

GAGNE, MATTHEW B (JT)  
 PELLETIER, SARA E  
 493 TOWNHOUSE ROAD  
 EAST WATERBORO ME 04030

B18162P763 B18267P852 B18180P627 B19175P624

Previous Owner  
 PEASE, MARGARET  
 PELLETIER, SARA E  
 44 ROSS ROAD  
 KENNEBUNK ME 04043  
 Sale Date: 12/16/2022

Previous Owner  
 FOMEZ DEVELOPMENT LLC  
 PO BOX 308

WATERBORO ME 04030  
 Sale Date: 6/06/2020

Inspection Witnessed By:

X	Date
No./Date	Description
	Date Insp.

Notes:

20.1007 - SPLIT FROM 011-045 -SB  
 21.0601 - changed land from vacant to homesite, added 30x48 1st/b, 6x20 OP, 10x10 deck, 5x8 basement entry, 12x24 shed -sb  
 24.0403 - added 33' ag pool 22,000sv - vv

Waterboro

Property Data			Assessment Record																																																																																																																																																																																																												
Neighborhood <b>44 TOWNHOUSE RD</b>			Year	Land	Buildings	Exempt	Total																																																																																																																																																																																																								
Tree Growth Year <b>0</b>			2021	45,100	0	0	45,100																																																																																																																																																																																																								
1ST MORTGAGE			2022	70,500	203,500	0	274,000																																																																																																																																																																																																								
2ND MORTGAGE			2023	77,600	225,700	0	303,300																																																																																																																																																																																																								
Zone/Land Use <b>31 Agricultural/Residential</b>			2024	87,000	255,900	0	342,900																																																																																																																																																																																																								
Secondary Zone			2025	106,400	370,800	0	477,200																																																																																																																																																																																																								
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LAND USE <b>0</b>			<table border="1"> <thead> <tr> <th rowspan="2">Front Foot</th> <th rowspan="2">Type</th> <th colspan="2">Effective</th> <th colspan="2">Influence</th> <th rowspan="2">Influence Codes</th> </tr> <tr> <th>Frontage</th> <th>Depth</th> <th>Factor</th> <th>Code</th> </tr> </thead> <tbody> <tr><td>11.Ossipee WF</td><td></td><td></td><td></td><td>%</td><td></td><td>1.Unimproved</td></tr> <tr><td>12.Arrowhead WF</td><td></td><td></td><td></td><td>%</td><td></td><td>2.Excess Ftg /De</td></tr> <tr><td>13.Waterfront</td><td></td><td></td><td></td><td>%</td><td></td><td>3.Topography</td></tr> <tr><td>14.Rear Land</td><td></td><td></td><td></td><td>%</td><td></td><td>4.Size/Shape</td></tr> <tr><td>15.Misc</td><td></td><td></td><td></td><td>%</td><td></td><td>5.Access or Rear</td></tr> <tr><td></td><td></td><td></td><td></td><td>%</td><td></td><td>6.Restriction</td></tr> <tr><td></td><td></td><td></td><td></td><td>%</td><td></td><td>7.Open Space</td></tr> <tr><td></td><td></td><td></td><td></td><td>%</td><td></td><td>8.View/Environ</td></tr> <tr><td></td><td></td><td></td><td></td><td>%</td><td></td><td>9.Fract Share</td></tr> <tr><td></td><td></td><td></td><td></td><td>%</td><td></td><td><b>Acres</b></td></tr> <tr><td></td><td></td><td></td><td></td><td>%</td><td></td><td>30.Rear (201+)</td></tr> <tr><td></td><td></td><td></td><td></td><td>%</td><td></td><td>31.Tillable/Horti</td></tr> <tr><td></td><td></td><td></td><td></td><td>%</td><td></td><td>32.Pasture</td></tr> <tr><td></td><td></td><td></td><td></td><td>%</td><td></td><td>33.Orchard</td></tr> <tr><td></td><td></td><td></td><td></td><td>%</td><td></td><td>34.Frontage</td></tr> <tr><td></td><td></td><td></td><td></td><td>%</td><td></td><td>35.Triangular Lot</td></tr> <tr><td></td><td></td><td></td><td></td><td>%</td><td></td><td>36.Commercial</td></tr> <tr><td></td><td></td><td></td><td></td><td>%</td><td></td><td>37.Softwood</td></tr> <tr><td></td><td></td><td></td><td></td><td>%</td><td></td><td>38.Mixed Wood</td></tr> <tr><td></td><td></td><td></td><td></td><td>%</td><td></td><td>39.Hardwood</td></tr> <tr><td></td><td></td><td></td><td></td><td>%</td><td></td><td>40.Wasteland</td></tr> <tr><td></td><td></td><td></td><td></td><td>%</td><td></td><td>41.Gravel Pit (Ac</td></tr> <tr><td></td><td></td><td></td><td></td><td>%</td><td></td><td>42.Mobile Home Si</td></tr> <tr><td></td><td></td><td></td><td></td><td>%</td><td></td><td>43.Condo Site</td></tr> <tr><td></td><td></td><td></td><td></td><td>%</td><td></td><td>44.Utility ROW</td></tr> <tr><td></td><td></td><td></td><td></td><td>%</td><td></td><td>45.Camp Lot</td></tr> <tr><td></td><td></td><td></td><td></td><td>%</td><td></td><td>46.Site Improve</td></tr> </tbody> </table>					Front Foot	Type	Effective		Influence		Influence Codes	Frontage	Depth	Factor	Code	11.Ossipee WF				%		1.Unimproved	12.Arrowhead WF				%		2.Excess Ftg /De	13.Waterfront				%		3.Topography	14.Rear Land				%		4.Size/Shape	15.Misc				%		5.Access or Rear					%		6.Restriction					%		7.Open Space					%		8.View/Environ					%		9.Fract Share					%		<b>Acres</b>					%		30.Rear (201+)					%		31.Tillable/Horti					%		32.Pasture					%		33.Orchard					%		34.Frontage					%		35.Triangular Lot					%		36.Commercial					%		37.Softwood					%		38.Mixed Wood					%		39.Hardwood					%		40.Wasteland					%		41.Gravel Pit (Ac					%		42.Mobile Home Si					%		43.Condo Site					%		44.Utility ROW					%		45.Camp Lot					%		46.Site Improve
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Waterboro

Map Lot 011-045-A

Account 5247

Location 493 TOWNHOUSE ROAD

Card 1

Of 1

9/23/2024

Table with multiple columns and rows detailing building specifications, including Building Style (2 Ranch), Layout (1 Typical), SF Bsm't Living (0), and various structural and material details.



Date Inspected

Additions, Outbuildings & Improvements

Table with columns for Type, Year, Units, Grade, Cond, Phys., Funct., and Sound Value, listing various property improvements.

