

COLEMAN CHARLES & NANCY SCHNEBLY, JUDITH (1/6)
ABRAHAM, JANET W (1/2)
C/O JANET W ABRAHAM
HARVARD MA 01451

B11887P151 B15487P422 B17227P908 B19254P263

Previous Owner
COLEMAN RICHARD S & MARIWOOD M WARD
& JANET W ABRAHAM & FRANCES D.A. WARD NELSON
C/O JANET W. ABRAHAM
HARVARD MA 01451
Sale Date: 5/05/2016

Inspection Witnessed By:

X	Date
No./Date	Description
	Date Insp.

Notes:
7/18/17 - transferred Richard Coleman's 50% ownership to Charles B. Coleman, Judith C. Schnebly, Nancy S. Coleman-Pendelton, each one owning 1/6 of the property. The remaining 50% is owned by Janet Abraham and Frances Nelson, each one owning 1/4 of the property. SB 23.1025 - Frances Ward-Nelson conveyed her 1/4 interest to Janet Abraham B19254/P263 -sb

Waterboro

Property Data			Assessment Record						
Neighborhood 67 MCLUCAS RD			Year	Land	Buildings	Exempt	Total		
Tree Growth Year 0			2012	135,000	43,900	0	178,900		
1ST MORTGAGE 0			2013	135,000	43,900	0	178,900		
2ND MORTGAGE 0			2014	135,000	43,900	0	178,900		
Zone/Land Use 33 Forest/Agricultural..			2015	135,000	43,900	0	178,900		
Secondary Zone			2016	107,300	43,900	0	151,200		
Topography 2 Rolling			2017	107,300	43,900	0	151,200		
1.Level 4.Below St 7.Steep			2018	107,300	43,900	0	151,200		
2.Rolling 5.Low 8.Wet			2019	107,300	43,900	0	151,200		
3.Above St 6.Swampy 9.Lev/Roll			2020	107,300	43,900	0	151,200		
Utilities 9 No Water/No Sewer			2021	118,000	43,900	0	161,900		
1.Public 4.Improve 7.Improve			2022	128,700	48,300	0	177,000		
2.Water 5.Improve 8.			2023	141,600	53,600	0	195,200		
3.Sewer 6.Improve 9.None			2024	158,800	60,300	0	219,100		
Street 3 Gravel			2025	209,300	87,700	0	297,000		
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	
			14.Rear Land			%		4.Size/Shape	
Sale Date 5/05/2016			15.Misc			%		5.Access or Rear	
Price						%		6.Restriction	
Sale Type 2 Land & Buildings						%		7.Open Space	
1.Land 4.Mobile 7.			Square Foot	Square Feet				8.View/Environ	
2.L & B 5.Other 8.							%	9.Fract Share	
3.Building 6. 9.			16.Regular Lot			%		Acres	
Financing 1 Conventional			17.Secondary Lot			%		30.Rear (201+)	
1.Convent 4.Seller 7.			18.Excess Land			%		31.Tillable/Horti	
2.FHA/VA 5.Private 8.			19.Condominium			%		32.Pasture	
3.Assumed 6.Cash 9.Unknown			20.Pavement			%		33.Orchard	
Validity 2 Related Parties						%		34.Frontage	
1.Valid 4.Split 7.Renovate			Fract. Acre	Acreege/Sites				35.Triangular Lot	
2.Related 5.Partial 8.Other			21.Homesite (Frac	21	5.00	100 %	0	36.Commercial	
3.Distress 6.Exempt 9.			22.Vacant Lot (Fr	24	10.00	100 %	0	37.Softwood	
Verified 5 Public Record			23.Non Conforming	25	20.00	100 %	0	38.Mixed Wood	
1.Buyer 4.Agent 7.Family			Acres	26	19.75	100 %	0	39.Hardwood	
2.Seller 5.Pub Rec 8.Other			24.Excess (5-10)			%		40.Wasteland	
3.Lender 6.MLS 9.			25.Excess (10+)			%		41.Gravel Pit (Ac	
			26.Excess			%		42.Mobile Home Si	
			27.Rear (1-100)			%		43.Condo Site	
			28.Rear (101-150)			%		44.Utility ROW	
			29.Rear (151-200)			%		45.Camp Lot	
			Total Acreage		54.75			46.Site Improve	

Waterboro

Map Lot 010-021

Account 1098

Location 221 MCLUCAS ROAD

Card 1

Of 1

9/23/2024

Building Style 2 Ranch	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% 9 Not Heated	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.FI/Stair 8.
Stories 1 One 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 4 Minimal
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 2 Wood Shingle	3.H Pump 6. 9.None	3.Capped 6. 9.None
0.Wood 4.Asb/Asph 8.Alum/Vin	Kitchen Style 3 Old Style	Unfinished % 0%
1.Wood 5.T-111 9.Other	1.Modern 4.Obsolete 7.	Grade & Factor 3 Average 85%
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 1 Asphalt Shingles	Bath(s) Style 3 Old Style	3.C Grade 6.AA Grade 9.Same
1.Asphalt 4.Composit 7.	1.Modern 4.Obsolete 7.	SQFT (Footprint) 504
2.Slate 5.Wood 8.	2.Typical 5. 8.	Condition 4 Average
3.Metal 6.Other 9.	3.Old Type 6. 9.None	1.Poor 4.Avg 7.V G
SF Masonry Trim 0	# Rooms 3	2.Fair 5.Avg+ 8.Exc
OPEN-3- 0	# Bedrooms 1	3.Avg- 6.Good 9.Same
OPEN-4- 0	# Full Baths 1	Phys. % Good 0%
Year Built 1950	# Half Baths 0	Funct. % Good 100%
Year Remodeled 0	# Addn Fixtures 0	Functional Code 9 None
Foundation 2 Concrete Block	# 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 5 Estimated
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 5 Estimate
		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	
23 Frame Garage	0	480	0 0	0	0 %	0 %		1.One Story Fram
24 Frame Shed	0	20	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

