

BROWN, MEGAN B
 SMITH, JAKE E
 676 TOWNHOUSE ROAD
 EAST WATERBORO ME 04030
 B15889P973 B16089P755 B18344P466

Previous Owner
 HAWKES, SEAN C
 676 TOWNHOUSE ROAD
 EAST WATERBORO ME 04030
 Sale Date: 8/12/2020

Previous Owner
 TD BANK N A
 C/O SEAN HAWKES
 676 TOWNHOUSE RD
 E WATERBORO ME 04030
 Sale Date: 5/03/2011

Previous Owner
 MACKNEER ANDREW T & KELLY M
 C/O TD BANKNORTH NA
 ONE PORTLAND SQUARE
 PORTLAND ME 04101
 Sale Date: 6/28/2010

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	69,300	160,300	0	229,600		
1ST MORTGAGE 0			2013	69,300	160,300	0	229,600		
2ND MORTGAGE 0			2014	69,300	160,300	0	229,600		
Zone/Land Use 31 Agricultural/Residential			2015	69,300	160,300	0	229,600		
Secondary Zone			2016	58,900	160,300	0	219,200		
Topography 1 Level			2017	58,900	160,300	0	219,200		
1.Level 4.Below St 7.Steep			2018	58,900	160,300	0	219,200		
2.Rolling 5.Low 8.Wet			2019	58,900	160,300	0	219,200		
3.Above St 6.Swampy 9.Lev/Roll			2020	58,900	161,200	0	220,100		
Utilities 9 No Water/No Sewer			2021	64,800	161,200	0	226,000		
1.Public 4.Improve 7.Improve			2022	70,700	177,400	0	248,100		
2.Water 5.Improve 8.			2023	77,800	196,700	0	274,500		
3.Sewer 6.Improve 9.None			2024	87,200	220,900	25,000	283,100		
Street 1 Paved			2025	106,600	306,000	25,000	387,600		
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	
			Sale Date 8/12/2020	14.Rear Land			%		4.Size/Shape
Price 255,000			15.Misc			%		5.Access or Rear	
Sale Type 2 Land & Buildings						%		6.Restriction	
1.Land 4.Mobile 7.						%		7.Open Space	
2.L & B 5.Other 8.			Square Foot	Square Feet				8.View/Environ	
3.Building 6. 9.			16.Regular Lot			%		9.Fract Share	
Financing 9 Unknown			17.Secondary Lot			%		Acres	
1.Convent 4.Seller 7.			18.Excess Land			%		30.Rear (201+)	
2.FHA/VA 5.Private 8.			19.Condominium			%		31.Tillable/Horti	
3.Assumed 6.Cash 9.Unknown			20.Pavement			%		32.Pasture	
Validity 1 Arms Length Sale						%		33.Orchard	
1.Valid 4.Split 7.Renovate			Fract. Acre	Acreege/Sites				34.Frontage	
2.Related 5.Partial 8.Other			21.Homesite (Frac	21	1.90	100	%	0	
3.Distress 6.Exempt 9.			22.Vacant Lot (Fr			%		35.Triangular Lot	
Verified 5 Public Record			23.Non Conforming			%		36.Commercial	
1.Buyer 4.Agent 7.Family			Acres			%		37.Softwood	
2.Seller 5.Pub Rec 8.Other			24.Excess (5-10)			%		38.Mixed Wood	
3.Lender 6.MLS 9.			25.Excess (10+)			%		39.Hardwood	
			26.Excess			%		40.Wasteland	
			27.Rear (1-100)			%		41.Gravel Pit (Ac	
			28.Rear (101-150)			%		42.Mobile Home Si	
			29.Rear (151-200)			%		43.Condo Site	
			Total Acreage		1.90				

Waterboro

Map Lot 011-083-007

Account 4525

Location 676 TOWNHOUSE ROAD

Card 1

Of 1

9/23/2024

Building Style	4 Cape Cod	SF Bsmt Living	0	Layout	1 Typical
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	100%	1 Hot Water BB
4.Cape	8.Log	12.	1.HWB	5.FWA	9.No Heat
Dwelling Units 1		2.HWCI		6.GravWA	10.
Other Units 0		3.HWRAD		7.Electric	11.
Stories		4.Steam		8.F/WallM	12.
1.1	4.1.50	7.1.25	Cool Type	0%	9 None
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		3.H Pump		6.	9.None
8 Alumunum/Vinyl		Kitchen Style		0	
0.Wood	4.Asb/Asph	8.Alum/Vin	1.Modern	4.Obsolete	7.
1.Wood	5.T-111	9.Other	2.Typical	5.	8.
2.Wd Sh	6.Br/St	11.	3.Old Type	6.	9.None
3.Compos.	7.Nov	12.	Bath(s) Style		0
Roof Surface		1.Modern		4.Obsolete	7.
1 Asphalt Shingles		2.Typical		5.	8.
1.Asphalt	4.Composit	7.	3.Old Type	6.	9.None
2.Slate	5.Wood	8.	# Rooms		5
3.Metal	6.Other	9.	# Bedrooms		2
SF Masonry Trim		0		# Full Baths	
OPEN-3-		0		# Half Baths	
OPEN-4-		0		# Addn Fixtures	
Year Built		2002		# Fireplaces	
Year Remodeled		0		0	
Foundation		1 Concrete		Functional Code	
1.Concrete	4.Wood	7.	1.Incomp		4.Small
2.C Block	5.Slab	8.	2.O-Built		5.CDU
3.Br/Stone	6.Prs/Post	9.	3.Damage		6.Style
Basement		4 Full Basement		Econ. % Good	
1.1/4 Bmt	4.Full Bmt	7.	0		100%
2.1/2 Bmt	5.None	8.	Economic Code		None
3.3/4 Bmt	6.	9.None	0.None		3.Services
Bsmt Gar # Cars		0		1.Location	
Wet Basement		0		2.Encroach	
1.Dry	4.	7.	Entrance Code		0
2.Damp	5.	8.	1.Interior		4.Vacant
3.Wet	6.	9.	2.Refusal		5.Estimate
Date Inspected				3.Informed	
				6.Office	
				9.RS	
				Information Code	
				0	
				1.Owner	
				4.Agent	
				7.	
				2.Relative	
				5.Estimate	
				8.	
				3.Tenant	
				6.Other	
				9.SNY	



Additions, Outbuildings & Improvements									
Type	Year	Units	Grade	Cond	Phys.	Funct.	Sound Value		
68 Wood Deck	0	212	0 0	0	0	0 %	0 %	1.One Story Fram	
47 1.50 ST GAR	2005	400	0 0	0	0	0 %	0 %	2.Two Story Fram	
						%	%	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	

