

HALL RONALD W  
MAHON, PATRICK N  
53 TOWNHOUSE RD  
E WATERBORO ME 04030

B8672P213 B15164P776 B16769P733 B17021P306

Previous Owner  
SALLESE STEVEN P SR & MEGAN C  
C/O PATRICK MAHON & RONALD HALL  
53 TOWNHOUSE RD  
E WATERBORO ME 04030  
Sale Date: 5/21/2015

Previous Owner  
GEORGE RUSSELL W & IMOGENE  
PO BOX 217

EAST WATERBORO ME 04030  
Sale Date: 5/23/2007

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	66,600	151,200	10,000	207,800		
1ST MORTGAGE <b>0</b>			2013	66,600	151,200	10,000	207,800		
2ND MORTGAGE <b>0</b>			2014	66,600	151,200	10,000	207,800		
Zone/Land Use <b>31 Agricultural/Residential</b>			2015	66,600	151,200	10,000	207,800		
Secondary Zone			2016	56,600	151,200	0	207,800		
Topography <b>1 Level</b>			2017	56,600	151,200	0	207,800		
1.Level 4.Below St 7.Steep			2018	56,600	151,200	0	207,800		
2.Rolling 5.Low 8.Wet			2019	56,600	151,200	0	207,800		
3.Above St 6.Swampy 9.Lev/Roll			2020	56,600	151,200	0	207,800		
Utilities <b>9 No Water/No Sewer</b>			2021	62,300	151,200	0	213,500		
1.Public 4.Improve 7.Improve			2022	68,000	166,400	0	234,400		
2.Water 5.Improve 8.			2023	74,800	184,500	0	259,300		
3.Sewer 6.Improve 9.None			2024	83,800	207,700	0	291,500		
Street <b>1 Paved</b>			2025	102,500	300,400	0	402,900		
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		<b>Frontage</b>	<b>Depth</b>	<b>Factor</b>	<b>Code</b>	
BUILDING USE <b>0</b>			12.Arrowhead WF				%		1.Unimproved
<b>Sale Data</b>			13.Waterfront				%		2.Excess Ftg /De
Sale Date <b>5/21/2015</b>			14.Rear Land				%		3.Topography
Price <b>215,500</b>			15.Misc				%		4.Size/Shape
Sale Type <b>2 Land &amp; Buildings</b>							%		5.Access or Rear
1.Land 4.Mobile 7.							%		6.Restriction
2.L & B 5.Other 8.			<b>Square Foot</b>	<b>Square Feet</b>					7.Open Space
3.Building 6. 9.			16.Regular Lot				%		8.View/Environ
Financing <b>1 Conventional</b>			17.Secondary Lot				%		9.Fract Share
1.Convent 4.Seller 7.			18.Excess Land				%		<b>Acres</b>
2.FHA/VA 5.Private 8.			19.Condominium				%		30.Rear (201+)
3.Assumed 6.Cash 9.Unknown			20.Pavement				%		31.Tillable/Horti
Validity <b>1 Arms Length Sale</b>							%		32.Pasture
1.Valid 4.Split 7.Renovate			<b>Fract. Acre</b>	<b>Acreege/Sites</b>					33.Orchard
2.Related 5.Partial 8.Other			21.Homesite (Frac	21	1.28	100	%	0	34.Frontage
3.Distress 6.Exempt 9.			22.Vacant Lot (Fr				%		35.Triangular Lot
Verified <b>1 Buyer</b>			23.Non Conforming				%		36.Commercial
1.Buyer 4.Agent 7.Family			<b>Acres</b>				%		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
			<b>Total Acreage</b>		1.28				44.Utility ROW
									45.Camp Lot
									46.Site Improve

# Waterboro

Map Lot 028-050

Account 2016

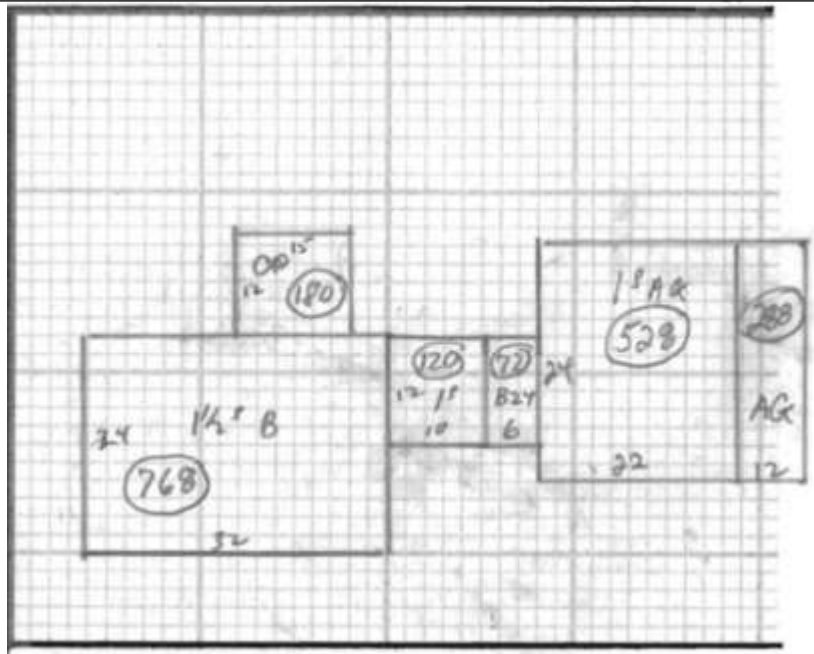
Location 53 TOWNHOUSE ROAD

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>		
3.R Ranch	7.Contemp/	11.Condo	Heat Type	<b>100%</b>	<b>1 Hot Water BB</b>
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>0</b>			3.HWRAD	7.Electric	11.
Stories <b>4 One &amp; 1/2 Story</b>			4.Steam	8.Fl/WallM	12.
1.1	4.1.50	7.1.25	Cool Type	<b>0%</b>	<b>9 None</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 Alumunum/Vinyl</b>			3.H Pump	6.	9.None
0.Wood	4.Asb/Asph	8.Alum/Vin	Kitchen Style <b>2 Typical</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>		
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>0</b>		
OPEN-3- <b>0</b>			# Bedrooms <b>3</b>		
OPEN-4- <b>0</b>			# Full Baths <b>1</b>		
Year Built <b>1970</b>			# Half Baths <b>1</b>		
Year Remodeled <b>0</b>			# Addn Fixtures <b>0</b>		
Foundation <b>1 Concrete</b>			# Fireplaces <b>0</b>		
1.Concrete	4.Wood	7.	<div style="display: flex; align-items: center; justify-content: center;"> <div style="background-color: #008080; color: white; padding: 10px; font-size: 2em; margin-right: 10px;">T</div> <div style="font-size: 2em; font-weight: bold;">TRIO</div> </div>		
2.C Block	5.Slab	8.			
3.Br/Stone	6.Prs/Post	9.			
Basement <b>4 Full Basement</b>					
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 <b>0</b>					
Wet Basement <b>1 Dry Basement</b>					
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
24 Frame Shed	0	80	0 0	0	0	0	%
63 Swimming Pool	0	48	0 0	0	0	0	%
21 Open Frame	0	180	0 0	0	0	0	%
1 One Story Frame	0	120	0 0	0	0	0	%
21 Open Frame	0	72	0 0	0	0	0	%
23 Frame Garage	0	528	0 0	0	0	0	%
23 Frame Garage	0	288	0 0	0	0	0	%
					%	%	
					%	%	
					%	%	

- 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