

TIMMONS, LIAM M, TRUSTEE
TIMMONS IRREVOCABLE TRUST
14 BEACHWOOD CIRCLE
NORTH WATERBORO ME 04061

B6451P266 B7538P212 B8027P345 B17457P75 B17462P105

Previous Owner
TIMMONS KEVIN C
TIMMONS, JACQUELINE A
14 BEECHWOOD CIRCLE
NORTH WATERBORO ME 04061
Sale Date: 1/25/2021

Previous Owner
KOLLER REX E & JACKIE E
ATTN:KEVIN & JACQUELINE TIMMONS
14 BEACHWOOD CIRCLE
NORTH WATERBORO ME 04061
Sale Date: 4/28/2017

Inspection Witnessed By:

X	Date
No./Date	Description
	Date Insp.

Notes:
estimate of value if 1326 acquired:
add Arrowhead WF line @ 128x100 ft @15% or about \$15,000 in value
2016: estimated 1.22 ac for 2 lot
18.0220 - recorded B/P 17457/75 - transfer of 045-001-328 from Town of Waterboro to Patricia & William Aldred, which is combined with this lot -sb
21.1229 - Kevin and Jacqueline are not beneficiaries of trust, their two sons are beneficiaries -sb
Waterboro recorded homestead & vet exemptions; property is in irrevocable trust (see notes above) ...

Property Data			Assessment Record						
Neighborhood 1 LAC WEST			Year	Land	Buildings	Exempt	Total		
Tree Growth Year 0			2012	144,300	242,800	10,000	377,100		
1ST MORTGAGE 0			2013	144,300	242,800	10,000	377,100		
2ND MORTGAGE 0			2014	144,300	242,800	10,000	377,100		
Zone/Land Use 47 Lake Arrowhead			2015	144,300	242,800	10,000	377,100		
Secondary Zone			2016	130,400	232,000	21,000	341,400		
Topography 2 Rolling			2017	130,400	232,000	21,000	341,400		
1.Level 4.Below St 7.Steep			2018	130,400	232,000	26,000	336,400		
2.Rolling 5.Low 8.Wet			2019	130,400	232,000	0	362,400		
3.Above St 6.Swampy 9.Lev/Roll			2020	130,400	233,000	0	363,400		
Utilities 9 No Water/No Sewer			2021	143,400	233,000	0	376,400		
1.Public 4.Improve 7.Improve			2022	156,400	256,300	0	412,700		
2.Water 5.Improve 8.			2023	172,100	284,300	31,000	425,400		
3.Sewer 6.Improve 9.None			2024	192,900	319,200	0	512,100		
Street 3 Gravel			2025	201,100	417,200	0	618,300		
1.Paved 4.Proposed 7.ROW			Land Data						
2.Semi Imp 5.Pvt 8.None			Front Foot	Type	Effective		Influence		Influence Codes
3.Gravel 6.Aband 9.TG PLAN					Frontage	Depth	Factor	Code	
LAND USE 0			11.Ossipee WF	12	112	200	100 %	0	1.Unimproved
BUILDING USE 0			12.Arrowhead WF				%		2.Excess Ftg /De
Sale Data			13.Waterfront				%		3.Topography
			14.Rear Land				%		4.Size/Shape
Sale Date 1/25/2021			15.Misc				%		5.Access or Rear
Price							%		6.Restriction
Sale Type 2 Land & Buildings							%		7.Open Space
1.Land 4.Mobile 7.			Square Foot	Square Feet					8.View/Environ
2.L & B 5.Other 8.			16.Regular Lot	17		1	100 %	0	9.Fract Share
3.Building 6. 9.			17.Secondary Lot				%		Acres
Financing 9 Unknown			18.Excess Land				%		30.Rear (201+)
1.Convent 4.Seller 7.			19.Condominium				%		31.Tillable/Horti
2.FHA/VA 5.Private 8.			20.Pavement				%		32.Pasture
3.Assumed 6.Cash 9.Unknown							%		33.Orchard
Validity 2 Related Parties			Fract. Acre	Acreege/Sites					34.Frontage
1.Valid 4.Split 7.Renovate			21.Homesite (Frac				%		35.Triangular Lot
2.Related 5.Partial 8.Other			22.Vacant Lot (Fr				%		36.Commercial
3.Distress 6.Exempt 9.			23.Non Conforming				%		37.Softwood
Verified 5 Public Record			Acres				%		38.Mixed Wood
1.Buyer 4.Agent 7.Family			24.Excess (5-10)				%		39.Hardwood
2.Seller 5.Pub Rec 8.Other			25.Excess (10+)				%		40.Wasteland
3.Lender 6.MLS 9.			26.Excess				%		41.Gravel Pit (Ac
			27.Rear (1-100)				%		42.Mobile Home Si
			28.Rear (101-150)				%		43.Condo Site
			29.Rear (151-200)				%		44.Utility ROW
			Total Acreage		0.26				

