

RITLAND, ANNA L
223 BEAVER DAM ROAD
NORTH WATERBORO ME 04061

B8900P337 B15552P150 B16041P453 B18757P598

Previous Owner
BROCHU DANIEL L
BROCHU, KRISTLE L
15 PORCUPINE LANE
ARUNDEL ME 04046-8535
Sale Date: 7/30/2021

Previous Owner
GIRARD BRUCE W JR & MALISSA B
223 BEAVER DAM ROAD
NORTH WATERBORO ME 04061
Sale Date: 1/28/2011

Inspection Witnessed By:

X	Date	Date Insp.
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	152,900	0	182,900			
1ST MORTGAGE 0			2013	30,000	152,900	0	182,900			
2ND MORTGAGE 0			2014	30,000	152,900	0	182,900			
Zone/Land Use 47 Lake Arrowhead			2015	30,000	152,900	0	182,900			
Secondary Zone			2016	15,000	151,400	0	166,400			
Topography 1 Level			2017	15,000	151,400	0	166,400			
1.Level 4.Below St 7.Steep			2018	15,000	151,400	0	166,400			
2.Rolling 5.Low 8.Wet			2019	15,000	151,400	0	166,400			
3.Above St 6.Swampy 9.Lev/Roll			2020	15,000	152,500	0	167,500			
Utilities 9 No Water/No Sewer			2021	16,500	152,500	0	169,000			
1.Public 4.Improve 7.Improve			2022	18,000	167,800	0	185,800			
2.Water 5.Improve 8.			2023	19,800	186,100	0	205,900			
3.Sewer 6.Improve 9.None			2024	22,200	208,900	25,000	206,100			
Street 3 Gravel			2025	30,000	287,500	25,000	292,500			
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 7/30/2021			14.Rear Land				%		3.Topography	
Price 327,000			15.Misc				%		4.Size/Shape	
Sale Type 2 Land & Buildings							%		5.Access or Rear	
1.Land 4.Mobile 7.			Square Foot				%		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 9 Unknown			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 1 Arms Length Sale			Fract. Acre				%			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 5 Public Record			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-A545

Account 3153

Location 223 BEAVER DAM ROAD

Card 1 Of 1 9/23/2024

Building Style	4 Cape Cod	SF Bsmt Living	0	Layout	1 Typical				
1.Conv	5.Garr/Col	Fin Bsmt Grade	0 0	1.Typical	4. 7.				
2.Ranch	6.Split	OPEN 5 OPTIONAL 0		2.Inadeq	5. 8.				
3.R Ranch	7.Contemp/	Heat Type	100%	3.Not func	6. 9.				
4.Cape	8.Log	1.HWBB	5.FWA	Attic 9 None					
Dwelling Units 1		2.HWCI	6.GravWA	1.1/4 Fin	4.Full Fin				
Other Units 0		3.HWRAD	7.Electric	2.1/2 Fin	5.FI/Stair				
Stories 4 One & 1/2 Story		4.Steam	8.FI/WallM	3.3/4 Fin	6.1/2 Unfi				
1.1	4.1.50	Cool Type	0%	Insulation 1 Full					
2.2	5.1.75	1.Refrig	1 Refrig A/C		1.Full				
3.3	6.2.50	2.Evapor	4.W&C Air	2.Heavy	5.Unk				
Exterior Walls 8 Alumunum/Vinyl		3.H Pump	6.	3.Capped	6. 9.None				
0.Wood	4.Asb/Asph	Kitchen Style 2 Typical		Unfinished % 0%					
1.Wood	5.T-111	1.Modern	4.Obsolete	Grade & Factor 3 Average 105%					
2.Wd Sh	6.Br/St	2.Typical	5. 8.	1.E Grade	4.B Grade				
3.Compos.	7.Nov	3.Old Type	6. 9.None	2.D Grade	5.A Grade				
Roof Surface 1 Asphalt Shingles		Bath(s) Style 2 Typical Bath(s)		3.C Grade	6.AA Grade				
1.Asphalt	4.Composit	1.Modern	4.Obsolete	SQFT (Footprint) 832					
2.Slate	5.Wood	2.Typical	5. 8.	Condition 5 Above Average					
3.Metal	6.Other	3.Old Type	6. 9.None	1.Poor	4.Avg				
SF Masonry Trim 0		# Rooms 0		2.Fair	5.Avg+				
OPEN-3- 0		# Bedrooms 3		3.Avg-	6.Good				
OPEN-4- 0		# Full Baths 1		Phys. % Good 0%					
Year Built 1998		# Half Baths 1		Funct. % Good 100%					
Year Remodeled 0		# Addn Fixtures 0		Functional Code 9 None					
Foundation 1 Concrete		# Fireplaces 0		1.Incomp	4.Small				
1.Concrete	4.Wood								
2.C Block	5.Slab					2.O-Built	5.CDU	8.Other	
3.Br/Stone	6.Prs/Post					3.Damage	6.Style	9.None	
Basement 4 Full Basement						Econ. % Good 100%		Economic Code None	
1.1/4 Bmt	4.Full Bmt					0.None	3.Services	7.	
2.1/2 Bmt	5.None					1.Location	4.Traffic	8.	
3.3/4 Bmt	6. 9.None					2.Encroach	9.None	9.	
Bsmt Gar # Cars 0						Entrance Code 0		1.Interior	
Wet Basement 1 Dry Basement						1.Refusal		5.Estimate	8.
1.Dry	4. 7.					3.Informed		6.Office	9.RS
2.Damp	5. 8.	Information Code 0		1.Owner					
3.Wet	6. 9.	2.Relative		5.Estimate	8.				
Date Inspected		3.Tenant		6.Other	9.SNY				

Additions, Outbuildings & Improvements

Type	Year	Units	Grade	Cond	Phys.	Funct.	Sound Value	
68 Wood Deck	0	282	0 0	0	0	% 0	%	1.One Story Fram
23 Frame Garage	0	624	0 0	0	0	% 0	%	2.Two Story Fram
21 Open Frame	2007	156	3 100	7	97	% 100	%	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

