

LEO THOMAS
LEO, GLORIA J
680 TOWNHOUSE ROAD
E WATERBORO ME 04030

B13615P25

Previous Owner
MARTINEZ JOHN D & ANDREA L
680 TOWNHOUSE ROAD

EAST WATERBORO ME 04030 5612
Sale Date: 6/15/2007

Inspection Witnessed By:

X	Date	Date Insp.
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	69,100	131,100	10,000	190,200		
1ST MORTGAGE 0			2013	69,100	131,100	10,000	190,200		
2ND MORTGAGE 0			2014	69,100	131,100	10,000	190,200		
Zone/Land Use 31 Agricultural/Residential			2015	69,100	131,100	10,000	190,200		
Secondary Zone			2016	58,700	131,100	15,000	174,800		
Topography 1 Level			2017	58,700	131,100	15,000	174,800		
1.Level 4.Below St 7.Steep			2018	58,700	131,100	20,000	169,800		
2.Rolling 5.Low 8.Wet			2019	58,700	131,100	20,000	169,800		
3.Above St 6.Swampy 9.Lev/Roll			2020	58,700	131,600	20,000	170,300		
Utilities 9 No Water/No Sewer			2021	64,600	131,600	24,500	171,700		
1.Public 4.Improve 7.Improve			2022	70,500	144,700	25,000	190,200		
2.Water 5.Improve 8.			2023	77,500	160,500	25,000	213,000		
3.Sewer 6.Improve 9.None			2024	86,900	180,300	25,000	242,200		
Street 1 Paved			2025	106,300	244,200	25,000	325,500		
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 4/26/2006			14.Rear Land			%		4.Size/Shape	
Price 201,500			15.Misc			%		5.Access or Rear	
Sale Type 2 Land & Buildings						%		6.Restriction	
1.Land 4.Mobile 7.						%		7.Open Space	
2.L & B 5.Other 8.			Square Foot	Square Feet				8.View/Environ	
3.Building 6. 9.			16.Regular Lot			%		9.Fract Share	
Financing 1 Conventional			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.Homesite (Frac	21	1.84	100	%	0	
3.Distress 6.Exempt 9.			22.Vacant Lot (Fr			%		35.Triangular Lot	
Verified 1 Buyer			23.Non Conforming			%		36.Commercial	
1.Buyer 4.Agent 7.Family			Acres			%		37.Softwood	
2.Seller 5.Pub Rec 8.Other			24.Excess (5-10)			%		38.Mixed Wood	
3.Lender 6.MLS 9.			25.Excess (10+)			%		39.Hardwood	
			26.Excess			%		40.Wasteland	
			27.Rear (1-100)			%		41.Gravel Pit (Ac	
			28.Rear (101-150)			%		42.Mobile Home Si	
			29.Rear (151-200)			%		43.Condo Site	
				Total Acreage 1.84				44.Utility ROW	
								45.Camp Lot	
								46.Site Improve	

Waterboro

Map Lot 011-083-008

Account 1288

Location 680 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.HWBB	5.FWA	Attic 9 None	
Dwelling Units 1		2.HWCI	6.GravWA	1.1/4 Fin	4.Full Fin
Other Units 1		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 Aluminum/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 3 Average 99%	
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	7.AAA Grad	8.
Roof Surface 1 Asphalt Shingles		Bath(s) Style	2 Typical Bath(s)	2.D Grade	5.A Grade
1.Asphalt	4.Composit	1.Modern	4.Obsolete	3.C Grade	6.AA Grade
2.Slate	5.Wood	2.Typical	5. 8.	SQFT (Footprint) 1144	
3.Metal	6.Other	3.Old Type	6. 9.None	Condition 6 Good	
SF Masonry Trim 0		# Rooms	5	1.Poor	4.Avg
OPEN-3- 0		# Bedrooms	2	2.Fair	5.Avg+
OPEN-4- 0		# Full Baths	1	3.Avg-	6.Good
Year Built 2001		# Half Baths	0	Phys. % Good 0%	
Year Remodeled 0		# Addn Fixtures	0	Funct. % Good 100%	
Foundation 1 Concrete		# Fireplaces	0	Functional Code 9 None	
1.Concrete	4.Wood	<div style="display: flex; align-items: center; justify-content: center;"> <div style="background-color: #2c7e90; color: white; padding: 10px 15px; font-size: 2em; font-weight: bold; margin-right: 10px;">T</div> <div style="font-size: 2em; font-weight: bold;">TRIO</div> </div>			
2.C Block	5.Slab				
3.Br/Stone	6.Prs/Post				
Basement 4 Full Basement					
1.1/4 Bmt	4.Full Bmt	<div style="display: flex; align-items: center; justify-content: center;"> <div style="background-color: #2c7e90; color: white; padding: 10px 15px; font-size: 2em; font-weight: bold; margin-right: 10px;">T</div> <div style="font-size: 2em; font-weight: bold;">TRIO</div> </div>			
2.1/2 Bmt	5.None				
3.3/4 Bmt	6. 9.None				
Bsmt Gar # Cars 0					
Wet Basement 1 Dry Basement		<div style="display: flex; align-items: center; justify-content: center;"> <div style="background-color: #2c7e90; color: white; padding: 10px 15px; font-size: 2em; font-weight: bold; margin-right: 10px;">T</div> <div style="font-size: 2em; font-weight: bold;">TRIO</div> </div>			
1.Dry	4. 7.				
2.Damp	5. 8.				
3.Wet	6. 9.				

Date Inspected								
Additions, Outbuildings & Improvements								
Type	Year	Units	Grade	Cond	Phys.	Funct.	Sound Value	
23 Frame Garage	0	624	0 0	0	0	0 %	0 %	1.One Story Fram
22 Encl Frame Porch	0	60	0 0	0	0	0 %	0 %	2.Two Story Fram
68 Wood Deck	0	120	0 0	0	0	0 %	0 %	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

