

BEAUPRE, STEVEN I
54 OLD PORTLAND ROAD
NORTH WATERBORO ME 04061

B14015P74 B16271P122 B16354P118 B18318P465

Previous Owner
PAPE DANIEL P
PAPE, ALISON C
5 WINTHROP ROAD
HEBRON CT 06248
Sale Date: 7/27/2020

Previous Owner
FEDERAL NATIONAL MORTGAGE ASSOCIATION
C/O DANIEL PAPE

HEBRON CT 06248
Sale Date: 6/27/2012

Previous Owner
STEIDLE JANICE L & GREGORY E
54 OLD PORTLAND ROAD

N.WATERBORO ME 04061
Sale Date: 2/29/2012

Inspection Witnessed By:

X	Date
No./Date	Description
	Date Insp.

Notes:

Property Data			Assessment Record								
Neighborhood 1 LAC WEST			Year	Land	Buildings	Exempt	Total				
Tree Growth Year 0			2012	38,300	87,800	10,000	116,100				
1ST MORTGAGE 0			2013	38,300	87,800	0	126,100				
2ND MORTGAGE 0			2014	38,300	87,800	0	126,100				
Zone/Land Use 47 Lake Arrowhead			2015	38,300	87,800	0	126,100				
Secondary Zone			2016	19,100	82,100	0	101,200				
Topography 2 Rolling			2017	19,100	82,100	0	101,200				
1.Level 4.Below St 7.Steep			2018	19,100	82,100	0	101,200				
2.Rolling 5.Low 8.Wet			2019	19,100	82,100	0	101,200				
3.Above St 6.Swampy 9.Lev/Roll			2020	19,100	82,100	0	101,200				
Utilities 9 No Water/No Sewer			2021	21,000	82,100	0	103,100				
1.Public 4.Improve 7.Improve			2022	23,000	90,300	0	113,300				
2.Water 5.Improve 8.			2023	25,200	100,200	0	125,400				
3.Sewer 6.Improve 9.None			2024	28,300	112,500	0	140,800				
Street 3 Gravel			2025	41,000	144,000	0	185,000				
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 7/27/2020			14.Rear Land				%		3.Topography		
Price 175,000			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.			16.Regular Lot	16		1	100	%	0	8.View/Environ	
Financing 9 Unknown			17.Secondary Lot	17		1	55	%	6	9.Fract Share	
1.Convent 4.Seller 7.			18.Excess Land				%			30.Rear (201+)	
2.FHA/VA 5.Private 8.			19.Condominium				%			31.Tillable/Horti	
3.Assumed 6.Cash 9.Unknown			20.Pavement				%			32.Pasture	
Validity 1 Arms Length Sale							%			33.Orchard	
1.Valid 4.Split 7.Renovate			Fract. Acre				Acreage/Sites			34.Frontage	
2.Related 5.Partial 8.Other			21.Homesite (Frac					%		35.Triangular Lot	
3.Distress 6.Exempt 9.			22.Vacant Lot (Fr					%		36.Commercial	
Verified 5 Public Record			23.Non Conforming					%		37.Softwood	
1.Buyer 4.Agent 7.Family			Acres					%		38.Mixed Wood	
2.Seller 5.Pub Rec 8.Other			24.Excess (5-10)					%		39.Hardwood	
3.Lender 6.MLS 9.			25.Excess (10+)					%		40.Wasteland	
			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 0.00								45.Camp Lot
											46.Site Improve

Waterboro

Map Lot 046-002-046


Account 3609

Location 54 OLD PORTLAND ROAD

Card 1

Of 1

9/23/2024

Building Style	2 Ranch	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% 1 Hot Water BB	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	1 One Story	4.Steam	8.FI/WallM	3.3/4 Fin	6.1/2 Unfi		
1.1	4.1.50	Cool Type	0% 9 None	Insulation	1 Full		
2.2	5.1.75	1.Refrig	4.W&C Air	1.Full	4.Minimal		
3.3	6.2.50	2.Evapor	5. 8.	2.Heavy	5.Unk		
Exterior Walls	5 T-111	3.H Pump	6. 9.None	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 100%		
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)	1104		
2.Slate	5.Wood	2.Typical	5. 8.	Condition	4 Average		
3.Metal	6.Other	3.Old Type	6. 9.None	1.Poor	4.Avg		
SF Masonry Trim	0	# Rooms	5	2.Fair	5.Avg+		
OPEN-3-	0	# Bedrooms	2	3.Avg-	6.Good		
OPEN-4-	0	# Full Baths	1	Phys. % Good	0%		
Year Built	1973	# Half Baths	0	Funct. % Good	105%		
Year Remodeled	2005	# Addn Fixtures	0	Functional Code	9 None		
Foundation	2 Concrete Block	# Fireplaces	0	1.Incomp	4.Small		
1.Concrete	4.Wood			7.Layout			
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	4.Vacant		
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	4.Agent		
3.Wet	6. 9.	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	
22 Encl Frame Porch	0	30	0 0	0	0	0	%	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

