061

 B11746P169 B16631P457 B17496P870 B17770P489

Previous Owner
 JSP PROPERTY SOLUTIONS, LLC
 ATTN: AIMEE C PHELPS
 135 BEAVER DAM RD
 N WATERBORO ME 04061
 Sale Date: 7/31/2018

Previous Owner
 SECRETARY OF HOUSING & URBAN DEVELOPMENT
 ATTN: WESTON VENTURES LLC
 10 WESTON TRAIN AVE
 SACO ME 04072
 Sale Date: 6/19/2017

Previous Owner
 DLJ MORTGAGE CAPITAL, INC
 C/O SELECT PORTFOLIO SERVICING, INC.
 3217 DECKER LAKE DR
 W VALLEY CITY UT 84119 3284
 Sale Date: 1/06/2017

Inspection Witnessed By:

X	Date
No./Date	Description
	Date Insp.

Notes:

Property Data			Assessment Record																																																																																																																																																																																		
Neighborhood 1 LAC WEST			Year	Land	Buildings	Exempt	Total																																																																																																																																																																														
Tree Growth Year 0			2012	30,000	119,500	10,000	139,500																																																																																																																																																																														
1ST MORTGAGE 0			2013	30,000	119,500	10,000	139,500																																																																																																																																																																														
2ND MORTGAGE 0			2014	30,000	119,500	10,000	139,500																																																																																																																																																																														
Zone/Land Use 47 Lake Arrowhead			2015	30,000	119,500	0	149,500																																																																																																																																																																														
Secondary Zone			2016	15,000	119,500	0	134,500																																																																																																																																																																														
Topography 2 Rolling			2017	15,000	119,500	0	134,500																																																																																																																																																																														
1.Level 4.Below St 7.Steep			2018	15,000	119,500	0	134,500																																																																																																																																																																														
2.Rolling 5.Low 8.Wet			2019	15,000	119,500	0	134,500																																																																																																																																																																														
3.Above St 6.Swampy 9.Lev/Roll			2020	15,000	120,400	0	135,400																																																																																																																																																																														
Utilities 9 No Water/No Sewer			2021	16,500	120,400	0	136,900																																																																																																																																																																														
1.Public 4.Improve 7.Improve			2022	18,000	132,400	0	150,400																																																																																																																																																																														
2.Water 5.Improve 8.			2023	19,800	146,900	0	166,700																																																																																																																																																																														
3.Sewer 6.Improve 9.None			2024	22,200	165,100	25,000	162,300																																																																																																																																																																														
Street 3 Gravel			2025	30,000	225,900	25,000	230,900																																																																																																																																																																														
