

WINN, EMILEE J  
 CARADONNA, PETER A  
 568 TOWNHOUSE ROAD  
 EAST WATERBORO ME 04030

B13448P105 B15653P111 B16533P254 B18017P603

Previous Owner  
 CLANCY JONATHAN R  
 568 TOWNHOUSE ROAD

EAST WATERBORO ME 04030  
 Sale Date: 8/12/2019

Previous Owner  
 RASCH RONALD E & SHERRY L  
 C/O JONATHAN R CLANCY  
 568 TOWNHOUSE ROAD  
 EAST WATERBORO ME 04030  
 Sale Date: 2/15/2012

Previous Owner  
 CASEY PETER J  
 C/O RONALD & SHERRY RASCH  
 568 TOWNHOUSE ROAD  
 EAST WATERBORO ME 04030  
 Sale Date: 6/11/2009

Inspection Witnessed By:

X	Date
No./Date	Description
	Date Insp.

Notes:

Property Data			Assessment Record				
Neighborhood	44 TOWNHOUSE RD		Year	Land	Buildings	Exempt	Total
Tree Growth Year	0		2012	69,700	122,700	0	192,400
1ST MORTGAGE	0		2013	69,700	174,500	0	244,200
2ND MORTGAGE	0		2014	69,700	174,500	0	244,200
Zone/Land Use	31 Agricultural/Residential		2015	69,700	129,700	0	199,400
Secondary Zone			2016	59,200	141,900	0	201,100
			2017	59,200	141,900	0	201,100
Topography	1 Level		2018	59,200	141,900	0	201,100
			2019	59,200	141,900	0	201,100
1.Level	4.Below St	7.Steep	2020	59,200	142,500	0	201,700
2.Rolling	5.Low	8.Wet	2021	65,100	142,500	0	207,600
3.Above St	6.Swampy	9.Lev/Roll	2022	71,100	156,800	25,000	202,900
Utilities	9 No Water/No Sewer		2023	78,200	173,900	25,000	227,100
1.Public	4.Improve	7.Improve	2024	87,600	195,300	25,000	257,900
2.Water	5.Improve	8.	2025	107,200	264,800	25,000	347,000
3.Sewer	6.Improve	9.None					
Street	1 Paved						
1.Paved	4.Proposed	7.ROW					
2.Semi Imp	5.Pvt	8.None					
3.Gravel	6.Aband	9.TG PLAN					
LAND USE	0						
BUILDING USE	0						
Sale Data							
Sale Date	8/12/2019						
Price	244,750						
Sale Type	2 Land & Buildings						
1.Land	4.Mobile	7.					
2.L & B	5.Other	8.					
3.Building	6.	9.					
Financing	9 Unknown						
1.Convent	4.Seller	7.					
2.FHA/VA	5.Private	8.					
3.Assumed	6.Cash	9.Unknown					
Validity	1 Arms Length Sale						
1.Valid	4.Split	7.Renovate					
2.Related	5.Partial	8.Other					
3.Distress	6.Exempt	9.					
Verified	5 Public Record						
1.Buyer	4.Agent	7.Family					
2.Seller	5.Pub Rec	8.Other					
3.Lender	6.MLS	9.					

  

Land Data						
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
				%		Acres
				%		30.Rear (201+)
				%		31.Tillable/Horti
				%		32.Pasture
				%		33.Orchard
				%		34.Frontage
				%		35.Triangular Lot
				%		36.Commercial
21		2.00		100 %	0	37.Softwood
25		0.01		100 %	0	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
		<b>Total Acreage</b>		2.01		

