

KNOWLTON SIMARD, LAURELL TRUE
KNOWLTON SIMARD, JAN M
10 APPLE STREET
LYNN MA 01902

B11012P96 B16283P793 B18461P561

Previous Owner
ARIAS MAUREEN
ARIAS, VICTOR M
49 LAKEVIEW DRIVE
NORTH WATERBORO ME 04061
Sale Date: 11/23/2020

Inspection Witnessed By:

No./Date	Description	Date Insp.
X		

Notes:

Waterboro

Property Data			Assessment Record							
Neighborhood 1 LAC WEST			Year	Land	Buildings	Exempt	Total			
Tree Growth Year 0			2012	30,000	122,000	10,000	142,000			
1ST MORTGAGE 0			2013	30,000	122,000	10,000	142,000			
2ND MORTGAGE 0			2014	30,000	122,000	10,000	142,000			
Zone/Land Use 47 Lake Arrowhead			2015	30,000	122,000	10,000	142,000			
Secondary Zone			2016	15,000	122,000	15,000	122,000			
Topography 2 Rolling			2017	15,000	122,000	15,000	122,000			
1.Level 4.Below St 7.Steep			2018	15,000	122,000	20,000	117,000			
2.Rolling 5.Low 8.Wet			2019	15,000	122,000	20,000	117,000			
3.Above St 6.Swampy 9.Lev/Roll			2020	15,000	124,000	20,000	119,000			
Utilities 9 No Water/No Sewer			2021	16,500	124,000	24,500	116,000			
1.Public 4.Improve 7.Improve			2022	18,000	136,400	0	154,400			
2.Water 5.Improve 8.			2023	19,800	151,300	0	171,100			
3.Sewer 6.Improve 9.None			2024	22,200	169,900	0	192,100			
Street 3 Gravel			2025	30,000	232,400	0	262,400			
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 11/23/2020			14.Rear Land				%		3.Topography	
Price 232,000			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	16	1	100	%	0	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 1 Arms Length Sale			Fract. Acre		Acreege/Sites				32.Pasture	
1.Valid 4.Split 7.Renovate			21.Homesite (Frac				%		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 0.00							43.Condo Site
										44.Utility ROW
										45.Camp Lot
										46.Site Improve

Waterboro

Map Lot 043-895


Account 2902

Location 49 LAKEVIEW DRIVE

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	3.Not func			
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	Insulation 1 Full			
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		Unfinished % 0%			
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)		Grade & Factor 3 Average 110%			
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 6		SQFT (Footprint) 546			
OPEN-3- 0			# Bedrooms 3		Condition 5 Above Average			
OPEN-4- 0			# Full Baths 1		1.Poor			
Year Built 1994			# Half Baths 1		4.Avg			
Year Remodeled 0			# Addn Fixtures 0		7.V G			
Foundation 1 Concrete			# Fireplaces 0		2.Fair			
1.Concrete	4.Wood	7.				5.Avg+		
2.C Block	5.Slab	8.				3.Avg-	6.Good	9.Same
3.Br/Stone	6.Prs/Post	9.				Phys. % Good 0%		
Basement 4 Full Basement						Funct. % Good 100%		
1.1/4 Bmt	4.Full Bmt	7.				Functional Code 9 None		
2.1/2 Bmt	5.None	8.				1.Incomp		
3.3/4 Bmt	6.	9.None				4.Small		
Bsmt Gar # Cars 2						2.O-Built		
Wet Basement 1 Dry Basement						5.CDU		
1.Dry	4.	7.				3.Damage		
2.Damp	5.	8.	6.Style					
3.Wet	6.	9.	9.None					
Date Inspected 6/27/2005			Econ. % Good 100%					
			Economic Code None					
			0.None					
			3.Services					
			1.Location					
			4.Traffic					
			2.Encroach					
			9.None					
			9.					
			Entrance Code 5 Estimated					
			1.Interior					
			4.Vacant					
			7.					
			2.Refusal					
			5.Estimate					
			8.					
			3.Informed					
			6.Office					
			9.RS					
			Information Code 5 Estimate					
			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 Frame	0	338	0 0	0	0	0 %	0 %	1.One Story Fram
37 Unfin Basement	0	338	0 0	0	0	0 %	0 %	2.Two Story Fram
68 Wood Deck	0	480	0 0	0	0	0 %	0 %	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

