

MERRILL, BRIAN W
604 TOWNHOUSE ROAD
EAST WATERBORO ME 04030

B9418P192 B18270P303 B19207P379

Previous Owner
FIN LLC
320 OSSIPEE TRAIL W

STANDISH ME 04084
Sale Date: 3/10/2023

Previous Owner
SILBERT GERALD D
SILBERT, KATHRYN A
170 LAKE SHERBURNE RD
WATERBORO ME 04087
Sale Date: 6/10/2020

Previous Owner
GOODWIN STEVEN D & ELIZABETH
(SILBERT GERALD & KATHERINE)
604 TOWNHOUSE ROAD
EAST WATERBORO ME 04030
Sale Date: 11/22/2004

Inspection Witnessed By:

X	Date
No./Date	Description
	Date Insp.

Notes:

Waterboro

Property Data			Assessment Record						
Neighborhood 44 TOWNHOUSE RD			Year	Land	Buildings	Exempt	Total		
Tree Growth Year 0			2012	69,400	151,200	10,000	210,600		
1ST MORTGAGE 0			2013	69,400	151,200	10,000	210,600		
2ND MORTGAGE 0			2014	69,400	151,200	10,000	210,600		
Zone/Land Use 31 Agricultural/Residential			2015	69,400	151,200	10,000	210,600		
Secondary Zone			2016	59,000	149,700	15,000	193,700		
Topography 2 Rolling			2017	59,000	149,700	15,000	193,700		
1.Level 4.Below St 7.Steep			2018	59,000	149,700	20,000	188,700		
2.Rolling 5.Low 8.Wet			2019	59,000	149,700	20,000	188,700		
3.Above St 6.Swampy 9.Lev/Roll			2020	59,000	151,000	20,000	190,000		
Utilities 9 No Water/No Sewer			2021	64,900	151,000	24,500	191,400		
1.Public 4.Improve 7.Improve			2022	70,800	166,100	0	236,900		
2.Water 5.Improve 8.			2023	77,900	184,200	0	262,100		
3.Sewer 6.Improve 9.None			2024	87,300	206,800	0	294,100		
Street 1 Paved			2025	106,800	281,200	0	388,000		
1.Paved 4.Proposed 7.ROW			Land Data						
2.Semi Imp 5.Pvt 8.None			Front Foot	Type	Effective		Influence		Influence Codes
3.Gravel 6.Aband 9.TG PLAN					Frontage	Depth	Factor	Code	
LAND USE 0			11.Ossipee WF			%		1.Unimproved	
BUILDING USE 0			12.Arrowhead WF			%		2.Excess Ftg /De	
Sale Data			13.Waterfront			%		3.Topography	
Sale Date 3/10/2023			14.Rear Land			%		4.Size/Shape	
Price 240,000			15.Misc			%		5.Access or Rear	
Sale Type 2 Land & Buildings						%		6.Restriction	
1.Land 4.Mobile 7.			Square Foot	Square Feet				7.Open Space	
2.L & B 5.Other 8.						%		8.View/Environ	
3.Building 6. 9.			16.Regular Lot			%		9.Fract Share	
Financing 9 Unknown			17.Secondary Lot			%		Acres	
1.Convent 4.Seller 7.			18.Excess Land			%		30.Rear (201+)	
2.FHA/VA 5.Private 8.			19.Condominium			%		31.Tillable/Horti	
3.Assumed 6.Cash 9.Unknown			20.Pavement			%		32.Pasture	
Validity 1 Arms Length Sale						%		33.Orchard	
1.Valid 4.Split 7.Renovate			Fract. Acre	Acreege/Sites				34.Frontage	
2.Related 5.Partial 8.Other				21	1.93	100	%	0	35.Triangular Lot
3.Distress 6.Exempt 9.			22.Vacant Lot (Fr			%		36.Commercial	
Verified 5 Public Record			23.Non Conforming			%		37.Softwood	
1.Buyer 4.Agent 7.Family			Acres			%		38.Mixed Wood	
2.Seller 5.Pub Rec 8.Other			24.Excess (5-10)			%		39.Hardwood	
3.Lender 6.MLS 9.			25.Excess (10+)			%		40.Wasteland	
			26.Excess			%		41.Gravel Pit (Ac	
			27.Rear (1-100)			%		42.Mobile Home Si	
			28.Rear (101-150)			%		43.Condo Site	
			29.Rear (151-200)			%		44.Utility ROW	
			Total Acreage		1.93			45.Camp Lot	
								46.Site Improve	

