

TAYLOR, WILLIAM F
64 SHORE ROAD
EDGECOMB ME 04556

B8867P113 B18761P82 B18834P688

Previous Owner
TAYLOR WILLIAM F & MARJORIE
TRUSTEES WILLIAM F TAYLOR TRST
64 SHORE ROAD
EDGECOMB ME 04556
Sale Date: 8/04/2021

Inspection Witnessed By:

X

Date

No./Date	Description	Date Insp.

Notes:

Waterboro

Property Data			Assessment Record							
Neighborhood 27 OSS�PEE POND WF B			Year	Land	Buildings	Exempt	Total			
Tree Growth Year 0			2012	156,700	104,500	0	261,200			
1ST MORTGAGE 0			2013	156,700	104,500	0	261,200			
2ND MORTGAGE 0			2014	156,700	104,500	0	261,200			
Zone/Land Use 48 Shoreland			2015	156,700	104,500	0	261,200			
Secondary Zone 31			2016	148,900	104,500	0	253,400			
Topography 3 Above Street			2017	148,900	104,500	0	253,400			
1.Level 4.Below St 7.Steep			2018	148,900	104,500	0	253,400			
2.Rolling 5.Low 8.Wet			2019	148,900	104,500	0	253,400			
3.Above St 6.Swampy 9.Lev/Roll			2020	148,900	104,500	0	253,400			
Utilities 9 No Water/No Sewer			2021	163,800	104,500	0	268,300			
1.Public 4.Improve 7.Improve			2022	178,700	114,900	0	293,600			
2.Water 5.Improve 8.			2023	196,500	127,500	0	324,000			
3.Sewer 6.Improve 9.None			2024	220,400	143,200	0	363,600			
Street 3 Gravel			2025	229,900	202,700	0	432,600			
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	11	120	084	95 %	2	1.Unimproved	
BUILDING USE 0			12.Arrowhead WF						2.Excess Ftg /De	
Sale Data			13.Waterfront						3.Topography	
Sale Date 8/04/2021			14.Rear Land						4.Size/Shape	
Price			15.Misc						5.Access or Rear	
Sale Type 2 Land & Buildings			Square Foot	Square Feet					6.Restriction	
1.Land 4.Mobile 7.			16.Regular Lot						7.Open Space	
2.L & B 5.Other 8.			17.Secondary Lot						8.View/Environ	
3.Building 6. 9.			18.Excess Land						9.Fract Share	
Financing 9 Unknown			19.Condominium						Acres	
1.Convent 4.Seller 7.			20.Pavement						30.Rear (201+)	
2.FHA/VA 5.Private 8.			Fract. Acre	Acreege/Sites					31.Tillable/Horti	
3.Assumed 6.Cash 9.Unknown			21.Homesite (Frac						32.Pasture	
Validity 2 Related Parties			22.Vacant Lot (Fr						33.Orchard	
1.Valid 4.Split 7.Renovate			23.Non Conforming						34.Frontage	
2.Related 5.Partial 8.Other			Acres						35.Triangular Lot	
3.Distress 6.Exempt 9.			24.Excess (5-10)						36.Commercial	
Verified 5 Public Record			25.Excess (10+)						37.Softwood	
1.Buyer 4.Agent 7.Family			26.Excess						38.Mixed Wood	
2.Seller 5.Pub Rec 8.Other			27.Rear (1-100)						39.Hardwood	
3.Lender 6.MLS 9.			28.Rear (101-150)						40.Wasteland	
			29.Rear (151-200)						41.Gravel Pit (Ac	
			Total Acreage 0.12							42.Mobile Home Si
										43.Condo Site
										44.Utility ROW
										45.Camp Lot
										46.Site Improve

