

COOK, ANDREA L
COOK, MICHAEL R
PO BOX 283
NORTH WATERBORO ME 04061

B8068P26 B18742P907

Previous Owner
ALLEN HERMAN E
PO BOX 303

NORTH WATERBORO ME 04061
Sale Date: 7/21/2021

Inspection Witnessed By:

X	Date	Description	Date Insp.

Notes:

Waterboro

Property Data			Assessment Record						
Neighborhood 67 MCLUCAS RD			Year	Land	Buildings	Exempt	Total		
Tree Growth Year 0			2012	84,200	139,800	10,000	214,000		
1ST MORTGAGE 0			2013	84,200	139,800	10,000	214,000		
2ND MORTGAGE 0			2014	84,200	139,800	10,000	214,000		
Zone/Land Use 40 Conservation			2015	84,200	139,800	10,000	214,000		
Secondary Zone			2016	71,600	139,800	15,000	196,400		
Topography 2 Rolling			2017	71,600	139,800	15,000	196,400		
1.Level 4.Below St 7.Steep			2018	71,600	139,800	20,000	191,400		
2.Rolling 5.Low 8.Wet			2019	71,600	139,800	20,000	191,400		
3.Above St 6.Swampy 9.Lev/Roll			2020	71,600	140,500	20,000	192,100		
Utilities 9 No Water/No Sewer			2021	78,700	140,500	0	219,200		
1.Public 4.Improve 7.Improve			2022	85,900	154,500	0	240,400		
2.Water 5.Improve 8.			2023	94,500	171,400	0	265,900		
3.Sewer 6.Improve 9.None			2024	105,900	193,000	25,000	273,900		
Street 3 Gravel			2025	116,600	255,600	25,000	347,200		
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			%		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 7/21/2021			15.Misc			%		5.Access or Rear	
Price 369,900						%		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.							%	9.Fract Share	
3.Building 6. 9.			16.Regular Lot			%		Acres	
Financing 9 Unknown			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 1 Arms Length Sale						%		34.Frontage	
1.Valid 4.Split 7.Renovate			Fract. Acre	Acreege/Sites				35.Triangular Lot	
2.Related 5.Partial 8.Other			21.Homesite (Frac	21	10.00	100	%	0	36.Commercial
3.Distress 6.Exempt 9.			22.Vacant Lot (Fr				%		37.Softwood
Verified 5 Public Record			23.Non Conforming				%		38.Mixed Wood
1.Buyer 4.Agent 7.Family			Acres				%		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
			Total Acreage		10.00				46.Site Improve

Waterboro

Map Lot 010-007-002

Account 1083

Location 570 MCLUCAS ROAD

Card 1 Of 1 9/23/2024

Building Style	2 Ranch	SF Bsmt Living	1344	Layout	1 Typical
1.Conv	5.Garr/Col	9.Other	Fin Bsmt Grade	3 106	1.Typical
2.Ranch	6.Split	10.Mohome	OPEN 5 OPTIONAL	0	2.Inadeq
3.R Ranch	7.Contemp/	11.Condo	Heat Type	100%	3.Not func
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	1 One 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	1 Wood Siding		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	6	
OPEN-3-	0		# Bedrooms	3	
OPEN-4-	0		# Full Baths	2	
Year Built	1999		# Half Baths	0	
Year Remodeled	0		# Addn Fixtures	0	
Foundation	1 Concrete		# Fireplaces	0	
1.Concrete	4.Wood	7.			
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 11/09/2005

Additions, Outbuildings & Improvements								
Type	Year	Units	Grade	Cond	Phys.	Funct.	Sound Value	
23 Frame Garage	0	784	0 0	0	0	0	%	1.One Story Fram
68 Wood Deck	0	200	0 0	0	0	0	%	2.Two Story Fram
24 Frame Shed	0	96	0 0	0	0	0	%	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

