

DUNCAN DALE K
DUNCAN, JANIE S
PO BOX 248
EAST WATERBORO ME 04030

B3354P16

Property Data			Assessment Record				
Neighborhood 24 EAST SHORE DR			Year	Land	Buildings	Exempt	Total
Tree Growth Year 0			2010	207,500	249,400	19,000	437,900
1ST MORTGAGE 0			2011	207,500	249,400	15,000	441,900
2ND MORTGAGE 0			2012	207,500	249,400	16,000	440,900
Zone/Land Use 48 Shoreland			2013	207,500	249,400	16,000	440,900
Secondary Zone 31			2014	207,500	249,400	16,000	440,900
Topography 2 Rolling			2015	207,500	249,400	16,000	440,900
1.Level 4.Below St 7.Steep			2016	196,800	249,400	21,000	425,200
2.Rolling 5.Low 8.Wet			2017	196,800	249,400	21,000	425,200
3.Above St 6.Swampy 9.Lev/Roll			2018	196,800	249,400	26,000	420,200
Utilities 9 No Water/No Sewer			2019	196,800	249,400	26,000	420,200
1.Public 4.Improve 7.Improve			2020	196,800	252,000	26,000	422,800
2.Water 5.Improve 8.			2021	216,500	252,000	30,380	438,120
3.Sewer 6.Improve 9.None			2022	236,200	277,200	31,000	482,400
Street 1 Paved							
1.Paved 4.Proposed 7.ROW			Land Data				
2.Semi Imp 5.Pvt 8.None							
3.Gravel 6.Aband 9.TG PLAN							
LAND USE 0							
BUILDING USE 0			Front Foot				
Sale Data							
Sale Date							
Price							
Sale Type			Square Foot				
1.Land 4.Mobile 7.							
2.L & B 5.Other 8.							
3.Building 6. 9.							
Financing			Fract. Acre				
1.Convent 4.Seller 7.							
2.FHA/VA 5.Private 8.							
3.Assumed 6.Cash 9.Unknown							
Validity			Acres				
1.Valid 4.Split 7.Renovate							
2.Related 5.Partial 8.Other							
3.Distress 6.Exempt 9.							
Verified			Acres				
1.Buyer 4.Agent 7.Family							
2.Seller 5.Pub Rec 8.Other							
3.Lender 6.MLS 9.							
Inspection Witnessed By:			Influence Codes				
X							
Date							
No./Date Description Date Insp.							
Notes:			Acres				
			Total Acreage 1.10				

Waterboro

Map Lot 031-003

Account 2075

Location 42 EAST SHORE ROAD

Card 1

Of 1

6/06/2022

Building Style 4 Cape Cod	SF Bsm Living 0	Layout 1 Typical
1.Conv 5.Garr/Col 9.Other	Fin Bsmt 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% 1 Hot Water BB	3.Not func 6. 9.
4.Cape 8.Log 12.	1.HWBB 5.FWA 9.No Heat	Attic 4 Full Finished
Dwelling Units 1	2.HWCI 6.GravWA 10.	1.1/4 Fin 4.Full Fin 7.
Other Units 0	3.HWRAD 7.Electric 11.	2.1/2 Fin 5.F/Stair 8.
Stories 1 One Story	4.Steam 8.F/WallM 12.	3.3/4 Fin 6. 9.None
1.1 4.1.50 7.1.25	Cool Type 0% 9 None	Insulation 4 Minimal
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 2 Wood Shingle	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 125%
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) 1080
2.Slate 5.Wood 8.	2.Typical 5. 8.	Condition 6 Good
3.Metal 6.Other 9.	3.Old Type 6. 9.None	1.Poor 4.Avg 7.V G
SF Masonry Trim 0	# Rooms 5	2.Fair 5.Avg+ 8.Exc
OPEN-3-CUSTOM 0	# Bedrooms 2	3.Avg- 6.Good 9.Same
OPEN-4-CUSTOM 0	# Full Baths 1	Phys. % Good 0%
Year Built 1960	# Half Baths 0	Funct. % Good 100%
Year Remodeled 1984	# Addn Fixtures 0	Functional Code 9 None
Foundation 2 Concrete Block	# Fireplaces 1	1.Incomp 4.Small 7.Layout
1.Concrete 4.Wood 7.		2.O-Built 5.CDU 8.Other
2.C Block 5.Slab 8.		3.Damage 6.Style 9.None
3.Br/Stone 6.Prsv/Post 9.		Econ. % Good 100%
Basement 4 Full Basement		Economic Code None
1.1/4 Bmt 4.Full Bmt 7.		0.None 3.Services 7.
2.1/2 Bmt 5.None 8.		1.Location 4.Traffic 8.
3.3/4 Bmt 6. 9.None		2.Encroach 9.None 9.
Bsmt Gar # Cars 0		Entrance Code 0
Wet Basement 1 Dry Basement		1.Interior 4.Vacant 7.
1.Dry 4. 7.		2.Refusal 5.Estimate 8.
2.Damp 5. 8.		3.Informed 6.Office 9.RS
3.Wet 6. 9.		Information Code 0
		1.Owner 4.Agent 7.
		2.Relative 5.Estimate 8.
		3.Tenant 6.Other 9.SNY



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 %	
					%	%	
					%	%	
					%	%	
					%	%	
					%	%	

