

MOREAU JOSEPH L
MOREAU, CLAIRE A
341 TOWNHOUSE ROAD
EAST WATERBORO ME 04030

B2967P207 B18385P175 B19238P783

Property Data			Assessment Record						
Neighborhood 44 TOWNHOUSE RD			Year	Land	Buildings	Exempt	Total		
Tree Growth Year 0			2012	54,000	76,400	16,000	114,400		
1ST MORTGAGE 0			2013	54,000	76,400	16,000	114,400		
2ND MORTGAGE 0			2014	54,000	76,400	16,000	114,400		
Zone/Land Use 31 Agricultural/Residential			2015	54,000	76,400	16,000	114,400		
Secondary Zone			2016	45,900	72,900	21,000	97,800		
Topography 4 Below Street			2017	45,900	72,900	21,000	97,800		
1.Level 4.Below St 7.Steep			2018	45,900	72,900	26,000	92,800		
2.Rolling 5.Low 8.Wet			2019	45,900	72,900	26,000	92,800		
3.Above St 6.Swampy 9.Lev/Roll			2020	45,900	73,100	26,000	93,000		
Utilities 9 No Water/No Sewer			2021	50,500	73,100	30,380	93,220		
1.Public 4.Improve 7.Improve			2022	55,100	80,400	31,000	104,500		
2.Water 5.Improve 8.			2023	60,600	89,200	31,000	118,800		
3.Sewer 6.Improve 9.None			2024	67,900	100,100	31,000	137,000		
Street 1 Paved			2025	83,100	124,400	31,000	176,500		
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			14.Rear Land				%		3.Topography
Price			15.Misc				%		4.Size/Shape
Sale Type							%		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							%		31.Tillable/Horti
Validity			Fract. Acre	Acreege/Sites			%		32.Pasture
1.Valid 4.Split 7.Renovate			21.Homesite (Frac	21	0.69	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			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		0.69				

Inspection Witnessed By:

No./Date	Description	Date Insp.
X		

Notes:
23.1019 - Revocable Transfer on Death Deed to Angela P Degiacomo, 395 Sanford Road, APT 5, Alfred, ME 04002 B19238/P783 - vw

Waterboro

Map Lot 011-029B

Account 1315

Location 341 TOWNHOUSE ROAD

Card 1

Of 1

9/23/2024

Building Style	2 Ranch	SF Bsmt Living	0	Layout	1 Typical			
1.Conv	5.Garr/Col	Fin Bsmt Grade	0 0	1.Typical	4. 7.			
2.Ranch	6.Split	OPEN 5 OPTIONAL 0		2.Inadeq	5. 8.			
3.R Ranch	7.Contemp/	Heat Type	100% 1 Hot Water BB	3.Not func	6. 9.			
4.Cape	8.Log	1.HWB	5.FWA	Attic 9 None				
Dwelling Units 1		2.HWCI	6.GravWA	1.1/4 Fin	4.Full Fin			
Other Units 0		3.HWRAD	7.Electric	2.1/2 Fin	5.FI/Stair			
Stories 1 One Story		4.Steam	8.FI/WallM	3.3/4 Fin	6.1/2 Unfi			
1.1	4.1.50	Cool Type	0% 9 None	Insulation 1 Full				
2.2	5.1.75	1.Refrig	4.W&C Air	1.Full	4.Minimal			
3.3	6.2.50	2.Evapor	5. 8.	2.Heavy	5.Unk			
Exterior Walls 8 Alumunum/Vinyl		3.H Pump	6. 9.None	3.Capped	6. 9.None			
0.Wood	4.Asb/Asph	Kitchen Style 2 Typical		Unfinished % 0%				
1.Wood	5.T-111	1.Modern	4.Obsolete	Grade & Factor 2 Fair 100%				
2.Wd Sh	6.Br/St	2.Typical	5. 8.	1.E Grade	4.B Grade			
3.Compos.	7.Nov	3.Old Type	6. 9.None	2.D Grade	5.A Grade			
Roof Surface 1 Asphalt Shingles		Bath(s) Style 2 Typical Bath(s)		3.C Grade	6.AA Grade			
1.Asphalt	4.Composit	1.Modern	4.Obsolete	SQFT (Footprint) 1050				
2.Slate	5.Wood	2.Typical	5. 8.	Condition 4 Average				
3.Metal	6.Other	3.Old Type	6. 9.None	1.Poor	4.Avg			
SF Masonry Trim 0		# Rooms	5	2.Fair	5.Avg+			
OPEN-3- 0		# Bedrooms	3	3.Avg-	6.Good			
OPEN-4- 0		# Full Baths	2	Phys. % Good 0%				
Year Built 1991		# 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			
1.Concrete	4.Wood							
2.C Block	5.Slab					0.None	3.Services	7. 7.
3.Br/Stone	6.Prs/Post					1.Location	4.Traffic	8. 8.
Basement 4 Full Basement						2.Encroach	9.None	9. 9.
1.1/4 Bmt	4.Full Bmt					Entrance Code 0		
2.1/2 Bmt	5.None					1.Interior	4.Vacant	7. 7.
3.3/4 Bmt	6. 9.None					2.Refusal	5.Estimate	8. 8.
Bsmt Gar # Cars 0						3.Informed	6.Office	9.RS
Wet Basement 1 Dry Basement						Information Code 0		
1.Dry	4. 7.					1.Owner	4.Agent	7. 7.
2.Damp	5. 8.	2.Relative	5.Estimate	8. 8.				
3.Wet	6. 9.	3.Tenant	6.Other	9.SNY				

Date Inspected

Additions, Outbuildings & Improvements

Type	Year	Units	Grade	Cond	Phys.	Funct.	Sound Value	
68 Wood Deck	0	66	0 0	0	0	0	0	1.One Story Fram
								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

