

FAGNANT, TRACY A  
FAGNANT, BRIAN M  
181 BEAVER DAM ROAD  
NORTH WATERBORO ME 04061

B10294P317 B15971P797 B16106P194 B16503P680

Previous Owner  
LAMB ROBERT J  
LAMB, SARAH K  
181 BEAVER DAM RD  
NORTH WATERBORO ME 04061  
Sale Date: 8/19/2021

Previous Owner  
GAGNON JR., DAVID J  
181 BEAVER DAM RD

N WATERBORO ME 04061  
Sale Date: 12/22/2015

Previous Owner  
CHITOURAS, JEFFERSON & GRAHAM J  
16 MIDDLE STREET

LEXINGTON MA 02421  
Sale Date: 1/08/2013

Inspection Witnessed By:

X	Date
No./Date	Description
	Date Insp.

Notes:  
01/20/22 mailed sheet for balance on first half

Waterboro

Property Data			Assessment Record							
Neighborhood <b>2 LAC EAST</b>			Year	Land	Buildings	Exempt	Total			
Tree Growth Year <b>0</b>			2012	30,000	132,700	0	162,700			
1ST MORTGAGE <b>0</b>			2013	30,000	132,700	0	162,700			
2ND MORTGAGE <b>0</b>			2014	30,000	132,700	0	162,700			
Zone/Land Use <b>47 Lake Arrowhead</b>			2015	30,000	132,700	0	162,700			
Secondary Zone			2016	15,000	131,300	0	146,300			
Topography <b>3 Above Street</b>			2017	15,000	131,300	0	146,300			
1.Level 4.Below St 7.Steep			2018	15,000	131,300	0	146,300			
2.Rolling 5.Low 8.Wet			2019	15,000	131,300	0	146,300			
3.Above St 6.Swampy 9.Lev/Roll			2020	15,000	132,800	0	147,800			
Utilities <b>9 No Water/No Sewer</b>			2021	16,500	132,800	0	149,300			
1.Public 4.Improve 7.Improve			2022	18,000	146,100	0	164,100			
2.Water 5.Improve 8.			2023	19,800	162,000	0	181,800			
3.Sewer 6.Improve 9.None			2024	22,200	182,000	0	204,200			
Street <b>3 Gravel</b>			2025	30,000	246,700	0	276,700			
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		Frontage	Depth	Factor	Code		
BUILDING USE <b>0</b>			12.Arrowhead WF				%		1.Unimproved	
<b>Sale Data</b>			13.Waterfront				%		2.Excess Ftg /De	
Sale Date <b>8/19/2021</b>			14.Rear Land				%		3.Topography	
Price <b>265,000</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>9 Unknown</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>5 Public Record</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

## Waterboro

Map Lot 044-000-A535


Account 3144

Location 181 BEAVER DAM ROAD

Card 1

Of 1

9/23/2024

Building Style	<b>4 Cape Cod</b>	SF Bsmt Living	0	Layout	<b>1 Typical</b>
1.Conv	5.Garr/Col	9.Other	Fin Bsmt Grade	0 0	1.Typical
2.Ranch	6.Split	10.Mohome	OPEN 5 OPTIONAL		0
3.R Ranch	7.Contemp/	11.Condo	Heat Type	<b>100%</b>	<b>1 Hot Water BB</b>
4.Cape	8.Log	12.	1.HWBB	5.FWA	9.No Heat
Dwelling Units		<b>1</b>	2.HWCI	6.GravWA	10.
Other Units		<b>0</b>	3.HWRAD	7.Electric	11.
Stories		<b>4 One &amp; 1/2 Story</b>	4.Steam	8.F/WallM	12.
1.1	4.1.50	7.1.25	Cool Type	<b>0%</b>	<b>9 None</b>
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		<b>8 Alumunum/Vinyl</b>	3.H Pump	6.	9.None
0.Wood	4.Asb/Asph	8.Alum/Vin	Kitchen Style		<b>2 Typical</b>
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		<b>1 Asphalt Shingles</b>	Bath(s) Style		<b>2 Typical Bath(s)</b>
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		<b>0</b>	# Rooms		<b>0</b>
OPEN-3-		<b>0</b>	# Bedrooms		<b>3</b>
OPEN-4-		<b>0</b>	# Full Baths		<b>2</b>
Year Built		<b>2001</b>	# Half Baths		<b>0</b>
Year Remodeled		<b>0</b>	# Addn Fixtures		<b>0</b>
Foundation		<b>1 Concrete</b>	# Fireplaces		<b>0</b>
1.Concrete	4.Wood	7.			
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			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		

Additions, Outbuildings & Improvements							
Type	Year	Units	Grade	Cond	Phys.	Funct.	Sound Value
68 Wood Deck	0	372	0 0	0	0	0	%
					%	%	
					%	%	
					%	%	
					%	%	
					%	%	
					%	%	
					%	%	
					%	%	
					%	%	
					%	%	