1.Paved 4.Proposed 7.ROW			<table border="1"> <thead> <tr> <th colspan="2">Front Foot</th> <th colspan="2">Effective</th> <th colspan="2">Influence</th> <th rowspan="2">Influence Codes</th> </tr> <tr> <th>Type</th> <th>Frontage</th> <th>Depth</th> <th>Factor</th> <th>Code</th> </tr> </thead> <tbody> <tr> <td>11.Ossipee WF</td> <td></td> <td></td> <td>%</td> <td></td> <td>1.Unimproved</td> </tr> <tr> <td>12.Arrowhead WF</td> <td></td> <td></td> <td>%</td> <td></td> <td>2.Excess Ftg /De</td> </tr> <tr> <td>13.Waterfront</td> <td></td> <td></td> <td>%</td> <td></td> <td>3.Topography</td> </tr> <tr> <td>14.Rear Land</td> <td></td> <td></td> <td>%</td> <td></td> <td>4.Size/Shape</td> </tr> <tr> <td>15.Misc</td> <td></td> <td></td> <td>%</td> <td></td> <td>5.Access or Rear</td> </tr> <tr> <td></td> <td></td> <td></td> <td>%</td> <td></td> <td>6.Restriction</td> </tr> <tr> <td></td> <td></td> <td></td> <td>%</td> <td></td> <td>7.Open Space</td> </tr> <tr> <td></td> <td></td> <td></td> <td>%</td> <td></td> <td>8.View/Environ</td> </tr> <tr> <td></td> <td></td> <td></td> <td>%</td> <td></td> <td>9.Fract Share</td> </tr> <tr> <td></td> <td></td> <td></td> <td>%</td> <td></td> <td>Acres</td> </tr> <tr> <td></td> <td></td> <td></td> <td>%</td> <td></td> <td>30.Rear (201+)</td> </tr> <tr> <td></td> <td></td> <td></td> <td>%</td> <td></td> <td>31.Tillable/Horti</td> </tr> <tr> <td></td> <td></td> <td></td> <td>%</td> <td></td> <td>32.Pasture</td> </tr> <tr> <td></td> <td></td> <td></td> <td>%</td> <td></td> <td>33.Orchard</td> </tr> <tr> <td></td> <td></td> <td></td> <td>%</td> <td></td> <td>34.Frontage</td> </tr> <tr> <td></td> <td></td> <td></td> <td>%</td> <td></td> <td>35.Triangular Lot</td> </tr> <tr> <td></td> <td></td> <td></td> <td>%</td> <td></td> <td>36.Commercial</td> </tr> <tr> <td></td> <td></td> <td></td> <td>%</td> <td></td> <td>37.Softwood</td> </tr> <tr> <td></td> <td></td> <td></td> <td>%</td> <td></td> <td>38.Mixed Wood</td> </tr> <tr> <td></td> <td></td> <td></td> <td>%</td> <td></td> <td>39.Hardwood</td> </tr> <tr> <td></td> <td></td> <td></td> <td>%</td> <td></td> <td>40.Wasteland</td> </tr> <tr> <td></td> <td></td> <td></td> <td>%</td> <td></td> <td>41.Gravel Pit (Ac</td> </tr> <tr> <td></td> <td></td> <td></td> <td>%</td> <td></td> <td>42.Mobile Home Si</td> </tr> <tr> <td></td> <td></td> <td></td> <td>%</td> <td></td> <td>43.Condo Site</td> </tr> <tr> <td></td> <td></td> <td></td> <td>%</td> <td></td> <td>44.Utility ROW</td> </tr> <tr> <td></td> <td></td> <td></td> <td>%</td> <td></td> <td>45.Camp Lot</td> </tr> <tr> <td></td> <td></td> <td></td> <td>%</td> <td></td> <td>46.Site Improve</td> </tr> </tbody> </table>					Front Foot		Effective		Influence		Influence Codes	Type	Frontage	Depth	Factor	Code	11.Ossipee WF			%		1.Unimproved	12.Arrowhead WF			%		2.Excess Ftg /De	13.Waterfront			%		3.Topography	14.Rear Land			%		4.Size/Shape	15.Misc			%		5.Access or Rear				%		6.Restriction				%		7.Open Space				%		8.View/Environ				%		9.Fract Share				%		Acres				%		30.Rear (201+)				%		31.Tillable/Horti				%		32.Pasture				%		33.Orchard				%		34.Frontage				%		35.Triangular Lot				%		36.Commercial				%		37.Softwood				%		38.Mixed Wood				%		39.Hardwood				%		40.Wasteland				%		41.Gravel Pit (Ac				%		42.Mobile Home Si				%		43.Condo Site				%		44.Utility ROW				%		45.Camp Lot				%		46.Site Improve
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1.Land 4.Mobile 7.			Acres																																																																																																																																																																																		
2.L & B 5.Other 8.			24.Excess (5-10)																																																																																																																																																																																		
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2.FHA/VA 5.Private 8.			28.Rear (101-150)																																																																																																																																																																																		
3.Assumed 6.Cash 9.Unknown			29.Rear (151-200)																																																																																																																																																																																		
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1.Buyer 4.Agent 7.Family																																																																																																																																																																																					
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3.Lender 6.MLS 9.																																																																																																																																																																																					

