Map Lot 011-044A | Account 1354 | Location 415 TOWNHOUSE ROAD | Card 1 Of 1 | 9/23/2024

FARRENKOPF JAMES (JT)
FARRENKOPF, APRIL S
415 TOWNHOUSE ROAD
EAST WATERBORO ME 04030

B16639P576 B17589P85

Previous Owner
GLATT, TRACY A
ATTN: JAMES & APRIL FARRENKOPF
415 TOWNHOUSE ROAD
EAST WATERBORO ME 04030
Sale Date: 10/25/2017

Previous Owner
HANSEN HAROLD
C/O TRACY GLATT
415 TOWNHOUSE ROAD
EAST WATERBORO ME 04030
Sale Date: 7/03/2013

Inspection Witnessed By:

X Date

No./Date	Description	Date Insp.

Notes:

Waterboro

Property Data

Neighborhood	**44 TOWNHOUSE RD**
Tree Growth Year	**0**
1ST MORTGAGE	**0**
2ND MORTGAGE	**0**
Zone/Land Use	**31 Agricultural/Residential**
Secondary Zone	
Topography	**1 Level**

1.Level	4.Below St	7.Steep
2.Rolling	5.Low	8.Wet
3.Above St	6.Swampy	9.Lev/Roll

Utilities	**9 No Water/No Sewer**

1.Public	4.Improve	7.Improve
2.Water	5.Improve	8.
3.Sewer	6.Improve	9.None

Street	**1 Paved**

1.Paved	4.Proposed	7.ROW
2.Semi Imp	5.Pvt	8.None
3.Gravel	6.Aband	9.TG PLAN

LAND USE	**0**
BUILDING USE	**0**

Sale Data

Sale Date	**10/25/2017**
Price	**219,000**
Sale Type	**2 Land & Buildings**

1.Land	4.Mobile	7.
2.L & B	5.Other	8.
3.Building	6.	9.

Financing	**9 Unknown**

1.Convent	4.Seller	7.
2.FHA/VA	5.Private	8.
3.Assumed	6.Cash	9.Unknown

Validity	**1 Arms Length Sale**

1.Valid	4.Split	7.Renovate
2.Related	5.Partial	8.Other
3.Distress	6.Exempt	9.

Verified	**5 Public Record**

1.Buyer	4.Agent	7.Family
2.Seller	5.Pub Rec	8.Other
3.Lender	6.MLS	9.

Assessment Record

Year	Land	Buildings	Exempt	Total
2012	69,800	149,400	16,000	203,200
2013	69,800	149,400	16,000	203,200
2014	69,800	149,400	16,000	203,200
2015	69,800	149,400	0	219,200
2016	59,300	151,300	0	210,600
2017	59,300	151,300	0	210,600
2018	59,300	151,300	0	210,600
2019	59,300	151,300	0	210,600
2020	59,300	151,300	0	210,600
2021	65,200	151,300	0	216,500
2022	71,100	166,500	0	237,600
2023	78,200	184,600	25,000	237,800
2024	87,700	207,300	25,000	270,000
2025	107,300	283,700	25,000	366,000

Land Data

Front Foot	Type	Effective Frontage	Effective Depth	Influence Factor	Influence Code
11.Ossipee WF				%	
12.Arrowhead WF				%	
13.Waterfront				%	
14.Rear Land				%	
15.Misc				%	
				%	
				%	

Square Foot		Square Feet		
16.Regular Lot			%	
17.Secondary Lot			%	
18.Excess Land			%	
19.Condominium			%	
20.Pavement			%	
			%	
			%	

Fract. Acre	Acreage/Sites			
21.Homesite (Frac	21	2.00	100 %	0
22.Vacant Lot (Fr	25	0.09	100 %	0
23.Non Conforming			%	
Acres			%	
24.Excess (5-10)			%	
25.Excess (10+)			%	
26.Excess			%	
27.Rear (1-100)			%	
28.Rear (101-150)				
29.Rear (151-200)				