Waterboro

Map Lot 028-027


Account 1993

Location 48 LAUGHING LOON LANE

Card 1

Of 1

9/23/2024

Building Style	4 Cape Cod	SF Bsm't Living	0	Layout	1 Typical		
1.Conv	5.Garr/Col 9.Other	Fin Bsm't Grade	0 0	1.Typical	4. 7.		
2.Ranch	6.Split 10.Mohome	OPEN 5 OPTIONAL 0		2.Inadeq	5. 8.		
3.R Ranch	7.Contemp/ 11.Condo	Heat Type	100% 5 Force Warm Air	3.Not func	6. 9.		
4.Cape	8.Log 12.	1.HWBB	5.FWA 9.No Heat	Attic	9 None		
Dwelling Units	1	2.HWCI	6.GravWA 10.	1.1/4 Fin	4.Full Fin 7.1/4 Unfi		
Other Units	0	3.HWRAD	7.Electric 11.	2.1/2 Fin	5.FI/Stair 8.		
Stories	4 One & 1/2 Story	4.Steam	8.FI/WallM 12.	3.3/4 Fin	6.1/2 Unfi 9.None		
1.1	4.1.50 7.1.25	Cool Type	0% 9 None	Insulation	1 Full		
2.2	5.1.75 8.	1.Refrig	4.W&C Air 7.	1.Full	4.Minimal 7.		
3.3	6.2.50 9.	2.Evapor	5. 8.	2.Heavy	5.Unk 8.		
Exterior Walls	1 Wood Siding	3.H Pump	6. 9.None	3.Capped	6. 9.None		
0.Wood	4.Asb/Asph 8.Alum/Vin	Kitchen Style	2 Typical	Unfinished %	0%		
1.Wood	5.T-111 9.Other	1.Modern	4.Obsolete 7.	Grade & Factor	3 Average 100%		
2.Wd Sh	6.Br/St 11.	2.Typical	5. 8.	1.E Grade	4.B Grade 7.AAA Grad		
3.Compos.	7.Nov 12.	3.Old Type	6. 9.None	2.D Grade	5.A Grade 8.		
Roof Surface	1 Asphalt Shingles	Bath(s) Style	2 Typical Bath(s)	3.C Grade	6.AA Grade 9.Same		
1.Asphalt	4.Composit 7.	1.Modern	4.Obsolete 7.	SQFT (Footprint)	660		
2.Slate	5.Wood 8.	2.Typical	5. 8.	Condition	5 Above Average		
3.Metal	6.Other 9.	3.Old Type	6. 9.None	1.Poor	4.Avg 7.V G		
SF Masonry Trim	0	# Rooms	0	2.Fair	5.Avg+ 8.Exc		
OPEN-3-	0	# Bedrooms	2	3.Avg-	6.Good 9.Same		
OPEN-4-	0	# Full Baths	1	Phys. % Good	0%		
Year Built	1993	# 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 7.Layout		
1.Concrete	4.Wood 7.						
2.C Block	5.Slab 8.					2.O-Built	5.CDU 8.Other
3.Br/Stone	6.Prs/Post 9.					3.Damage	6.Style 9.None
Basement	4 Full Basement					Econ. % Good	100%
1.1/4 Bmt	4.Full Bmt 7.					Economic Code	None
2.1/2 Bmt	5.None 8.					0.None	3.Services 7.
3.3/4 Bmt	6. 9.None					1.Location	4.Traffic 8.
Bsm't Gar # Cars	0					2.Encroach	9.None 9.
Wet Basement	1 Dry Basement					Entrance Code	0
1.Dry	4. 7.					1.Interior	4.Vacant 7.
2.Damp	5. 8.	2.Refusal	5.Estimate 8.				
3.Wet	6. 9.	3.Informed	6.Office 9.RS				
Date Inspected		Information Code	0				
		1.Owner	4.Agent 7.				
		2.Relative	5.Estimate 8.				
		3.Tenant	6.Other 9.SNY				

Additions, Outbuildings & Improvements

Type	Year	Units	Grade	Cond	Phys.	Funct.	Sound Value	
								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

