

DAVIS LINDA J
345 TOWNHOUSE ROAD
EAST WATERBORO ME 04030

B16352P687 B16352P689

Previous Owner
MOREAU JEAN PAUL
C/O LINDA J DAVIS
345 TOWNHOUSE RD
E WATERBORO ME 04030
Sale Date: 6/27/2012

Inspection Witnessed By:

No./Date	Description	Date Insp.
X		

Notes:
19.0529 - added 8x18 wood deck -sb

Waterboro

Property Data			Assessment Record						
Neighborhood 44 TOWNHOUSE RD			Year	Land	Buildings	Exempt	Total		
Tree Growth Year 0			2012	46,000	109,600	10,000	145,600		
1ST MORTGAGE 0			2013	46,000	109,600	0	155,600		
2ND MORTGAGE 0			2014	46,000	109,600	0	155,600		
Zone/Land Use 31 Agricultural/Residential			2015	46,000	109,600	10,000	145,600		
Secondary Zone			2016	39,100	103,600	15,000	127,700		
Topography 1 Level			2017	39,100	103,600	15,000	127,700		
1.Level 4.Below St 7.Steep			2018	39,100	103,600	20,000	122,700		
2.Rolling 5.Low 8.Wet			2019	39,100	104,800	20,000	123,900		
3.Above St 6.Swampy 9.Lev/Roll			2020	39,100	107,000	20,000	126,100		
Utilities 9 No Water/No Sewer			2021	43,000	107,000	24,500	125,500		
1.Public 4.Improve 7.Improve			2022	46,900	117,700	25,000	139,600		
2.Water 5.Improve 8.			2023	51,600	130,500	25,000	157,100		
3.Sewer 6.Improve 9.None			2024	57,800	147,300	25,000	180,100		
Street 1 Paved			2025	70,700	194,000	25,000	239,700		
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			11.Ossipee WF		Frontage	Depth	Factor	Code	
BUILDING USE 0			12.Arrowhead WF				%		1.Unimproved
Sale Data			13.Waterfront				%		2.Excess Ftg /De
Sale Date 6/27/2012			14.Rear Land				%		3.Topography
Price 117,000			15.Misc				%		4.Size/Shape
Sale Type 2 Land & Buildings							%		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 1 Conventional			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							%		31.Tillable/Horti
Validity 1 Arms Length Sale			Fract. Acre	Acreege/Sites			%		32.Pasture
1.Valid 4.Split 7.Renovate			21.Homesite (Frac	21	0.50	100	%	0	33.Orchard
2.Related 5.Partial 8.Other			22.Vacant Lot (Fr				%		34.Frontage
3.Distress 6.Exempt 9.			23.Non Conforming				%		35.Triangular Lot
Verified 1 Buyer			Acres				%		36.Commercial
1.Buyer 4.Agent 7.Family			24.Excess (5-10)				%		37.Softwood
2.Seller 5.Pub Rec 8.Other			25.Excess (10+)				%		38.Mixed Wood
3.Lender 6.MLS 9.			26.Excess				%		39.Hardwood
			27.Rear (1-100)				%		40.Wasteland
			28.Rear (101-150)				%		41.Gravel Pit (Ac
			29.Rear (151-200)				%		42.Mobile Home Si
			Total Acreage		0.50				43.Condo Site
									44.Utility ROW
									45.Camp Lot
									46.Site Improve

Waterboro

Map Lot 011-029A

Account 1314

Location 345 TOWNHOUSE ROAD

Card 1 Of 1 9/23/2024

Building Style 2 Ranch 1.Conv 5.Garr/Col 9.Other 2.Ranch 6.Split 10.Mohome 3.R Ranch 7.Contemp/ 11.Condo 4.Cape 8.Log 12. Dwelling Units 1 Other Units 0 Stories 1 One Story 1.1 4.1.50 7.1.25 2.2 5.1.75 8. 3.3 6.2.50 9. Exterior Walls 5 T-111 0.Wood 4.Asb/Asph 8.Alum/Vin 1.Wood 5.T-111 9.Other 2.Wd Sh 6.Br/St 11. 3.Compos. 7.Nov 12. Roof Surface 3 Metal 1.Asphalt 4.Composit 7. 2.Slate 5.Wood 8. 3.Metal 6.Other 9. SF Masonry Trim 0 OPEN-3- 0 OPEN-4- 0 Year Built 1969 Year Remodeled 0 Foundation 2 Concrete Block 1.Concrete 4.Wood 7. 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.	SF Bsmt Living 672 Fin Bsmt Grade 3 100 OPEN 5 OPTIONAL 0 Heat Type 100% 1 Hot Water BB 1.HWBB 5.FWA 9.No Heat 2.HWCI 6.GravWA 10. 3.HWRAD 7.Electric 11. 4.Steam 8.F/WallM 12. Cool Type 0% 9 None 1.Refrig 4.W&C Air 7. 2.Evapor 5. 8. 3.H Pump 6. 9.None Kitchen Style 3 Old Style 1.Modern 4.Obsolete 7. 2.Typical 5. 8. 3.Old Type 6. 9.None Bath(s) Style 2 Typical Bath(s) 1.Modern 4.Obsolete 7. 2.Typical 5. 8. 3.Old Type 6. 9.None # Rooms 5 # Bedrooms 3 # Full Baths 1 # Half Baths 0 # Addn Fixtures 0 # Fireplaces 0	Layout 1 Typical 1.Typical 4. 7. 2.Inadeq 5. 8. 3.Not func 6. 9. Attic 9 None 1.1/4 Fin 4.Full Fin 7.1/4 Unfi 2.1/2 Fin 5.FI/Stair 8. 3.3/4 Fin 6.1/2 Unfi 9.None Insulation 1 Full 1.Full 4.Minimal 7. 2.Heavy 5.Unk 8. 3.Capped 6. 9.None Unfinished % 0% Grade & Factor 3 Average 100% 1.E Grade 4.B Grade 7.AAA Grad 2.D Grade 5.A Grade 8. 3.C Grade 6.AA Grade 9.Same SQFT (Footprint) 1344 Condition 4 Average 1.Poor 4.Avg 7.V G 2.Fair 5.Avg+ 8.Exc 3.Avg- 6.Good 9.Same Phys. % Good 0% Funct. % Good 100% Functional Code 9 None 1.Incomp 4.Small 7.Layout 2.O-Built 5.CDU 8.Other 3.Damage 6.Style 9.None Econ. % Good 100% Economic Code None 0.None 3.Services 7. 1.Location 4.Traffic 8. 2.Encroach 9.None 9. Entrance Code 9 Rob Sutherland 1.Interior 4.Vacant 7. 2.Refusal 5.Estimate 8. 3.Informed 6.Office 9.RS Information Code 9 See Next Year 1.Owner 4.Agent 7. 2.Relative 5.Estimate 8. 3.Tenant 6.Other 9.SNY
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Date Inspected

Additions, Outbuildings & Improvements

Type	Year	Units	Grade	Cond	Phys.	Funct.	Sound Value
23 Frame Garage	0	576	0 0	0	0 %	0 %	
24 Frame Shed	0	80	0 0	0	0 %	0 %	
24 Frame Shed	0	80	0 0	0	0 %	0 %	
21 Open Frame	0	60	0 0	0	0 %	0 %	
68 Wood Deck	2018	144	4 100	8	0 %	100 %	
					%	%	
					%	%	
					%	%	
					%	%	
					%	%	
					%	%	

