

LAMBERT DANIEL M
755 TOWNHOUSE RD
E WATERBORO ME 04030

B4459P123 B15568P486 B17271P163

Previous Owner
MCPHERSON SANDRA L
ATTN: DANIEL M LAMBERT
755 TOWNHOUSE ROAD
EAST WATERBORO ME 04030
Sale Date: 7/08/2016

Previous Owner
ALMEIDA JOHN JR & EVA
755 TOWNHOUSE ROAD

EAST WATERBORO ME 04030
Sale Date: 2/23/2009

Inspection Witnessed By:

X	Date
No./Date	Description
	Date Insp.

Notes:

Waterboro

Property Data			Assessment Record						
Neighborhood 44 TOWNHOUSE RD			Year	Land	Buildings	Exempt	Total		
Tree Growth Year 0			2012	69,700	124,300	10,000	184,000		
1ST MORTGAGE 0			2013	69,700	124,300	10,000	184,000		
2ND MORTGAGE 0			2014	69,700	124,300	10,000	184,000		
Zone/Land Use 31 Agricultural/Residential			2015	69,700	124,300	10,000	184,000		
Secondary Zone			2016	59,200	124,300	15,000	168,500		
Topography 3 Above Street			2017	59,200	124,300	15,000	168,500		
1.Level 4.Below St 7.Steep			2018	59,200	124,300	0	183,500		
2.Rolling 5.Low 8.Wet			2019	59,200	124,300	0	183,500		
3.Above St 6.Swampy 9.Lev/Roll			2020	59,200	125,400	0	184,600		
Utilities 9 No Water/No Sewer			2021	65,100	125,400	24,500	166,000		
1.Public 4.Improve 7.Improve			2022	71,100	138,000	25,000	184,100		
2.Water 5.Improve 8.			2023	78,200	153,000	25,000	206,200		
3.Sewer 6.Improve 9.None			2024	87,600	172,600	25,000	235,200		
Street 1 Paved			2025	107,200	222,100	25,000	304,300		
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 7/08/2016			15.Misc			%		5.Access or Rear	
Price 130,000						%		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 1 Conventional			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	2.00	100	%	0	
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 2.00					45.Camp Lot	
								46.Site Improve	

Waterboro

Map Lot 011-076A

Account 1361

Location 755 TOWNHOUSE ROAD

Card 1

Of 1

9/23/2024

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% 7 Electric	3.Not func	6.	9.	
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			Insulation	1 Full
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	5 T-111			3.H Pump	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.			
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)			Grade & Factor	3 Average 100%
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	5			SQFT (Footprint)	840
OPEN-3-	0			# Bedrooms	3			Condition	5 Above Average
OPEN-4-	0			# Full Baths	1			1.Poor	4.Avg
Year Built	1981			# Half Baths	0			2.Fair	5.Avg+
Year Remodeled	0			# Addn Fixtures	0			3.Avg-	6.Good
Foundation	1 Concrete			# Fireplaces	1			Phys. % Good	0%
1.Concrete	4.Wood	7.						Funct. % Good	100%
2.C Block	5.Slab	8.						Functional Code	9 None
3.Br/Stone	6.Prs/Post	9.						1.Incomp	4.Small
Basement	2 1/2 Basement							2.O-Built	5.CDU
1.1/4 Bmt	4.Full Bmt	7.						3.Damage	6.Style
2.1/2 Bmt	5.None	8.						Econ. % Good	100%
3.3/4 Bmt	6.	9.None						Economic Code	None
Bsmt Gar # Cars	0							0.None	3.Services
Wet Basement	1 Dry Basement							1.Location	4.Traffic
1.Dry	4.	7.						2.Encroach	9.None
2.Damp	5.	8.						Entrance Code	0
3.Wet	6.	9.						1.Interior	4.Vacant
								2.Refusal	5.Estimate
								3.Informed	6.Office
								Information Code	0
								1.Owner	4.Agent
								2.Relative	5.Estimate
								3.Tenant	6.Other
									9.SNY



Date Inspected

Additions, Outbuildings & Improvements

Type	Year	Units	Grade	Cond	Phys.	Funct.	Sound Value	
68 Wood Deck	0	290	0 0	0	0	0	%	1.One Story Fram
24 Frame Shed	0	120	0 0	0	0	0	%	2.Two Story Fram
23 Frame Garage	0	480	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

