

THOMAS KATIE L (JT)  
FALASCA, SEAN M  
68 MCLUCAS RD  
EAST WATERBORO ME 04030

B14929P751 B16151P157 B17618P109

Previous Owner  
ROBITAILLE SALMA & SAWYER SABRINA  
ATTN: KATIE L THOMAS  
68 MCLUCAS RD  
EAST WATERBORO ME 04030  
Sale Date: 12/04/2017

Inspection Witnessed By:

No./Date	Description	Date Insp.
X		

Notes:

Waterboro

Property Data			Assessment Record						
Neighborhood <b>67 MCLUCAS RD</b>			Year	Land	Buildings	Exempt	Total		
Tree Growth Year <b>0</b>			2012	69,400	107,400	0	176,800		
1ST MORTGAGE <b>0</b>			2013	69,400	107,400	0	176,800		
2ND MORTGAGE <b>0</b>			2014	0	0	0	0		
Zone/Land Use <b>31 Agricultural/Residential</b>			2015	69,400	107,400	0	176,800		
Secondary Zone			2016	58,900	107,400	0	166,300		
Topography <b>2 Rolling</b>			2017	58,900	107,400	0	166,300		
1.Level 4.Below St 7.Steep			2018	58,900	107,400	20,000	146,300		
2.Rolling 5.Low 8.Wet			2019	58,900	107,400	0	166,300		
3.Above St 6.Swampy 9.Lev/Roll			2020	58,900	107,400	0	166,300		
Utilities <b>9 No Water/No Sewer</b>			2021	64,800	107,400	0	172,200		
1.Public 4.Improve 7.Improve			2022	70,700	118,200	0	188,900		
2.Water 5.Improve 8.			2023	77,800	131,100	0	208,900		
3.Sewer 6.Improve 9.None			2024	87,200	147,200	0	234,400		
Street <b>3 Gravel</b>			2025	106,700	205,200	0	311,900		
1.Paved 4.Proposed 7.ROW			<b>Land Data</b>						
2.Semi Imp 5.Pvt 8.None			<b>Front Foot</b>	<b>Type</b>	<b>Effective</b>		<b>Influence</b>		<b>Influence Codes</b>
3.Gravel 6.Aband 9.TG PLAN					<b>Frontage</b>	<b>Depth</b>	<b>Factor</b>	<b>Code</b>	
LAND USE <b>0</b>			11.Ossipee WF			%		1.Unimproved	
BUILDING USE <b>0</b>			12.Arrowhead WF			%		2.Excess Ftg /De	
<b>Sale Data</b>			13.Waterfront			%		3.Topography	
			14.Rear Land			%		4.Size/Shape	
Sale Date <b>12/04/2017</b>			15.Misc			%		5.Access or Rear	
Price <b>209,900</b>						%		6.Restriction	
Sale Type <b>2 Land &amp; Buildings</b>						%		7.Open Space	
1.Land 4.Mobile 7.			<b>Square Foot</b>	<b>Square Feet</b>				8.View/Environ	
2.L & B 5.Other 8.							%	9.Fract Share	
3.Building 6. 9.			16.Regular Lot			%		<b>Acres</b>	
Financing <b>9 Unknown</b>			17.Secondary Lot			%		30.Rear (201+)	
1.Convent 4.Seller 7.			18.Excess Land			%		31.Tillable/Horti	
2.FHA/VA 5.Private 8.			19.Condominium			%		32.Pasture	
3.Assumed 6.Cash 9.Unknown			20.Pavement			%		33.Orchard	
Validity <b>1 Arms Length Sale</b>						%		34.Frontage	
1.Valid 4.Split 7.Renovate			<b>Fract. Acre</b>	<b>Acreege/Sites</b>				35.Triangular Lot	
2.Related 5.Partial 8.Other			21.Homesite (Frac	21	1.84	100	%	0	
3.Distress 6.Exempt 9.			22.Vacant Lot (Fr	24	0.16	100	%	0	
Verified <b>5 Public Record</b>			23.Non Conforming			%		38.Mixed Wood	
1.Buyer 4.Agent 7.Family			<b>Acres</b>			%		39.Hardwood	
2.Seller 5.Pub Rec 8.Other			24.Excess ( 5-10)			%		40.Wasteland	
3.Lender 6.MLS 9.			25.Excess (10+)			%		41.Gravel Pit (Ac	
			26.Excess			%		42.Mobile Home Si	
			27.Rear (1-100)			%		43.Condo Site	
			28.Rear (101-150)			%		44.Utility ROW	
			29.Rear (151-200)			%		45.Camp Lot	
			<b>Total Acreage</b>			<b>2.00</b>		46.Site Improve	

