

Map Lot 010-006-002

Account 1077

Location 525 MCLUCAS ROAD

Card 1 Of 1 9/23/2024

WATERHOUSE DEAN E
 WATERHOUSE, DENISE C
 PO BOX 627
 N WATERBORO ME 04061

B10728P83

Inspection Witnessed By:

X		Date
No./Date	Description	Date Insp.

Notes:
 21.0120 - changed acres from 18 to 10 per deed -sb

Waterboro

Property Data			Assessment Record																																																																																																																																																																																		
Neighborhood 67 MCLUCAS RD			Year	Land	Buildings	Exempt	Total																																																																																																																																																																														
Tree Growth Year 0			2012	98,200	139,500	10,000	227,700																																																																																																																																																																														
1ST MORTGAGE 0			2013	98,200	139,500	10,000	227,700																																																																																																																																																																														
2ND MORTGAGE 0			2014	98,200	139,500	10,000	227,700																																																																																																																																																																														
Zone/Land Use 33 Forest/Agricultural..			2015	98,200	139,500	10,000	227,700																																																																																																																																																																														
Secondary Zone			2016	81,600	139,500	15,000	206,100																																																																																																																																																																														
Topography 2 Rolling			2017	81,600	139,500	15,000	206,100																																																																																																																																																																														
1.Level 4.Below St 7.Steep			2018	81,600	139,500	20,000	201,100																																																																																																																																																																														
2.Rolling 5.Low 8.Wet			2019	81,600	160,200	20,000	221,800																																																																																																																																																																														
3.Above St 6.Swampy 9.Lev/Roll			2020	81,600	160,200	20,000	221,800																																																																																																																																																																														
Utilities 9 No Water/No Sewer			2021	89,700	160,200	24,500	225,400																																																																																																																																																																														
1.Public 4.Improve 7.Improve			2022	91,100	176,200	25,000	242,300																																																																																																																																																																														
2.Water 5.Improve 8.			2023	100,300	195,400	25,000	270,700																																																																																																																																																																														
3.Sewer 6.Improve 9.None			2024	112,400	219,400	25,000	306,800																																																																																																																																																																														
Street 1 Paved			2025	139,600	290,900	25,000	405,500																																																																																																																																																																														
1.Paved 4.Proposed 7.ROW			<table border="1"> <thead> <tr> <th colspan="2">Front Foot</th> <th colspan="2">Effective</th> <th colspan="2">Influence</th> <th rowspan="2">Influence Codes</th> </tr> <tr> <th>Type</th> <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>1.Unimproved</td></tr> <tr><td>12.Arrowhead WF</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>3.Topography</td></tr> <tr><td>14.Rear Land</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>5.Access or Rear</td></tr> <tr><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>7.Open Space</td></tr> <tr><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>9.Fract Share</td></tr> <tr><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>30.Rear (201+)</td></tr> <tr><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>32.Pasture</td></tr> <tr><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>34.Frontage</td></tr> <tr><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>36.Commercial</td></tr> <tr><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>38.Mixed Wood</td></tr> <tr><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>40.Wasteland</td></tr> <tr><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>42.Mobile Home Si</td></tr> <tr><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>44.Utility ROW</td></tr> <tr><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>46.Site Improve</td></tr> </tbody> </table>					Front Foot		Effective		Influence		Influence Codes	Type	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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2.FHA/VA 5.Private 8.			Acres																																																																																																																																																																																		
3.Assumed 6.Cash 9.Unknown			24.Excess (5-10)																																																																																																																																																																																		
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2.Related 5.Partial 8.Other			27.Rear (1-100)																																																																																																																																																																																		
3.Distress 6.Exempt 9.			28.Rear (101-150)																																																																																																																																																																																		
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1.Buyer 4.Agent 7.Family			Total Acreage 10.00																																																																																																																																																																																		
2.Seller 5.Pub Rec 8.Other																																																																																																																																																																																					
3.Lender 6.MLS 9.																																																																																																																																																																																					

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Card 1 Of 1 9/23/2024

Building Style	8 Log Home			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% 3 Hot Water Rad			3.Not func	6.	9.	
4.Cape	8.Log	12.		1.HWBB	5.FWA	9.No Heat		Attic	9 None		
Dwelling Units	1			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.F/Stair	8.	
Stories	1 One Story			4.Steam	8.F/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	1 Full		
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	9 Other			3.H Pump	6.	9.None		3.Capped	6.	9.None	
0.Wood	4.Asb/Asph	8.Alum/Vin		Kitchen Style	1 Modern			Unfinished %	0%		
1.Wood	5.T-111	9.Other		1.Modern	4.Obsolete	7.		Grade & Factor	3 Average 110%		
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	1 Modern Bath(s)			3.C Grade	6.AA Grade	9.Same	
1.Asphalt	4.Composit	7.		1.Modern	4.Obsolete	7.		SQFT (Footprint)	1188		
2.Slate	5.Wood	8.		2.Typical	5.	8.		Condition	8 Excellent		
3.Metal	6.Other	9.		3.Old Type	6.	9.None		1.Poor	4.Avg	7.V G	
SF Masonry Trim	0			# Rooms	5			2.Fair	5.Avg+	8.Exc	
OPEN-3-	0			# Bedrooms	2			3.Avg-	6.Good	9.Same	
OPEN-4-	0			# Full Baths	2			Phys. % Good	0%		
Year Built	2005			# Half Baths	0			Funct. % Good	100%		
Year Remodeled	0			# Addn Fixtures	0			Functional Code	9 None		
Foundation	1 Concrete			# Fireplaces	0			1.Incomp	4.Small	7.Layout	
1.Concrete	4.Wood	7.						2.O-Built	5.CDU	8.Other	
2.C Block	5.Slab	8.						3.Damage	6.Style	9.None	
3.Br/Stone	6.Prs/Post	9.						Econ. % Good	100%		
Basement	4 Full Basement							Economic Code	None		
1.1/4 Bmt	4.Full Bmt	7.						0.None	3.Services	7.	
2.1/2 Bmt	5.None	8.						1.Location	4.Traffic	8.	
3.3/4 Bmt	6.	9.None						2.Encroach	9.None	9.	
Bsmt Gar # Cars	0							Entrance Code	9 Rob Sutherland		
Wet Basement	1 Dry Basement							1.Interior	4.Vacant	7.	
1.Dry	4.	7.						2.Refusal	5.Estimate	8.	
2.Damp	5.	8.						3.Informed	6.Office	9.RS	
3.Wet	6.	9.						Information Code	9 See Next Year		
								1.Owner	4.Agent	7.	
								2.Relative	5.Estimate	8.	
								3.Tenant	6.Other	9.SNY	



Date Inspected 11/10/2005

Additions, Outbuildings & Improvements							
Type	Year	Units	Grade	Cond	Phys.	Funct.	Sound Value
21 Open Frame	0	352	0 0	0	0 %	0 %	
23 Frame Garage	2017	728	4 100	5	95 %	100 %	
					%	%	
					%	%	
					%	%	
					%	%	
					%	%	
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