

PARADIS, BRENDA JEAN  
HOLLERAN, JOSEPH R & LORI C  
PO BOX 354  
NORTH WATERBORO ME 04061

B7488P33 B17223P954 B18445P153 B19354P166

Previous Owner  
PARADIS, BRENDA J  
PO BOX 354

NORTH WATERBORO ME 04061  
Sale Date: 11/20/2023

Previous Owner  
ALLEN DONALD P  
ALLEN, ANGELA L  
PO BOX 374  
N WATERBORO ME 04061  
Sale Date: 11/06/2020

Previous Owner  
ALLEN DONALD & KELLY A  
PO BOX 339

EAST WATERBORO ME 04030  
Sale Date: 4/29/2016

Inspection Witnessed By:

X	Date
No./Date	Description
	Date Insp.

Notes:  
23.1213 - Ownership interest by party: Brenda Jean Paradis 60%; Joseph R Holleran 20%; Lori C Holleran 20% - vw

Waterboro

Property Data			Assessment Record						
Neighborhood <b>67 MCLUCAS RD</b>			Year	Land	Buildings	Exempt	Total		
Tree Growth Year <b>0</b>			2012	88,000	236,200	0	324,200		
1ST MORTGAGE <b>0</b>			2013	88,000	236,200	0	324,200		
2ND MORTGAGE <b>0</b>			2014	88,000	236,200	0	324,200		
Zone/Land Use <b>40 Conservation</b>			2015	88,000	236,200	0	324,200		
Secondary Zone			2016	74,200	233,800	0	308,000		
Topography <b>2 Rolling</b>			2017	74,200	233,800	0	308,000		
1.Level 4.Below St 7.Steep			2018	74,200	233,800	0	308,000		
2.Rolling 5.Low 8.Wet			2019	74,200	233,800	0	308,000		
3.Above St 6.Swampy 9.Lev/Roll			2020	74,200	235,700	20,000	289,900		
Utilities <b>9 No Water/No Sewer</b>			2021	81,700	235,700	24,500	292,900		
1.Public 4.Improve 7.Improve			2022	89,100	259,200	0	348,300		
2.Water 5.Improve 8.			2023	98,000	287,500	0	385,500		
3.Sewer 6.Improve 9.None			2024	109,900	322,800	25,000	407,700		
Street <b>1 Paved</b>			2025	122,300	422,300	25,000	519,600		
1.Paved 4.Proposed 7.ROW			<b>Land Data</b>						
2.Semi Imp 5.Pvt 8.None			<b>Front Foot</b>	<b>Type</b>	<b>Effective</b>		<b>Influence</b>		<b>Influence Codes</b>
3.Gravel 6.Aband 9.TG PLAN					<b>Frontage</b>	<b>Depth</b>	<b>Factor</b>	<b>Code</b>	
LAND USE <b>0</b>			11.Ossipee WF			%		1.Unimproved	
BUILDING USE <b>0</b>			12.Arrowhead WF			%		2.Excess Ftg /De	
<b>Sale Data</b>			13.Waterfront			%		3.Topography	
Sale Date <b>11/20/2023</b>			14.Rear Land			%		4.Size/Shape	
Price <b>160,000</b>			15.Misc			%		5.Access or Rear	
Sale Type <b>2 Land &amp; Buildings</b>						%		6.Restriction	
1.Land 4.Mobile 7.			<b>Square Foot</b>	<b>Square Feet</b>				7.Open Space	
2.L & B 5.Other 8.						%		8.View/Environ	
3.Building 6. 9.			16.Regular Lot			%		9.Fract Share	
Financing <b>9 Unknown</b>			17.Secondary Lot			%		<b>Acres</b>	
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 <b>5 Partial Interest</b>						%		33.Orchard	
1.Valid 4.Split 7.Renovate			<b>Fract. Acre</b>	<b>Acreege/Sites</b>				34.Frontage	
2.Related 5.Partial 8.Other				21.Homesite (Frac	21	10.00	100 %	0	35.Triangular Lot
3.Distress 6.Exempt 9.			22.Vacant Lot (Fr	25	3.80	100 %	0	36.Commercial	
Verified <b>5 Public Record</b>			23.Non Conforming			%		37.Softwood	
1.Buyer 4.Agent 7.Family			<b>Acres</b>			%		38.Mixed Wood	
2.Seller 5.Pub Rec 8.Other			24.Excess ( 5-10)			%		39.Hardwood	
3.Lender 6.MLS 9.			25.Excess (10+)			%		40.Wasteland	
			26.Excess			%		41.Gravel Pit (Ac	
			27.Rear (1-100)			%		42.Mobile Home Si	
			28.Rear (101-150)			%		43.Condo Site	
			29.Rear (151-200)			%		44.Utility ROW	
			<b>Total Acreage</b>		<b>13.80</b>			45.Camp Lot	
								46.Site Improve	