Total Acreage 2.09

Influence Codes

1.Unimproved
2.Excess Ftg /De
3.Topography
4.Size/Shape
5.Access or Rear
6.Restriction
7.Open Space
8.View/Environ
9.Fract Share
Acres
30.Rear (201+)
31.Tillable/Horti
32.Pasture
33.Orchard
34.Frontage
35.Triangular Lot
36.Commercial
37.Softwood
38.Mixed Wood
39.Hardwood
40.Wasteland
41.Gravel Pit (Ac
42.Mobile Home Si
43.Condo Site
44.Utility ROW
45.Camp Lot
46.Site Improveme

Waterboro

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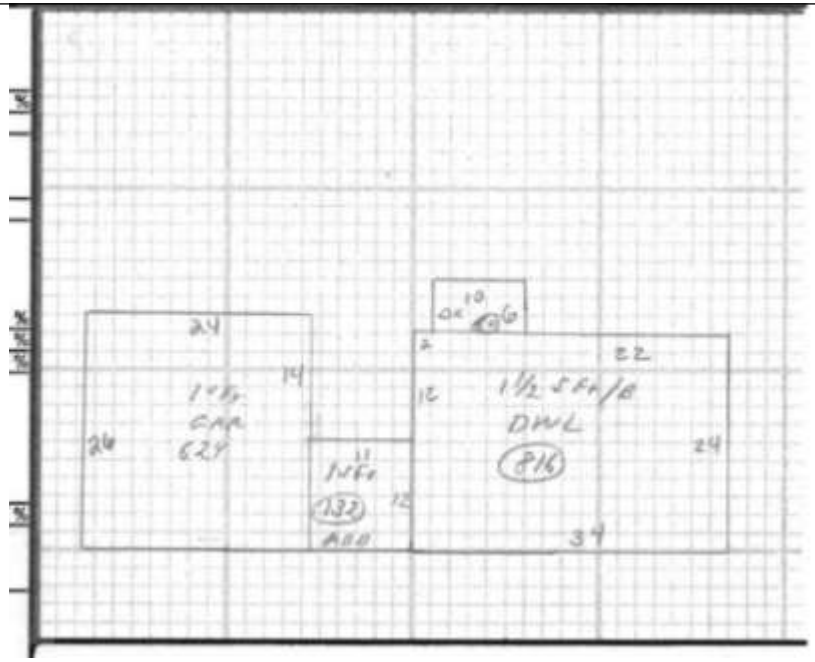
Building Style	**4 Cape Cod**		
1.Conv	5.Garr/Col	9.Other	
2.Ranch	6.Split	10.Mohome	
3.R Ranch	7.Contemp/	11.Condo	
4.Cape	8.Log	12.	
Dwelling Units	**1**		
Other Units	**0**		
Stories	**4 One & 1/2 Story**		
1.1	4.1.50	7.1.25	
2.2	5.1.75	8.	
3.3	6.2.50	9.	
Exterior Walls	**8 Alumunum/Vinyl**		
0.Wood	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	**1 Asphalt Shingles**		
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	**1976**		
Year Remodeled	**1997**		
Foundation	**1 Concrete**		
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	**0**		
Fin Bsmt Grade	**0 0**		
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.Fl/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	**2 Typical**		
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	**1**		
# Addn Fixtures	**0**		
# Fireplaces	**1**		

TRIO

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.Fl/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)	**816**		
Condition	**5 Above 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	**0**		
1.Interior	4.Vacant	7.	
2.Refusal	5.Estimate	8.	
3.Informed	6.Office	9.RS	
Information Code	**0**		
1.Owner	4.Agent	7.	
2.Relative	5.Estimate	8.	
3.Tenant	6.Other	9.SNY	

Date Inspected



Additions, Outbuildings & Improvements

Type	Year	Units	Grade	Cond	Phys.	Funct.	Sound Value
1 One Story Frame	0	132	0 0	0	0 %	0 %	
23 Frame Garage	0	624	0 0	0	0 %	0 %	
21 Open Frame	2013	168	0 0	0	0 %	90 %	
					%	%	
					%	%	
					%	%	
					%	%	
					%	%	
					%	%	
					%	%	

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