

CARTER GLENN W JR
CARTER, MELISSA M
PO BOX 143
E WATERBORO ME 04030

B14694P216 B18742P901 B19210P84

Inspection Witnessed By:

X		Date
No./Date	Description	Date Insp.

Notes:
22.0927 - combined 011-027 (17.46 acres per deed) with this parcel, supplemental tax bill issued -sb
23.0405 - added 3.88ac split from 008-023 - vw

Waterboro

Property Data			Assessment Record						
Neighborhood 44 TOWNHOUSE RD			Year	Land	Buildings	Exempt	Total		
Tree Growth Year 0			2012	72,100	136,500	10,000	198,600		
1ST MORTGAGE 0			2013	72,100	136,500	10,000	198,600		
2ND MORTGAGE 0			2014	72,100	136,000	10,000	198,100		
Zone/Land Use 31 Agricultural/Residential			2015	72,100	136,000	10,000	198,100		
Secondary Zone			2016	60,800	136,000	15,000	181,800		
Topography 4 Below Street			2017	60,800	136,000	15,000	181,800		
1.Level 4.Below St 7.Steep			2018	60,800	136,000	20,000	176,800		
2.Rolling 5.Low 8.Wet			2019	60,800	136,000	20,000	176,800		
3.Above St 6.Swampy 9.Lev/Roll			2020	60,800	136,000	20,000	176,800		
Utilities 9 No Water/No Sewer			2021	66,900	136,000	24,500	178,400		
1.Public 4.Improve 7.Improve			2022	73,000	149,600	25,000	197,600		
2.Water 5.Improve 8.			2023	80,300	165,900	25,000	221,200		
3.Sewer 6.Improve 9.None			2024	121,400	186,300	25,000	282,700		
Street 1 Paved			2025	151,300	244,300	25,000	370,600		
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					Frontage	Depth	Factor	Code	
BUILDING USE 0			11.Ossipee WF			%		1.Unimproved	
Sale Data			12.Arrowhead WF			%		2.Excess Ftg /De	
Sale Date			13.Waterfront			%		3.Topography	
Price			14.Rear Land			%		4.Size/Shape	
Sale Type			15.Misc			%		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			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			Fract. Acre		Acreege/Sites			31.Tillable/Horti	
Validity			21.Homesite (Frac	21	1.84	100 %	0	32.Pasture	
1.Valid 4.Split 7.Renovate			22.Vacant Lot (Fr	24	10.00	100 %	0	33.Orchard	
2.Related 5.Partial 8.Other			23.Non Conforming	25	13.33	100 %	0	34.Frontage	
3.Distress 6.Exempt 9.			Acres			%		35.Triangular Lot	
Verified			24.Excess (5-10)			%		36.Commercial	
1.Buyer 4.Agent 7.Family			25.Excess (10+)			%		37.Softwood	
2.Seller 5.Pub Rec 8.Other			26.Excess			%		38.Mixed Wood	
3.Lender 6.MLS 9.			27.Rear (1-100)			%		39.Hardwood	
			28.Rear (101-150)			%		40.Wasteland	
			29.Rear (151-200)			%		41.Gravel Pit (Ac	
			Total Acreage		25.17	42.Mobile Home Si			
						43.Condo Site			
						44.Utility ROW			
						45.Camp Lot			
						46.Site Improve			

Waterboro

Map Lot 011-027-002

Account 4828

Location 271 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
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	
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)	
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	6	
OPEN-3-	0		# Bedrooms	3	
OPEN-4-	0		# Full Baths	2	
Year Built	2007		# Half Baths	0	
Year Remodeled	0		# Addn Fixtures	1	
Foundation	1 Concrete		# Fireplaces	0	
1.Concrete	4.Wood	7.	<div style="display: flex; align-items: center; justify-content: center;"> <div style="background-color: #2e8b57; color: white; padding: 10px; font-size: 2em; margin-right: 10px;">T</div> <div style="font-size: 2em; font-weight: bold;">TRIO</div> </div>		
2.C Block	5.Slab	8.			
3.Br/Stone	6.Prs/Post	9.			
Basement	4 Full 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	1 Dry 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
23 Frame Garage	2011	936	3 100	7	95 %	80 %	
					%	%	
					%	%	
					%	%	
					%	%	
					%	%	
					%	%	
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					%	%	

