

BREEN, RANDY S
TUCKER, LOGAN V
192 BEAVER DAM ROAD
NORTH WATERBORO ME 04061

B13501P135 B18033P787 B19351P264

Previous Owner
WEBB, MARIE
192 BEAVER DAM ROAD

NORTH WATERBORO ME 04061
Sale Date: 11/22/2023

Previous Owner
STUBBS STEVEN P & ADRIENNE
192 BEAVER DAM ROAD

NORTH WATERBORO ME 04061
Sale Date: 8/30/2019

Inspection Witnessed By:

X	Date
No./Date	Description

Notes:
23.1214 - corrected stories to 1.75 from 1.5, added 200sf finished basement space, changed half bath to full bath; based on real estate data from recent sale - vw

Waterboro

Property Data			Assessment Record								
Neighborhood 2 LAC EAST			Year	Land	Buildings	Exempt	Total				
Tree Growth Year 0			2012	45,000	155,800	10,000	190,800				
1ST MORTGAGE 0			2013	45,000	155,800	10,000	190,800				
2ND MORTGAGE 0			2014	45,000	155,800	10,000	190,800				
Zone/Land Use 47 Lake Arrowhead			2015	45,000	155,800	10,000	190,800				
Secondary Zone			2016	22,500	155,800	15,000	163,300				
Topography 1 Level			2017	22,500	155,800	15,000	163,300				
1.Level 4.Below St 7.Steep			2018	22,500	155,800	20,000	158,300				
2.Rolling 5.Low 8.Wet			2019	22,500	155,800	20,000	158,300				
3.Above St 6.Swampy 9.Lev/Roll			2020	22,500	156,700	20,000	159,200				
Utilities 9 No Water/No Sewer			2021	24,800	156,700	0	181,500				
1.Public 4.Improve 7.Improve			2022	27,000	172,300	0	199,300				
2.Water 5.Improve 8.			2023	29,700	191,100	0	220,800				
3.Sewer 6.Improve 9.None			2024	33,300	214,600	0	247,900				
Street 3 Gravel			2025	50,000	311,600	0	361,600				
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 11/22/2023			14.Rear Land				%		3.Topography		
Price 375,000			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				%		7.Open Space		
3.Building 6. 9.							%		8.View/Environ		
Financing 9 Unknown			16.Regular Lot	16		1	100	%	0	9.Fract Share	
1.Convent 4.Seller 7.			17.Secondary Lot	17		1	100	%	0	Acres	
2.FHA/VA 5.Private 8.			18.Excess Land				%			30.Rear (201+)	
3.Assumed 6.Cash 9.Unknown			19.Condominium				%			31.Tillable/Horti	
Validity 1 Arms Length Sale			20.Pavement				%			32.Pasture	
1.Valid 4.Split 7.Renovate			Fract. Acre				%			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

Waterboro

Map Lot 044-000-A558

Account 3163

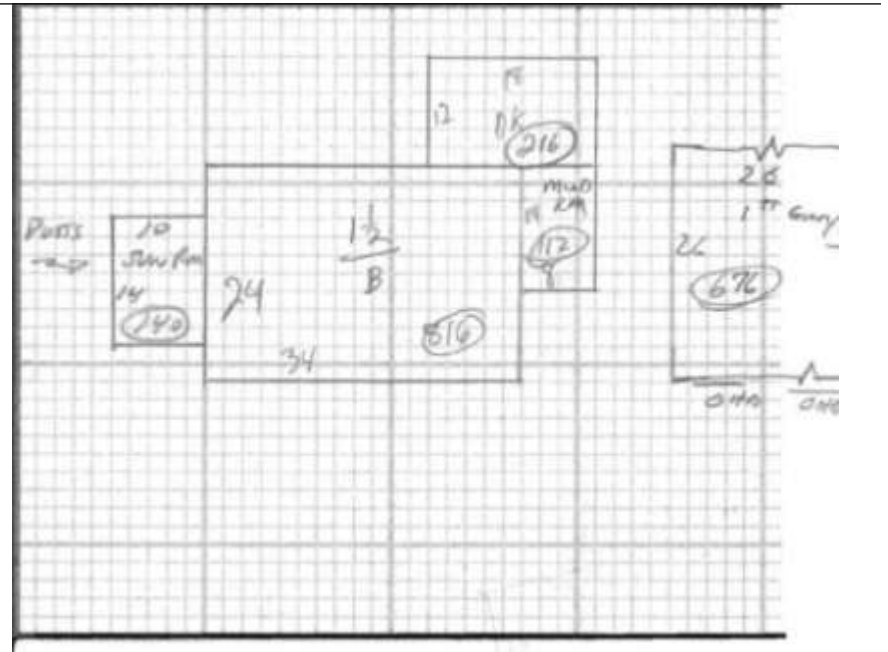
Location 192 BEAVER DAM ROAD

Card 1

Of 1

9/23/2024

Building Style	4 Cape Cod	SF Bsmt Living	200	Layout	1 Typical
1.Conv	5.Garr/Col	9.Other	Fin Bsmt Grade	3 100	1.Typical
2.Ranch	6.Split	10.Mohome	OPEN 5 OPTIONAL 0		2.Inadeq
3.R Ranch	7.Contemp/	11.Condo	Heat Type	100%	1 Hot Water BB
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	8 Aluminum/Vinyl		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	7	
OPEN-3-	0		# Bedrooms	3	
OPEN-4-	0		# Full Baths	2	
Year Built	2002		# 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: #2e7d32; 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	
23 Frame Garage	2006	676	3 100	7	97 %	100 %		1.One Story Fram
22 Encl Frame Porch	2006	112	0 0	0	0 %	0 %		2.Two Story Fram
68 Wood Deck	0	216	0 0	0	0 %	0 %		3.Three Story Fr
22 Encl Frame Porch	2007	140	3 100	7	97 %	100 %		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