

CLAUSON DANIEL & MICHELLE
18 PACE LANDING
WATERBORO ME 04087

B6340P323 B16609P423

Previous Owner
BROOKS RONALD L & LORI A BROOKS
C/O DANIEL & MICHELE CLAUSON
18 PACE LANDING
WATERBORO ME 04087
Sale Date: 5/29/2013

Property Data			Assessment Record																																																																																																																																																																																																																	
Neighborhood 72 PACE LANDING RD			Year	Land	Buildings	Exempt	Total																																																																																																																																																																																																													
Tree Growth Year 0			2012	62,700	203,900	16,000	250,600																																																																																																																																																																																																													
1ST MORTGAGE 0			2013	62,700	203,900	0	266,600																																																																																																																																																																																																													
2ND MORTGAGE 0			2014	62,700	203,900	0	266,600																																																																																																																																																																																																													
Zone/Land Use 31 Agricultural/Residential			2015	62,700	203,900	0	266,600																																																																																																																																																																																																													
Secondary Zone			2016	53,300	203,900	0	257,200																																																																																																																																																																																																													
Topography 1 Level 2 Rolling			2017	53,300	203,900	0	257,200																																																																																																																																																																																																													
1.Level 4.Below St 7.Steep			2018	53,300	203,900	0	257,200																																																																																																																																																																																																													
2.Rolling 5.Low 8.Wet			2019	53,300	203,900	0	257,200																																																																																																																																																																																																													
3.Above St 6.Swampy 9.Lev/Roll			2020	53,300	206,000	26,000	233,300																																																																																																																																																																																																													
Utilities 9 No Water/No Sewer			2021	58,600	206,000	30,380	234,220																																																																																																																																																																																																													
1.Public 4.Improve 7.Improve			2022	63,900	226,600	31,000	259,500																																																																																																																																																																																																													
2.Water 5.Improve 8.			2023	70,300	251,300	31,000	290,600																																																																																																																																																																																																													
3.Sewer 6.Improve 9.None			2024	78,900	283,500	31,000	331,400																																																																																																																																																																																																													
Street 1 Paved			2025	96,400	391,800	31,000	457,200																																																																																																																																																																																																													
1.Paved 4.Proposed 7.ROW			<table border="1"> <thead> <tr> <th colspan="5">Land Data</th> </tr> <tr> <th rowspan="2">Front Foot</th> <th rowspan="2">Type</th> <th colspan="2">Effective</th> <th colspan="2">Influence</th> <th rowspan="2">Influence Codes</th> </tr> <tr> <th>Frontage</th> <th>Depth</th> <th>Factor</th> <th>Code</th> </tr> </thead> <tbody> <tr> <td>11.Ossipee WF</td> <td></td> <td></td> <td></td> <td>%</td> <td></td> <td>1.Unimproved</td> </tr> <tr> <td>12.Arrowhead WF</td> <td></td> <td></td> <td></td> <td>%</td> <td></td> <td>2.Excess Ftg /De</td> </tr> <tr> <td>13.Waterfront</td> <td></td> <td></td> <td></td> <td>%</td> <td></td> <td>3.Topography</td> </tr> <tr> <td>14.Rear Land</td> <td></td> <td></td> <td></td> <td>%</td> <td></td> <td>4.Size/Shape</td> </tr> <tr> <td>15.Misc</td> <td></td> <td></td> <td></td> <td>%</td> <td></td> <td>5.Access or Rear</td> </tr> <tr> <td></td> <td></td> <td></td> <td></td> <td>%</td> <td></td> <td>6.Restriction</td> </tr> <tr> <td></td> <td></td> <td></td> <td></td> <td>%</td> <td></td> <td>7.Open Space</td> </tr> <tr> <td></td> <td></td> <td></td> <td></td> <td>%</td> <td></td> <td>8.View/Environ</td> </tr> <tr> <td></td> <td></td> <td></td> <td></td> <td>%</td> <td></td> <td>9.Fract Share</td> </tr> <tr> <td></td> <td></td> <td></td> <td></td> <td>%</td> <td></td> <td>Acres</td> </tr> <tr> <td></td> <td></td> <td></td> <td></td> <td>%</td> <td></td> <td>30.Rear (201+)</td> </tr> <tr> <td></td> <td></td> <td></td> <td></td> <td>%</td> <td></td> <td>31.Tillable/Horti</td> </tr> <tr> <td></td> <td></td> <td></td> <td></td> <td>%</td> <td></td> <td>32.Pasture</td> </tr> <tr> <td></td> <td></td> <td></td> <td></td> <td>%</td> <td></td> <td>33.Orchard</td> </tr> <tr> <td></td> <td></td> <td></td> <td></td> <td>%</td> <td></td> <td>34.Frontage</td> </tr> <tr> <td></td> <td></td> <td></td> <td></td> <td>%</td> <td></td> <td>35.Triangular Lot</td> </tr> <tr> <td></td> <td></td> <td></td> <td></td> <td>%</td> <td></td> <td>36.Commercial</td> </tr> <tr> <td></td> <td></td> <td></td> <td></td> <td>%</td> <td></td> <td>37.Softwood</td> </tr> <tr> <td></td> <td></td> <td></td> <td></td> <td>%</td> <td></td> <td>38.Mixed Wood</td> </tr> <tr> <td></td> <td></td> <td></td> <td></td> <td>%</td> <td></td> <td>39.Hardwood</td> </tr> <tr> <td></td> <td></td> <td></td> <td></td> <td>%</td> <td></td> <td>40.Wasteland</td> </tr> <tr> <td></td> <td></td> <td></td> <td></td> <td>%</td> <td></td> <td>41.Gravel Pit (Ac</td> </tr> <tr> <td></td> <td></td> <td></td> <td></td> <td>%</td> <td></td> <td>42.Mobile Home Si</td> </tr> <tr> <td></td> <td></td> <td></td> <td></td> <td>%</td> <td></td> <td>43.Condo Site</td> </tr> <tr> <td></td> <td></td> <td></td> <td></td> <td>%</td> <td></td> <td>44.Utility ROW</td> </tr> <tr> <td></td> <td></td> <td></td> <td></td> <td>%</td> <td></td> <td>45.Camp Lot</td> </tr> <tr> <td></td> <td></td> <td></td> <td></td> <td>%</td> <td></td> <td>46.Site Improve</td> </tr> </tbody> </table>					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					%		37.Softwood					%		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
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Inspection Witnessed By:

No./Date	Description	Date Insp.
X		

Notes:

Waterboro

Map Lot 009-010-013

Account 965

Location 18 PACE LANDING

Card 1

Of 1

9/23/2024

Building Style	3 Raised Ranch	SF Bsmt Living	480	Layout	1 Typical
1.Conv	5.Garr/Col	9.Other	Fin Bsmt Grade	3 100	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	3.Not func
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
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	8 Aluminum/Vinyl		3.H Pump	6.	9.None
0.Wood	4.Asb/Asph	8.Alum/Vin	Kitchen Style	2 Typical	Unfinished %
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
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	Phys. % Good
OPEN-3-	0		# Bedrooms	2	Funct. % Good
OPEN-4-	0		# Full Baths	2	Functional Code
Year Built	1992		# Half Baths	0	1.Incomp
Year Remodeled	2003		# Addn Fixtures	0	4.Small
Foundation	1 Concrete		# Fireplaces	0	2.O-Built
1.Concrete	4.Wood	7.			5.CDU
2.C Block	5.Slab	8.			8.Other
3.Br/Stone	6.Prs/Post	9.			3.Damage
Basement	4 Full Basement				6.Style
1.1/4 Bmt	4.Full Bmt	7.			9.None
2.1/2 Bmt	5.None	8.			Econ. % Good
3.3/4 Bmt	6.	9.None			100%
Bsmt Gar # Cars	3				Economic Code
Wet Basement	1 Dry Basement				None
1.Dry	4.	7.			0.None
2.Damp	5.	8.			3.Services
3.Wet	6.	9.			7.
					1.Location
					4.Traffic
					8.
					2.Encroach
					9.None
					9.
					Entrance Code
					0
					1.Interior
					4.Vacant
					7.
					2.Refusal
					5.Estimate
					8.
					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



Date Inspected

Additions, Outbuildings & Improvements

Type	Year	Units	Grade	Cond	Phys.	Funct.	Sound Value	
47 1.50 ST GAR	2005	1200	3 100	8	95 %	100 %		1.One Story Fram
26 1SFr Overhang	0	160	0 0	0	0 %	0 %		2.Two Story Fram
1 One Story Frame	2003	396	0 0	0	0 %	0 %		3.Three Story Fr
37 Unfin Basement	2003	396	0 0	0	0 %	0 %		4.1 & 1/2 Story
26 1SFr Overhang	2003	18	0 0	0	0 %	0 %		5.1 & 3/4 Story
26 1SFr Overhang	2003	18	0 0	0	0 %	0 %		6.2 & 1/2 Story
21 Open Frame	2003	162	0 0	0	0 %	0 %		21.Open Frame Por
72	2003	144	0 0	0	0 %	0 %		22.Encl Frame Por
63 Swimming Pool	1998	648	3 100	6	75 %	75 %		23.Frame Garage
24 Frame Shed	1990	200	0 0	0	0 %	0 %		24.Frame Shed
								25.Frame Bay Wind
								26.1SFr Overhang
								27.Unfin Basement
								28.Unfinished Att
								29.Finished Attic

