

GIRARD, BRUCE W JR  
GIRARD, MELISSA B  
95 BEAULIEU DRIVE  
LYMAN ME 04002

B12736P251 B15308P567 B18671P227

Previous Owner  
GIRARD BRUCE W SR  
GIRARD, SHIRLEY A  
423 NEW DAM ROAD  
NORTH WATERBORO ME 04061  
Sale Date: 5/10/2021

Previous Owner  
WILSON TRAVIS L & TERI  
423 NEW DAM ROAD

NORTH WATERBORO ME 04061  
Sale Date: 11/30/2007

Inspection Witnessed By:

X	Date	Date Insp.
No./Date	Description	Date Insp.

Notes:

Waterboro

Property Data			Assessment Record								
Neighborhood <b>2 LAC EAST</b>			Year	Land	Buildings	Exempt	Total				
Tree Growth Year <b>0</b>			2012	30,000	122,900	10,000	142,900				
1ST MORTGAGE <b>0</b>			2013	30,000	122,900	10,000	142,900				
2ND MORTGAGE <b>0</b>			2014	30,000	122,900	10,000	142,900				
Zone/Land Use <b>47 Lake Arrowhead</b>			2015	30,000	122,900	10,000	142,900				
Secondary Zone			2016	15,000	122,900	15,000	122,900				
Topography <b>1 Level</b>			2017	15,000	122,900	15,000	122,900				
1.Level 4.Below St 7.Steep			2018	15,000	122,900	20,000	117,900				
2.Rolling 5.Low 8.Wet			2019	15,000	122,900	20,000	117,900				
3.Above St 6.Swampy 9.Lev/Roll			2020	15,000	123,500	20,000	118,500				
Utilities <b>9 No Water/No Sewer</b>			2021	16,500	123,500	24,500	115,500				
1.Public 4.Improve 7.Improve			2022	18,000	135,900	25,000	128,900				
2.Water 5.Improve 8.			2023	19,800	150,700	0	170,500				
3.Sewer 6.Improve 9.None			2024	22,200	169,200	0	191,400				
Street <b>1 Paved</b>			2025	30,000	229,700	0	259,700				
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>5/10/2021</b>			14.Rear Land				%		3.Topography		
Price <b>110,000</b>			15.Misc				%		4.Size/Shape		
Sale Type <b>2 Land &amp; Buildings</b>							%		5.Access or Rear		
1.Land 4.Mobile 7.			<b>Square Foot</b>				%		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 <b>9 Unknown</b>			18.Excess Land				%			9.Fract Share	
1.Convent 4.Seller 7.			19.Condominium				%			<b>Acres</b>	
2.FHA/VA 5.Private 8.			20.Pavement				%			30.Rear (201+)	
3.Assumed 6.Cash 9.Unknown							%			31.Tillable/Horti	
Validity <b>2 Related Parties</b>			<b>Fract. Acre</b>				%			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 <b>5 Public Record</b>			<b>Acres</b>				%			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	
			<b>Total Acreage 0.00</b>								43.Condo Site
											44.Utility ROW
											45.Camp Lot
											46.Site Improve