## Waterboro

Map Lot 007-049E


Account 4932

Location 68 MCLUCAS ROAD

Card 1

Of 1

9/23/2024

Building Style	<b>4 Cape Cod</b>			SF Bsmt Living <b>0</b>			Layout <b>1 Typical</b>		
1.Conv	5.Garr/Col	9.Other	Fin Bsmt Grade <b>0 0</b>			1.Typical 4. 7.			
2.Ranch	6.Split	10.Mohome	OPEN 5 OPTIONAL <b>0</b>			2.Inadeq 5. 8.			
3.R Ranch	7.Contemp/	11.Condo	Heat Type <b>100% 1 Hot Water BB</b>			3.Not func 6. 9.			
4.Cape	8.Log	12.	1.HWBB 5.FWA 9.No Heat			Attic <b>0</b>			
Dwelling Units <b>1</b>			2.HWCI 6.GravWA 10.			1.1/4 Fin 4.Full Fin 7.1/4 Unfi			
Other Units <b>0</b>			3.HWRAD 7.Electric 11.			2.1/2 Fin 5.FI/Stair 8.			
Stories <b>4 One &amp; 1/2 Story</b>			4.Steam 8.FI/WallM 12.			3.3/4 Fin 6.1/2 Unfi 9.None			
1.1	4.1.50	7.1.25	Cool Type <b>0% 9 None</b>			Insulation <b>1 Full</b>			
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 <b>8 Aluminum/Vinyl</b>			3.H Pump 6. 9.None			3.Capped 6. 9.None			
0.Wood	4.Asb/Asph	8.Alum/Vin	Kitchen Style <b>2 Typical</b>			Unfinished % <b>0%</b>			
1.Wood	5.T-111	9.Other	1.Modern 4.Obsolete 7.			Grade & Factor <b>3 Average 100%</b>			
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 <b>1 Asphalt Shingles</b>			Bath(s) Style <b>2 Typical Bath(s)</b>			3.C Grade 6.AA Grade 9.Same			
1.Asphalt	4.Composit	7.	1.Modern 4.Obsolete 7.			SQFT (Footprint) <b>896</b>			
2.Slate	5.Wood	8.	2.Typical 5. 8.			Condition <b>7 Very Good</b>			
3.Metal	6.Other	9.	3.Old Type 6. 9.None			1.Poor 4.Avg 7.V G			
SF Masonry Trim <b>0</b>			# Rooms <b>4</b>			2.Fair 5.Avg+ 8.Exc			
OPEN-3- <b>0</b>			# Bedrooms <b>1</b>			3.Avg- 6.Good 9.Same			
OPEN-4- <b>0</b>			# Full Baths <b>1</b>			Phys. % Good <b>0%</b>			
Year Built <b>2006</b>			# Half Baths <b>0</b>			Funct. % Good <b>85%</b>			
Year Remodeled <b>0</b>			# Addn Fixtures <b>0</b>			Functional Code <b>1 Incomplete</b>			
Foundation <b>4 Wood</b>			# Fireplaces <b>0</b>			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 <b>100%</b>			
Basement <b>1 1/4 Basement</b>						Economic Code <b>None</b>			
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 <b>2</b>						Entrance Code <b>0</b>			
Wet Basement <b>1 Dry Basement</b>						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 <b>0</b>						
Date Inspected			1.Owner 4.Agent 7.						
			2.Relative 5.Estimate 8.						
			3.Tenant 6.Other 9.SNY						
<b>Additions, Outbuildings &amp; Improvements</b>								1.One Story Fram	
Type	Year	Units	Grade	Cond	Phys.	Funct.	Sound Value	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	