Waterboro

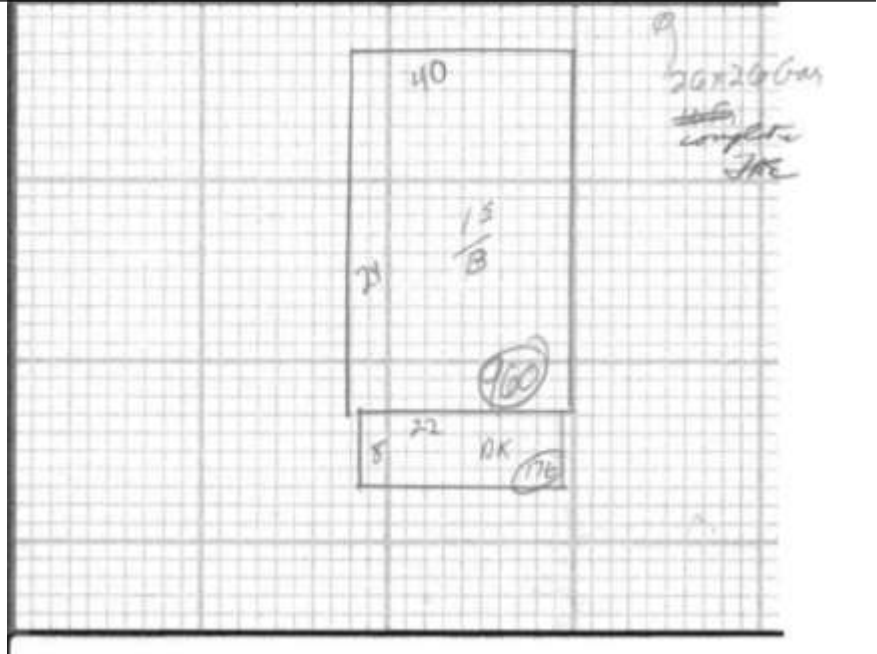
Map Lot 044-000-A525

Account 3134

Location 135 BEAVER DAM ROAD

Card 1 Of 1 9/23/2024

Building Style 2 Ranch	SF Bsmt Living 600	Layout 1 Typical
1.Conv 5.Garr/Col 9.Other	Fin Bsmt Grade 3 100	1.Typical 4. 7.
2.Ranch 6.Split 10.Mohome	OPEN 5 OPTIONAL 0	2.Inadeq 5. 8.
3.R Ranch 7.Contemp/ 11.Condo	Heat Type 100% 1 Hot Water BB	3.Not func 6. 9.
4.Cape 8.Log 12.	1.HWBB 5.FWA 9.No Heat	Attic 0
Dwelling Units 1	2.HWCI 6.GravWA 10.	1.1/4 Fin 4.Full Fin 7.1/4 Unfi
Other Units 0	3.HWRAD 7.Electric 11.	2.1/2 Fin 5.FI/Stair 8.
Stories 1 One Story	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 0% 9 None	Insulation 1 Full
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 1 Wood Siding	3.H Pump 6. 9.None	3.Capped 6. 9.None
0.Wood 4.Asb/Asph 8.Alum/Vin	Kitchen Style 2 Typical	Unfinished % 0%
1.Wood 5.T-111 9.Other	1.Modern 4.Obsolete 7.	Grade & Factor 3 Average 100%
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 1 Asphalt Shingles	Bath(s) Style 2 Typical Bath(s)	3.C Grade 6.AA Grade 9.Same
1.Asphalt 4.Composit 7.	1.Modern 4.Obsolete 7.	SQFT (Footprint) 960
2.Slate 5.Wood 8.	2.Typical 5. 8.	Condition 5 Above Average
3.Metal 6.Other 9.	3.Old Type 6. 9.None	1.Poor 4.Avg 7.V G
SF Masonry Trim 0	# Rooms 5	2.Fair 5.Avg+ 8.Exc
OPEN-3- 0	# Bedrooms 3	3.Avg- 6.Good 9.Same
OPEN-4- 0	# Full Baths 1	Phys. % Good 0%
Year Built 1989	# Half Baths 0	Funct. % Good 100%
Year Remodeled 0	# Addn Fixtures 0	Functional Code 9 None
Foundation 1 Concrete	# Fireplaces 0	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 100%
Basement 4 Full Basement		Economic Code None
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 0		Entrance Code 0
Wet Basement 1 Dry Basement		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 0
		1.Owner 4.Agent 7.
		2.Relative 5.Estimate 8.
		3.Tenant 6.Other 9.SNY



Date Inspected

Additions, Outbuildings & Improvements

Type	Year	Units	Grade	Cond	Phys.	Funct.	Sound Value	
68 Wood Deck	0	176	0 0	0	0	0 %	0 %	1.One Story Fram
24 Frame Shed	0	32	0 0	0	0	0 %	0 %	2.Two Story Fram
23 Frame Garage	2005	676	3 100	7	95	100 %	100 %	3.Three Story Fr
68 Wood Deck	0	20	0 0	0	0	0 %	0 %	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