

TOWNS, JOYCE A  
251 TOWNHOUSE ROAD  
EAST WATERBORO ME 04030

B6136P123

Previous Owner  
TOWNS FRANCIS R JR  
TOWNS, JOYCE A  
251 TOWNHOUSE ROAD  
EAST WATERBORO ME 04030  
Sale Date: 12/17/2010

Inspection Witnessed By:

X	Date
No./Date	Description
	Date Insp.

Notes:  
23.1130 - removed Francis Towns, deceased 12/17/2010;  
Joyce Towns is surviving joint tenant - vw

Waterboro

Property Data			Assessment Record						
Neighborhood <b>44 TOWNHOUSE RD</b>			Year	Land	Buildings	Exempt	Total		
Tree Growth Year <b>0</b>			2012	89,200	317,500	10,000	396,700		
1ST MORTGAGE <b>0</b>			2013	89,200	317,500	10,000	396,700		
2ND MORTGAGE <b>0</b>			2014	89,200	317,500	10,000	396,700		
Zone/Land Use <b>31 Agricultural/Residential</b>			2015	89,200	317,500	10,000	396,700		
Secondary Zone			2016	77,700	317,500	15,000	380,200		
Topography <b>3 Above Street</b>			2017	77,700	317,500	15,000	380,200		
1.Level 4.Below St 7.Steep			2018	77,700	317,500	20,000	375,200		
2.Rolling 5.Low 8.Wet			2019	77,700	317,500	20,000	375,200		
3.Above St 6.Swampy 9.Lev/Roll			2020	77,700	319,700	20,000	377,400		
Utilities <b>9 No Water/No Sewer</b>			2021	85,500	319,700	24,500	380,700		
1.Public 4.Improve 7.Improve			2022	93,200	351,600	25,000	419,800		
2.Water 5.Improve 8.			2023	102,600	390,000	25,000	467,600		
3.Sewer 6.Improve 9.None			2024	91,300	438,600	25,000	504,900		
Street <b>1 Paved</b>			2025	109,500	535,200	25,000	619,700		
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	
Sale Date <b>12/17/2010</b>			14.Rear Land			%		4.Size/Shape	
Price			15.Misc			%		5.Access or Rear	
Sale Type <b>2 Land &amp; Buildings</b>						%		6.Restriction	
1.Land 4.Mobile 7.			<b>Square Foot</b>	<b>Square Feet</b>				7.Open Space	
2.L & B 5.Other 8.						%		8.View/Environ	
3.Building 6. 9.			16.Regular Lot			%		9.Fract Share	
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>2 Related Parties</b>			<b>Fract. Acre</b>	<b>Acreege/Sites</b>				34.Frontage	
1.Valid 4.Split 7.Renovate				21.Homesite (Frac	21	2.00	100 %	0	35.Triangular Lot
2.Related 5.Partial 8.Other				22.Vacant Lot (Fr	26	2.36	100 %	0	36.Commercial
3.Distress 6.Exempt 9.			23.Non Conforming			%		37.Softwood	
Verified <b>7 Family Member</b>			<b>Acres</b>			%		38.Mixed Wood	
1.Buyer 4.Agent 7.Family			24.Excess ( 5-10)			%		39.Hardwood	
2.Seller 5.Pub Rec 8.Other			25.Excess (10+)			%		40.Wasteland	
3.Lender 6.MLS 9.			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	
			<b>Total Acreage</b>		<b>4.36</b>			45.Camp Lot	
								46.Site Improve	

# Waterboro

Map Lot 011-079

Account 1268

Location 251 TOWNHOUSE ROAD

Card 1

Of 1

9/23/2024

Building Style	<b>8 Log Home</b>	SF Bsmt Living	0	Layout	<b>1 Typical</b>
1.Conv	5.Garr/Col	9.Other	Fin Bsmt Grade	0 0	1.Typical
2.Ranch	6.Split	10.Mohome	OPEN 5 OPTIONAL	0	2.Inadeq
3.R Ranch	7.Contemp/	11.Condo	Heat Type	<b>100%</b>	<b>1 Hot Water BB</b>
4.Cape	8.Log	12.	1.HWBB	5.FWA	9.No Heat
Dwelling Units	<b>1</b>		2.HWCI	6.GravWA	10.
Other Units	<b>1</b>		3.HWRAD	7.Electric	11.
Stories	<b>5 One &amp; 3/4 Story</b>		4.Steam	8.Fl/WallM	12.
1.1	4.1.50	7.1.25	Cool Type	<b>0%</b>	<b>9 None</b>
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	<b>9 Other</b>		3.H Pump	6.	9.None
0.Wood	4.Asb/Asph	8.Alum/Vin	Kitchen Style	<b>2 Typical</b>	
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	<b>1 Asphalt Shingles</b>		Bath(s) Style	<b>2 Typical Bath(s)</b>	
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	<b>0</b>		# Rooms	<b>6</b>	
OPEN-3-	<b>0</b>		# Bedrooms	<b>3</b>	
OPEN-4-	<b>0</b>		# Full Baths	<b>2</b>	
Year Built	<b>1988</b>		# Half Baths	<b>1</b>	
Year Remodeled	<b>0</b>		# Addn Fixtures	<b>0</b>	
Foundation	<b>1 Concrete</b>		# Fireplaces	<b>1</b>	
1.Concrete	4.Wood	7.			
2.C Block	5.Slab	8.			
3.Br/Stone	6.Prs/Post	9.			
Basement	<b>4 Full Basement</b>				
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	<b>0</b>				
Wet Basement	<b>1 Dry Basement</b>				
1.Dry	4.	7.			
2.Damp	5.	8.			
3.Wet	6.	9.			



Date Inspected

### Additions, Outbuildings & Improvements

Type	Year	Units	Grade	Cond	Phys.	Funct.	Sound Value	
21 Open Frame	0	272	0 0	0	0	0 %	0 %	1.One Story Fram
68 Wood Deck	0	552	0 0	0	0	0 %	0 %	2.Two Story Fram
24 Frame Shed	0	97	0 0	0	0	0 %	0 %	3.Three Story Fr
2 Two Story Frame	0	480	0 0	0	0	0 %	0 %	4.1 & 1/2 Story
49 1.75 Fr Gar w/fin	1988	1120	0 0	0	0	0 %	0 %	5.1 & 3/4 Story
2 Two Story Frame	1988	480	0 0	0	70	0 %	0 %	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