46.Site Improve

Waterboro

Map Lot 045-001-327

Account 3181

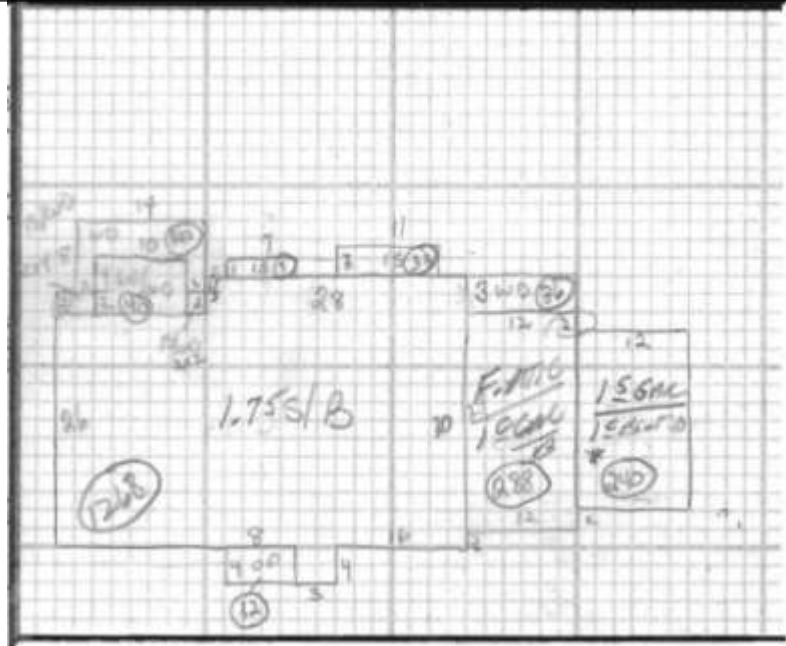
Location 14 BEACHWOOD CIRCLE

Card 1

Of 1

9/23/2024

Building Style 7	SF Bsmt Living 0	Layout 1 Typical
1.Conv 5.Garr/Col 9.Other	Fin Bsmt Grade 0 0	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 9 None
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.F/Stair 8.
Stories 5 One & 3/4 Story	4.Steam 8.F/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 1 Modern	Unfinished % 0%
1.Wood 5.T-111 9.Other	1.Modern 4.Obsolete 7.	Grade & Factor 4 Good 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 1 Modern Bath(s)	3.C Grade 6.AA Grade 9.Same
1.Asphalt 4.Composit 7.	1.Modern 4.Obsolete 7.	SQFT (Footprint) 1268
2.Slate 5.Wood 8.	2.Typical 5. 8.	Condition 4 Average
3.Metal 6.Other 9.	3.Old Type 6. 9.None	1.Poor 4.Avg 7.V G
SF Masonry Trim 0	# Rooms 6	2.Fair 5.Avg+ 8.Exc
OPEN-3- 0	# Bedrooms 3	3.Avg- 6.Good 9.Same
OPEN-4- 0	# Full Baths 2	Phys. % Good 0%
Year Built 1996	# 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
47 1.50 ST GAR	0	288	0 0	0	0	0	1.One Story Fram
37 Unfin Basement	0	288	0 0	0	0	0	2.Two Story Fram
23 Frame Garage	0	240	0 0	0	0	0	3.Three Story Fr
37 Unfin Basement	0	240	0 0	0	0	0	4.1 & 1/2 Story
68 Wood Deck	0	36	0 0	0	0	0	5.1 & 3/4 Story
26 1SFr Overhang	0	33	0 0	0	0	0	6.2 & 1/2 Story
26 1SFr Overhang	0	7	0 0	0	0	0	21.Open Frame Por
68 Wood Deck	0	140	0 0	0	0	0	22.Encl Frame Por
68 Wood Deck	0	40	0 0	0	0	0	23.Frame Garage
21 Open Frame	0	32	0 0	0	0	0	24.Frame Shed
							25.Frame Bay Wind
							26.1SFr Overhang
							27.Unfin Basement
							28.Unfinished Att
							29.Finished Attic