

VERVILLE, DEREK S
EMERSON, MEGHAN M
39 LYNWOOD DRIVE
NORTH WATERBORO ME 04061

B17676P821 B18041P658

Previous Owner
MOOERS KYLE
604 WALKER RD

LYMAN ME 04002
Sale Date: 9/06/2019

Previous Owner
PARENT ADAM M & KELLY A
P O BOX 1443

SACO ME 04072
Sale Date: 3/15/2018

Previous Owner
PATTAVINA CARL J & MARGARET A
31 WILLIE CIRCLE

TOLLAND CT 06084
Sale Date: 7/22/2016

Inspection Witnessed By:

X	Date
No./Date	Description
	Date Insp.

Notes:
2019.0206 - added e911 house address - tb
20.0630 - changed lot from secondary to regular, added
28x44 split level house with 2 car under-garage, 12x12 deck,
4x5 deck -sb

Waterboro

Property Data			Assessment Record							
Neighborhood 2 LAC EAST			Year	Land	Buildings	Exempt	Total			
Tree Growth Year 0			2012	15,000	0	0	15,000			
1ST MORTGAGE 0			2013	15,000	0	0	15,000			
2ND MORTGAGE 0			2014	15,000	0	0	15,000			
Zone/Land Use 47 Lake Arrowhead			2015	15,000	0	0	15,000			
Secondary Zone			2016	7,500	0	0	7,500			
Topography 2 Rolling			2017	7,500	0	0	7,500			
1.Level 4.Below St 7.Steep			2018	7,500	0	0	7,500			
2.Rolling 5.Low 8.Wet			2019	7,500	0	0	7,500			
3.Above St 6.Swampy 9.Lev/Roll			2020	7,500	0	0	7,500			
Utilities 9 No Water/No Sewer			2021	16,500	162,800	0	179,300			
1.Public 4.Improve 7.Improve			2022	18,000	179,100	0	197,100			
2.Water 5.Improve 8.			2023	19,800	198,700	0	218,500			
3.Sewer 6.Improve 9.None			2024	22,200	223,100	0	245,300			
Street 3 Gravel			2025	30,000	300,800	0	330,800			
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		Frontage	Depth	Factor	Code		
BUILDING USE 0			12.Arrowhead WF				%		1.Unimproved	
Sale Data			13.Waterfront				%		2.Excess Ftg /De	
Sale Date 9/06/2019			14.Rear Land				%		3.Topography	
Price 219,619			15.Misc				%		4.Size/Shape	
Sale Type 2 Land & Buildings							%		5.Access or Rear	
1.Land 4.Mobile 7.							%		6.Restriction	
2.L & B 5.Other 8.			Square Foot		Square Feet				7.Open Space	
3.Building 6. 9.			16.Regular Lot	16		1	100	%	0	8.View/Environ
Financing 9 Unknown			17.Secondary Lot					%		9.Fract Share
1.Convent 4.Seller 7.			18.Excess Land					%		Acres
2.FHA/VA 5.Private 8.			19.Condominium					%		30.Rear (201+)
3.Assumed 6.Cash 9.Unknown			20.Pavement					%		31.Tillable/Horti
Validity 1 Arms Length Sale								%		32.Pasture
1.Valid 4.Split 7.Renovate			Fract. Acre		Acreege/Sites					33.Orchard
2.Related 5.Partial 8.Other			21.Homesite (Frac					%		34.Frontage
3.Distress 6.Exempt 9.			22.Vacant Lot (Fr					%		35.Triangular Lot
Verified 5 Public Record			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		0.00					44.Utility ROW
										45.Camp Lot
										46.Site Improve

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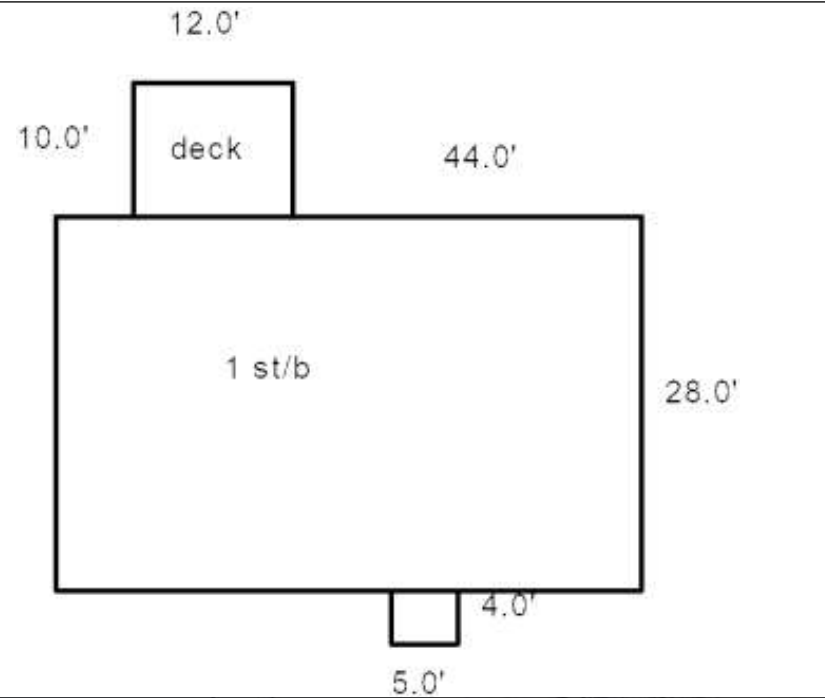
Map Lot 042-00A-011

Account 2690

Location 39 LYNWOOD DRIVE

Card 1 Of 1 9/23/2024

Building Style	6 Split Level	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	8 Aluminum/Vinyl		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	3	
OPEN-4-	0		# Full Baths	2	
Year Built	2019		# Half Baths	0	
Year Remodeled	0		# Addn Fixtures	0	
Foundation	1 Concrete		# Fireplaces	0	
1.Concrete	4.Wood	7.			
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	2				
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	
68 Wood Deck	0	144	0 0	0	0	% 0	%	1.One Story Fram
68 Wood Deck	0	20	0 0	0	0	% 0	%	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