# Waterboro

Map Lot 010-007


Account 1079

Location 520 MCLUCAS ROAD EXT

Card 1

Of 1

9/23/2024

Building Style	<b>4 Cape Cod</b>	SF Bsmt Living	<b>958</b>	Layout	<b>1 Typical</b>
1.Conv	5.Garr/Col 9.Other	Fin Bsmt Grade	<b>3 110</b>	1.Typical	4. 7.
2.Ranch	6.Split 10.Mohome	OPEN 5 OPTIONAL <b>0</b>		2.Inadeq	5. 8.
3.R Ranch	7.Contemp/ 11.Condo	Heat Type	<b>100% 1 Hot Water BB</b>	3.Not func	6. 9.
4.Cape	8.Log 12.	1.HWBB	5.FWA 9.No Heat	Attic	<b>9 None</b>
Dwelling Units	<b>1</b>	2.HWCI	6.GravWA 10.	1.1/4 Fin	4.Full Fin 7.1/4 Unfi
Other Units	<b>0</b>	3.HWRAD	7.Electric 11.	2.1/2 Fin	5.FI/Stair 8.
Stories	<b>4 One &amp; 1/2 Story</b>	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	<b>0% 9 None</b>	Insulation	<b>1 Full</b>
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	<b>1 Wood Siding</b>	3.H Pump	6. 9.None	3.Capped	6. 9.None
0.Wood	4.Asb/Asph 8.Alum/Vin	Kitchen Style	<b>1 Modern</b>	Unfinished %	<b>0%</b>
1.Wood	5.T-111 9.Other	1.Modern	4.Obsolete 7.	Grade & Factor	<b>3 Average 110%</b>
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	<b>1 Asphalt Shingles</b>	Bath(s) Style	<b>1 Modern Bath(s)</b>	3.C Grade	6.AA Grade 9.Same
1.Asphalt	4.Composit 7.	1.Modern	4.Obsolete 7.	SQFT (Footprint)	<b>1064</b>
2.Slate	5.Wood 8.	2.Typical	5. 8.	Condition	<b>6 Good</b>
3.Metal	6.Other 9.	3.Old Type	6. 9.None	1.Poor	4.Avg 7.V G
SF Masonry Trim	<b>0</b>	# Rooms	<b>8</b>	2.Fair	5.Avg+ 8.Exc
OPEN-3-	<b>0</b>	# Bedrooms	<b>4</b>	3.Avg-	6.Good 9.Same
OPEN-4-	<b>0</b>	# Full Baths	<b>2</b>	Phys. % Good	<b>0%</b>
Year Built	<b>1998</b>	# Half Baths	<b>1</b>	Funct. % Good	<b>100%</b>
Year Remodeled	<b>0</b>	# Addn Fixtures	<b>0</b>	Functional Code	<b>9 None</b>
Foundation	<b>1 Concrete</b>	# Fireplaces	<b>0</b>	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	<b>4 Full Basement</b>				
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	<b>0</b>				
Wet Basement	<b>1 Dry Basement</b>				
1.Dry	4. 7.				
2.Damp	5. 8.				
3.Wet	6. 9.				

Date Inspected 11/10/2005

### Additions, Outbuildings & Improvements

Type	Year	Units	Grade	Cond	Phys.	Funct.	Sound Value	
21 Open Frame	0	636	0 0	0	0	0	0	1.One Story Fram
1 One Story Frame	0	384	0 0	0	0	0	0	2.Two Story Fram
37 Unfin Basement	0	384	0 0	0	0	0	0	3.Three Story Fr
68 Wood Deck	0	436	0 0	0	0	0	0	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
								26.15Fr Overhang
								27.Unfin Basement
								28.Unfinished Att
								29.Finished Attic

