

DUNCAN, DALE K & JANIE S, TRUSTEES OF THE DALE & JANIE DUNCAN REVOCABLE LIVING TRUST PO BOX 248 EAST WATERBORO ME 04030

B3354P16 B19204P838

Previous Owner DUNCAN DALE K DUNCAN, JANIE S PO BOX 248 EAST WATERBORO ME 04030 Sale Date: 3/02/2023

Property Data			Assessment Record						
Neighborhood 24 EAST SHORE DR			Year	Land	Buildings	Exempt	Total		
Tree Growth Year 0			2012	207,500	249,400	16,000	440,900		
1ST MORTGAGE 0			2013	207,500	249,400	16,000	440,900		
2ND MORTGAGE 0			2014	207,500	249,400	16,000	440,900		
Zone/Land Use 48 Shoreland			2015	207,500	249,400	16,000	440,900		
Secondary Zone 31			2016	196,800	249,400	21,000	425,200		
Topography 2 Rolling			2017	196,800	249,400	21,000	425,200		
1.Level 4.Below St 7.Steep			2018	196,800	249,400	26,000	420,200		
2.Rolling 5.Low 8.Wet			2019	196,800	249,400	26,000	420,200		
3.Above St 6.Swampy 9.Lev/Roll			2020	196,800	252,000	26,000	422,800		
Utilities 9 No Water/No Sewer			2021	216,500	252,000	30,380	438,120		
1.Public 4.Improve 7.Improve			2022	236,200	277,200	31,000	482,400		
2.Water 5.Improve 8.			2023	259,800	307,500	31,000	536,300		
3.Sewer 6.Improve 9.None			2024	291,300	345,300	31,000	605,600		
Street 1 Paved			2025	303,800	412,100	31,000	684,900		
1.Paved 4.Proposed 7.ROW			Land Data						
2.Semi Imp 5.Pvt 8.None									
3.Gravel 6.Aband 9.TG PLAN			Front Foot	Type	Effective		Influence		Influence Codes
LAND USE 0			11.Ossipee WF	11	Frontage	Depth	Factor	Code	
BUILDING USE 0			12.Arrowhead WF						1.Unimproved
Sale Data			13.Waterfront						2.Excess Ftg /De
Sale Date 3/02/2023			14.Rear Land						3.Topography
Price			15.Misc						4.Size/Shape
Sale Type 2 Land & Buildings									5.Access or Rear
1.Land 4.Mobile 7.			Square Foot	Square Feet					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 9 Unknown			18.Excess Land						9.Fract Share
1.Convent 4.Seller 7.			19.Condominium						Acres
2.FHA/VA 5.Private 8.			20.Pavement						30.Rear (201+)
3.Assumed 6.Cash 9.Unknown									31.Tillable/Horti
Validity 2 Related Parties			Fract. Acre	Acreege/Sites					32.Pasture
1.Valid 4.Split 7.Renovate			21.Homesite (Frac	26	0.84	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 5 Public Record			Acres						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
			Total Acreage		1.10				43.Condo Site
									44.Utility ROW
									45.Camp Lot
									46.Site Improve

Inspection Witnessed By:

No./Date	Description	Date Insp.
X		

Notes:

Waterboro

Map Lot 031-003

Account 2075

Location 42 EAST SHORE ROAD

Card 1

Of 1

9/23/2024

Building Style	4 Cape Cod	SF Bsmt Living	0	Layout	1 Typical	
1.Conv	5.Garr/Col	9.Other	Fin Bsmt Grade	0 0	1.Typical	
2.Ranch	6.Split	10.Mohome	OPEN 5 OPTIONAL 0		2.Inadeq	
3.R Ranch	7.Contemp/	11.Condo	Heat Type	100%	1 Hot Water BB	
4.Cape	8.Log	12.	1.HWBB	5.FWA	9.No Heat	
Dwelling Units 1		2.HWCI		6.GravWA	10.	
Other Units 0		3.HWRAD		7.Electric	11.	
Stories 1 One Story		4.Steam		8.F/WallM	12.	
1.1	4.1.50	7.1.25	Cool Type	0%	9 None	
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 2 Wood Shingle		3.H Pump		6.	9.None	
0.Wood	4.Asb/Asph	8.Alum/Vin	Kitchen Style		2 Typical	
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 1 Asphalt Shingles		Bath(s) Style		2 Typical Bath(s)		
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 0		# Rooms		5		
OPEN-3- 0		# Bedrooms		2		
OPEN-4- 0		# Full Baths		1		
Year Built 1960		# Half Baths		0		
Year Remodeled 1984		# Addn Fixtures		0		
Foundation 2 Concrete Block		# Fireplaces		1		
1.Concrete	4.Wood	7.	<div style="display: flex; align-items: center; justify-content: center;"> <div style="background-color: #2e7d32; color: white; padding: 10px 20px; font-size: 2em; margin-right: 10px;">T</div> <div style="font-size: 2em; font-weight: bold; margin-right: 10px;">TRIO</div> </div>			
2.C Block	5.Slab	8.				
3.Br/Stone	6.Prs/Post	9.				
Basement 4 Full Basement						
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 0						
Wet Basement 1 Dry Basement						
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
60 1.25 ST Gar	1993	672	4 100	6	87 %	100 %	
123 CAMP/SHED G	0	324	3 24	0	0 %	0 %	
181 CABIN	0	368	0 0	0	0 %	0 %	
22 Encl Frame Porch	0	546	0 0	0	0 %	0 %	
68 Wood Deck	0	546	0 0	0	0 %	0 %	
42 2S Encl Fr Porch	0	64	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

