

MACDOUGAL, JENNIFER L
3 TOWNHOUSE RD
EAST WATERBORO ME 04030

B7649P348 B17923P101

Previous Owner
EARL JAMES E III
ATTN: JENNIFER MACDOUGAL
3 TOWNHOUSE RD
EAST WATERBORO ME 04030
Sale Date: 4/03/2019

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	31,500	91,900	10,000	113,400		
1ST MORTGAGE 0			2013	31,500	91,900	10,000	113,400		
2ND MORTGAGE 0			2014	31,500	91,900	10,000	113,400		
Zone/Land Use 31 Agricultural/Residential			2015	31,500	91,900	10,000	113,400		
Secondary Zone			2016	26,700	91,900	15,000	103,600		
Topography 1 Level			2017	26,700	91,900	15,000	103,600		
1.Level 4.Below St 7.Steep			2018	26,700	91,900	20,000	98,600		
2.Rolling 5.Low 8.Wet			2019	26,700	91,900	20,000	98,600		
3.Above St 6.Swampy 9.Lev/Roll			2020	26,700	92,100	0	118,800		
Utilities 9 No Water/No Sewer			2021	29,400	92,100	0	121,500		
1.Public 4.Improve 7.Improve			2022	32,100	101,300	0	133,400		
2.Water 5.Improve 8.			2023	35,300	112,400	0	147,700		
3.Sewer 6.Improve 9.None			2024	39,600	126,600	0	166,200		
Street 1 Paved			2025	48,400	176,700	0	225,100		
1.Paved 4.Proposed 7.ROW			Land Data						
2.Semi Imp 5.Pvt 8.None									
3.Gravel 6.Aband 9.TG PLAN			Front Foot	Type	Effective		Influence		Influence Codes
LAND USE 0			11.Ossipee WF		Frontage	Depth	Factor	Code	
BUILDING USE 0			12.Arrowhead WF				%		1.Unimproved
Sale Data			13.Waterfront				%		2.Excess Ftg /De
Sale Date 4/03/2019			14.Rear Land				%		3.Topography
Price 140,000			15.Misc				%		4.Size/Shape
Sale Type 2 Land & Buildings							%		5.Access or Rear
1.Land 4.Mobile 7.			Square Foot	Square Feet			%		6.Restriction
2.L & B 5.Other 8.			16.Regular Lot				%		7.Open Space
3.Building 6. 9.			17.Secondary Lot				%		8.View/Environ
Financing 9 Unknown			18.Excess Land				%		9.Fract Share
1.Convent 4.Seller 7.			19.Condominium				%		Acres
2.FHA/VA 5.Private 8.			20.Pavement				%		30.Rear (201+)
3.Assumed 6.Cash 9.Unknown							%		31.Tillable/Horti
Validity 1 Arms Length Sale			Fract. Acre	Acreege/Sites			%		32.Pasture
1.Valid 4.Split 7.Renovate			21.Homesite (Frac	21	0.15	125	%	0	33.Orchard
2.Related 5.Partial 8.Other			22.Vacant Lot (Fr				%		34.Frontage
3.Distress 6.Exempt 9.			23.Non Conforming				%		35.Triangular Lot
Verified 5 Public Record			Acres				%		36.Commercial
1.Buyer 4.Agent 7.Family			24.Excess (5-10)				%		37.Softwood
2.Seller 5.Pub Rec 8.Other			25.Excess (10+)				%		38.Mixed Wood
3.Lender 6.MLS 9.			26.Excess				%		39.Hardwood
			27.Rear (1-100)				%		40.Wasteland
			28.Rear (101-150)				%		41.Gravel Pit (Ac
			29.Rear (151-200)				%		42.Mobile Home Si
			Total Acreage		0.15				43.Condo Site
									44.Utility ROW
									45.Camp Lot
									46.Site Improve

Waterboro

Map Lot 028-053


Account 2019

Location 3 TOWNHOUSE ROAD

Card 1

Of 1

9/23/2024

Building Style	1 Conventional			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% 1 Hot Water BB			3.Not func	6.	9.	
4.Cape	8.Log	12.		1.HWB	5.FWA	9.No Heat	Attic	0			
Dwelling Units 2				2.HWCI	6.GravWA 10.			1.1/4 Fin	4.Full Fin	7.1/4 Unfi	
Other Units 0				3.HWRAD	7.Electric	11.	2.1/2 Fin	5.FI/Stair 8.			
Stories 2 Two Story				4.Steam	8.FI/WallM 12.			3.3/4 Fin	6.1/2 Unfi 9.None		
1.1	4.1.50	7.1.25		Cool Type	0% 9 None			Insulation 3 Capped Only			
2.2	5.1.75	8.		1.Refrig	4.W&C Air	7.	1.Full	4.Minimal 7.			
3.3	6.2.50	9.		2.Evapor	5.	8.	2.Heavy	5.Unk 8.			
Exterior Walls 1 Wood Siding				3.H Pump	6.	9.None	3.Capped	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.	Grade & Factor 3 Average 90%				
2.Wd Sh	6.Br/St	11.		2.Typical	5.	8.	1.E Grade	4.B Grade	7.AAA Grad		
3.Compos.	7.Nov	12.		3.Old Type	6.	9.None	2.D Grade	5.A Grade 8.			
Roof Surface 3 Metal				Bath(s) Style 2 Typical Bath(s)			3.C Grade 6.AA Grade 9.Same				
1.Asphalt	4.Composit	7.		1.Modern	4.Obsolete	7.	SQFT (Footprint) 720				
2.Slate	5.Wood	8.		2.Typical	5.	8.	Condition 3 Below Average				
3.Metal	6.Other	9.		3.Old Type	6.	9.None	1.Poor	4.Avg	7.V G		
SF Masonry Trim 0				# Rooms 0			2.Fair	5.Avg+ 8.Exc			
OPEN-3- 0				# Bedrooms 3			3.Avg-	6.Good 9.Same			
OPEN-4- 0				# Full Baths 2			Phys. % Good 0%				
Year Built 1940				# Half Baths 0			Funct. % Good 100%				
Year Remodeled 0				# Addn Fixtures 0			Functional Code 9 None				
Foundation 3 Brick &/or Stone				# Fireplaces 0			1.Incomp	4.Small	7.Layout		
1.Concrete	4.Wood	7.									
2.C Block	5.Slab	8.									
3.Br/Stone	6.Prs/Post	9.									
Basement 2 1/2 Basement											
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 0											
Wet Basement 2 Damp Basement											
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	
24 Frame Shed	0	120	0 0	0	0	0	%	1.One Story Fram
21 Open Frame	0	216	0 0	0	0	0	%	2.Two Story Fram
1 One Story Frame	0	144	0 0	0	0	0	%	3.Three Story Fr
1 One Story Frame	0	234	0 0	0	0	0	%	4.1 & 1/2 Story
68 Wood Deck	0	80	0 0	0	0	0	%	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

