

BOUCHER MICHAEL P
PO BOX 335
EAST WATERBORO ME 04030

B5192P1

Inspection Witnessed By:

X		Date
No./Date	Description	Date Insp.

Notes:

Waterboro

Property Data			Assessment Record						
Neighborhood 2 LAC EAST			Year	Land	Buildings	Exempt	Total		
Tree Growth Year 0			2012	30,000	185,100	10,000	205,100		
1ST MORTGAGE 0			2013	30,000	185,100	10,000	205,100		
2ND MORTGAGE 0			2014	30,000	185,100	10,000	205,100		
Zone/Land Use 47 Lake Arrowhead			2015	30,000	185,100	10,000	205,100		
Secondary Zone			2016	15,000	179,000	15,000	179,000		
Topography 3 Above Street			2017	15,000	179,000	15,000	179,000		
1.Level 4.Below St 7.Steep			2018	15,000	179,000	20,000	174,000		
2.Rolling 5.Low 8.Wet			2019	15,000	179,000	20,000	174,000		
3.Above St 6.Swampy 9.Lev/Roll			2020	15,000	179,000	20,000	174,000		
Utilities 9 No Water/No Sewer			2021	16,500	179,000	24,500	171,000		
1.Public 4.Improve 7.Improve			2022	18,000	196,900	25,000	189,900		
2.Water 5.Improve 8.			2023	19,800	218,400	25,000	213,200		
3.Sewer 6.Improve 9.None			2024	22,200	246,900	25,000	244,100		
Street 3 Gravel			2025	30,000	311,300	25,000	316,300		
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			14.Rear Land				%		3.Topography
Price			15.Misc				%		4.Size/Shape
Sale Type							%		5.Access or Rear
1.Land 4.Mobile 7.			Square Foot	Square Feet			%		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			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			Fract. Acre	Acreege/Sites			%		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			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				43.Condo Site
									44.Utility ROW
									45.Camp Lot
									46.Site Improve

Waterboro

Map Lot 044-000-A543

Account 3151

Location 217 BEAVER DAM ROAD

Card 1

Of 1

9/23/2024

Building Style	1 Conventional	SF Bsmt Living	0	Layout	1 Typical
1.Conv	5.Garr/Col	9.Other	Fin Bsmt 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%	8 Floor/Wall Unit M
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	5 One & 3/4 Story		4.Steam	8.F/WallM	12.
1.1	4.1.50	7.1.25	Cool Type	0%	9 None
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	1 Wood Siding		3.H Pump	6.	9.None
0.Wood	4.Asb/Asph	8.Alum/Vin	Kitchen Style	2 Typical	
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	2 Typical Bath(s)	
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	0	
OPEN-3-	0		# Bedrooms	4	
OPEN-4-	0		# Full Baths	2	
Year Built	1990		# Half Baths	0	
Year Remodeled	0		# Addn Fixtures	0	
Foundation	1 Concrete		# Fireplaces	0	
1.Concrete	4.Wood	7.	<div style="display: flex; align-items: center; justify-content: center;"> <div style="background-color: #2c5e62; 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	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			
Bsmt Gar # Cars	0				
Wet Basement	1 Dry Basement				
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
21 Open Frame	0	210	0 0	0	0	0 %	0 %
1 One Story Frame	0	198	0 0	0	0	0 %	0 %
24 Frame Shed	0	120	0 0	0	0	0 %	0 %
24 Frame Shed	0	80	0 0	0	0	0 %	0 %
24 Frame Shed	0	80	0 0	0	0	0 %	0 %
23 Frame Garage	0	480	0 0	0	0	0 %	0 %
22 Encl Frame Porch	2007	174	3 100	1	97	0 %	100 %
						0 %	0 %
						0 %	0 %
						0 %	0 %

Attic	9 None	1.1/4 Fin	4.Full Fin	7.1/4 Unfi
2.1/2 Fin	5.F/Stair	8.	3.3/4 Fin	6.1/2 Unfi
9.None				
Insulation	1 Full			
1.Full	4.Minimal	7.		
2.Heavy	5.Unk	8.		
3.Capped	6.	9.None		
Unfinished %	0%			
Grade & Factor	3 Average 107%			
1.E Grade	4.B Grade	7.AAA Grad		
2.D Grade	5.A Grade	8.		
3.C Grade	6.AA Grade	9.Same		
SQFT (Footprint)	1039			
Condition	4 Average			
1.Poor	4.Avg	7.V G		
2.Fair	5.Avg+	8.Exc		
3.Avg-	6.Good	9.Same		
Phys. % Good	0%			
Funct. % Good	100%			
Functional Code	9 None			
1.Incomp	4.Small	7.Layout		
2.O-Built	5.CDU	8.Other		
3.Damage	6.Style	9.None		
Econ. % Good	100%			
Economic Code	None			
0.None	3.Services	7.		
1.Location	4.Traffic	8.		
2.Encroach	9.None	9.		
Entrance Code	0			
1.Interior	4.Vacant	7.		
2.Refusal	5.Estimate	8.		
3.Informed	6.Office	9.RS		
Information Code	0			
1.Owner	4.Agent	7.		
2.Relative	5.Estimate	8.		
3.Tenant	6.Other	9.SNY		

Hand-drawn site plan on graph paper showing a rectangular building footprint with various annotations. The plan includes dimensions like '1.75 S' and '1.5', and circled numbers 1 through 5. A note at the bottom says 'some unfinished things'.