

KNIGHT JAMES E  
KNIGHT, KAREN L  
PO BOX 302  
E WATERBORO ME 04030

B8356P317

Inspection Witnessed By:

X		Date
No./Date	Description	Date Insp.

Notes:

Waterboro

Property Data			Assessment Record						
Neighborhood <b>44 TOWNHOUSE RD</b>			Year	Land	Buildings	Exempt	Total		
Tree Growth Year <b>0</b>			2012	69,200	244,100	10,000	303,300		
1ST MORTGAGE <b>0</b>			2013	69,200	244,100	10,000	303,300		
2ND MORTGAGE <b>0</b>			2014	69,200	244,100	10,000	303,300		
Zone/Land Use <b>31 Agricultural/Residential</b>			2015	69,200	244,100	10,000	303,300		
Secondary Zone			2016	58,900	241,700	15,000	285,600		
Topography <b>1 Level</b>			2017	58,900	241,700	15,000	285,600		
1.Level 4.Below St 7.Steep			2018	58,900	241,700	20,000	280,600		
2.Rolling 5.Low 8.Wet			2019	58,900	241,700	20,000	280,600		
3.Above St 6.Swampy 9.Lev/Roll			2020	58,900	243,800	20,000	282,700		
Utilities <b>9 No Water/No Sewer</b>			2021	64,700	243,800	24,500	284,000		
1.Public 4.Improve 7.Improve			2022	70,600	268,100	25,000	313,700		
2.Water 5.Improve 8.			2023	77,700	297,400	25,000	350,100		
3.Sewer 6.Improve 9.None			2024	87,100	334,000	25,000	396,100		
Street <b>1 Paved</b>			2025	106,500	416,300	25,000	497,800		
1.Paved 4.Proposed 7.ROW			<b>Land Data</b>						
2.Semi Imp 5.Pvt 8.None									
3.Gravel 6.Aband 9.TG PLAN			<b>Front Foot</b>	<b>Type</b>	<b>Effective</b>		<b>Influence</b>		<b>Influence Codes</b>
LAND USE <b>0</b>			11.Ossipee WF		Frontage	Depth	Factor	Code	
BUILDING USE <b>0</b>			12.Arrowhead WF				%		1.Unimproved
<b>Sale Data</b>			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.			<b>Square Foot</b>	<b>Square Feet</b>			%		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				%		<b>Acres</b>
2.FHA/VA 5.Private 8.			20.Pavement				%		30.Rear (201+)
3.Assumed 6.Cash 9.Unknown							%		31.Tillable/Horti
Validity			<b>Fract. Acre</b>	<b>Acreege/Sites</b>			%		32.Pasture
1.Valid 4.Split 7.Renovate			21.Homesite (Frac	21	1.88	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			<b>Acres</b>				%		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
				<b>Total Acreage</b>		1.88			43.Condo Site
									44.Utility ROW
									45.Camp Lot
									46.Site Improve

## Waterboro

Map Lot 011-046-002

Account 1238

Location 486 TOWNHOUSE ROAD

Card 1

Of 1

9/23/2024

Building Style	<b>4 Cape Cod</b>	SF Bsmt Living	<b>0</b>	Layout	<b>1 Typical</b>
1.Conv	5.Garr/Col	9.Other	Fin Bsmt Grade	<b>0 0</b>	1.Typical
2.Ranch	6.Split	10.Mohome	OPEN 5 OPTIONAL <b>0</b>		2.Inadeq
3.R Ranch	7.Contemp/	11.Condo	Heat Type	<b>100% 1 Hot Water BB</b>	3.Not func
4.Cape	8.Log	12.	1.HWBB	5.FWA	9.No Heat
Dwelling Units <b>1</b>		2.HWCI		6.GravWA	10.
Other Units <b>1</b>		3.HWRAD		7.Electric	11.
Stories <b>4 One &amp; 1/2 Story</b>		4.Steam		8.F/WallM	12.
1.1	4.1.50	7.1.25	Cool Type	<b>0% 9 None</b>	Insulation <b>1 Full</b>
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 <b>8 Aluminum/Vinyl</b>		3.H Pump		6.	9.None
0.Wood	4.Asb/Asph	8.Alum/Vin	Kitchen Style <b>2 Typical</b>		Unfinished % <b>0%</b>
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 <b>1 Asphalt Shingles</b>		Bath(s) Style <b>2 Typical Bath(s)</b>		Grade & Factor <b>3 Average 100%</b>	
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 <b>0</b>		# Rooms <b>7</b>		SQFT (Footprint) <b>1008</b>	
OPEN-3- <b>0</b>		# Bedrooms <b>3</b>		Condition <b>7 Very Good</b>	
OPEN-4- <b>0</b>		# Full Baths <b>1</b>		1.Poor	
Year Built <b>1998</b>		# Half Baths <b>1</b>		4.Avg	
Year Remodeled <b>0</b>		# Addn Fixtures <b>0</b>		7.V G	
Foundation <b>1 Concrete</b>		# Fireplaces <b>0</b>		2.Fair	
1.Concrete	4.Wood	7.	3.Avg- 6.Good 9.Same		
2.C Block	5.Slab	8.	Phys. % Good <b>0%</b>		
3.Br/Stone	6.Prs/Post	9.	Funct. % Good <b>100%</b>		
Basement <b>4 Full Basement</b>				Functional Code <b>9 None</b>	
1.1/4 Bmt	4.Full Bmt	7.	1.Incomp 4.Small 7.Layout		
2.1/2 Bmt	5.None	8.	2.O-Built 5.CDU 8.Other		
3.3/4 Bmt	6.	9.None	3.Damage 6.Style 9.None		
Bsmt Gar # Cars <b>0</b>				Econ. % Good <b>100%</b>	
Wet Basement <b>1 Dry Basement</b>				Economic Code <b>None</b>	
1.Dry	4.	7.	0.None 3.Services 7.		
2.Damp	5.	8.	1.Location 4.Traffic 8.		
3.Wet	6.	9.	2.Encroach 9.None 9.		
				Entrance Code <b>0</b>	
				1.Interior 4.Vacant 7.	
				2.Refusal 5.Estimate 8.	
				3.Informed 6.Office 9.RS	
				Information Code <b>0</b>	
				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	
48 1.50 Fr Gar w/fin	1999	1008	0 0	0	0	0	0	1.One Story Fram
21 Open Frame	0	112	0 0	0	0	0	0	2.Two Story Fram
68 Wood Deck	0	256	0 0	0	0	0	0	3.Three Story Fr
68 Wood Deck	0	84	0 0	0	0	0	0	4.1 & 1/2 Story
68 Wood Deck	0	192	0 0	0	0	0	0	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

