

Map Lot 011-018-001

Account 1192

Location 418 TOWNHOUSE ROAD

Card 1

Of 1

9/23/2024

LANOUE, MELINDA J
418 TOWNHOUSE ROAD
EAST WATERBORO ME 04030

B14129P577 B18839P395

Previous Owner
MORIN BRIAN J
LANOUE-MORIN, MELINDA J
418 TOWNHOUSE RD
E WATERBORO ME 04030
Sale Date: 10/13/2021

Previous Owner
HABITAT FOR HUMANITY
PO BOX 245

LIMERICK ME 04048
Sale Date: 6/21/2004

Inspection Witnessed By:

X

Date

No./Date	Description	Date Insp.

Notes:

19.0625 - added 10x20 shed, 10x12 deck, 24x24 deck -sb

Waterboro

Property Data			Assessment Record				
Neighborhood 44 TOWNHOUSE RD			Year	Land	Buildings	Exempt	Total
			2012	72,000	114,100	10,000	176,100
Tree Growth Year 0			2013	72,000	114,100	10,000	176,100
1ST MORTGAGE 0			2014	72,000	114,100	10,000	176,100
2ND MORTGAGE 0							
Zone/Land Use 31 Agricultural/Residential			2015	72,000	114,100	10,000	176,100
			2016	60,900	114,100	15,000	160,000
Secondary Zone			2017	60,900	114,100	15,000	160,000
			2018	60,900	114,100	20,000	155,000
Topography 1 Level			2019	60,900	114,100	20,000	155,000
1.Level	4.Below St	7.Steep	2020	60,900	125,100	20,000	166,000
2.Rolling	5.Low	8.Wet					
3.Above St	6.Swampy	9.Lev/Roll	2021	66,900	125,100	24,500	167,500
Utilities 9 No Water/No Sewer							
1.Public	4.Improve	7.Improve	2022	73,000	137,600	25,000	185,600
2.Water	5.Improve	8.					
3.Sewer	6.Improve	9.None	2023	80,300	152,700	25,000	208,000
Street 1 Paved							
			2024	90,100	173,200	25,000	238,300
2025	110,100	233,200					
1.Paved			Land Data				
			Front Foot	Type	Effective		Influence
Frontage	Depth	Factor			Code		
		%			1.Unimproved		
		%			2.Excess Ftg /De		
		%			3.Topography		
		%			4.Size/Shape		
		%			5.Access or Rear		
		%		6.Restriction			
		%		7.Open Space			
		%		8.View/Environ			
Square Foot	Square Feet	%	9.Fract Share				
		%	Acres				
		%	30.Rear (201+)				
		%	31.Tillable/Horti				
		%	32.Pasture				
		%	33.Orchard				
		%	34.Frontage				
		%	35.Triangular Lot				
		%	36.Commercial				
		%	37.Softwood				
Fract. Acre	Acreage/Sites	21	2.00	100 %	0	38.Mixed Wood	
		24	1.17	100 %	0	39.Hardwood	
				%		40.Wasteland	
				%		41.Gravel Pit (Ac	
				%		42.Mobile Home Si	
				%		43.Condo Site	
				%		44.Utility ROW	
				%		45.Camp Lot	
				%		46.Site Improveme	
				%			
			Total Acreage		3.17		

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Building Style 2 Ranch	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.FI/Stair 8.
Stories 1 One Story	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 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 2 Typical	Unfinished % 0%
1.Wood 5.T-111 9.Other	1.Modern 4.Obsolete 7.	Grade & Factor 3 Average 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 2 Typical Bath(s)	3.C Grade 6.AA Grade 9.Same
1.Asphalt 4.Composit 7.	1.Modern 4.Obsolete 7.	SQFT (Footprint) 1206
2.Slate 5.Wood 8.	2.Typical 5. 8.	Condition 7 Very Good
3.Metal 6.Other 9.	3.Old Type 6. 9.None	1.Poor 4.Avg 7.V G
SF Masonry Trim 0	# Rooms 4	2.Fair 5.Avg+ 8.Exc
OPEN-3- 0	# Bedrooms 2	3.Avg- 6.Good 9.Same
OPEN-4- 0	# Full Baths 1	Phys. % Good 0%
Year Built 2004	# 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.	T TRIO	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.	T TRIO	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.	T TRIO	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	
68 Wood Deck	2018	520	4 100	8	0	% 100	%	1.One Story Fram
68 Wood Deck	2018	120	4 100	8	0	% 100	%	2.Two Story Fram
24 Frame Shed	2018	200	4 100	8	0	% 100	%	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

1192	Location	418 TOWNHOUSE ROAD		
	Property Data		Asses	
	Neighborhood	44 TOWNHOUSE RD	Year	Land
			2005	22,800
	Tree Growth Year 0		2006	22,800
	1ST MORTGAGE 0		2007	22,800
	2ND MORTGAGE 0		2008	72,000
	Zone/Land Use 31 Agricultural/Residential		2010	72,000
	Secondary Zone		2011	72,000

