

LACHANCE, KENNETH R  
LACHANCE, KARIN  
84 CLEMENT ROAD  
DRACUT MA 01826

B6728P214 B18751P590 B19436P316

Previous Owner  
LACHANCE, KENNETH R  
84 CLEMENT ROAD

DRACUT MA 01826  
Sale Date: 5/15/2024

Previous Owner  
LACHANCE RONALD A  
LACHANCE, SHEILA A  
5 CONNORS ROAD  
SALEM MA 01970  
Sale Date: 7/29/2021

Inspection Witnessed By:

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

Notes:

24.0502 - removed existing buildings, replaced with 24x32  
1.5s/b, 6x24 op, and 10x30 deck; 3% unfinished - vv  
24.0916 - removed incomplete - vv

Waterboro

Property Data			Assessment Record						
Neighborhood	80 MIDDLE BRANCH POND A		Year	Land	Buildings	Exempt	Total		
Tree Growth Year	0		2012	91,900	82,600	0	174,500		
1ST MORTGAGE	0		2013	91,900	82,600	0	174,500		
2ND MORTGAGE	0		2014	91,900	82,600	0	174,500		
Zone/Land Use	48 Shoreland		2015	91,900	82,600	0	174,500		
Secondary Zone	31 .....		2016	87,300	78,200	0	165,500		
Topography	2 Rolling		2017	87,300	78,200	0	165,500		
1.Level	4.Below St	7.Steep	2018	87,300	78,200	0	165,500		
2.Rolling	5.Low	8.Wet	2019	87,300	78,200	0	165,500		
3.Above St	6.Swampy	9.Lev/Roll	2020	87,300	78,500	0	165,800		
Utilities	9 No Water/No Sewer		2021	96,100	78,500	0	174,600		
1.Public	4.Improve	7.Improve	2022	104,800	86,400	0	191,200		
2.Water	5.Improve	8.	2023	115,300	95,800	0	211,100		
3.Sewer	6.Improve	9.None	2024	129,300	107,600	0	236,900		
Street	3 Gravel		2025	137,900	314,100	0	452,000		
1.Paved	4.Proposed	7.ROW	<b>Land Data</b>						
2.Semi Imp	5.Pvt	8.None	<b>Front Foot</b>	<b>Type</b>	<b>Effective</b>		<b>Influence</b>		<b>Influence Codes</b>
3.Gravel	6.Aband	9.TG PLAN			<b>Frontage</b>	<b>Depth</b>	<b>Factor</b>	<b>Code</b>	
LAND USE	0		11.Ossipee WF	13	077	176	90 %	2	1.Unimproved
BUILDING USE	0		12.Arrowhead WF				%		2.Excess Ftg /De
<b>Sale Data</b>			13.Waterfront				%		3.Topography
Sale Date	5/15/2024		14.Rear Land				%		4.Size/Shape
Price			15.Misc				%		5.Access or Rear
Sale Type	2 Land & Buildings		<b>Square Foot</b>		<b>Square Feet</b>				6.Restriction
1.Land	4.Mobile	7.	16.Regular Lot				%		7.Open Space
2.L & B	5.Other	8.	17.Secondary Lot				%		8.View/Environ
3.Building	6.	9.	18.Excess Land				%		9.Fract Share
Financing	9 Unknown		19.Condominium				%		<b>Acres</b>
1.Convent	4.Seller	7.	20.Pavement				%		30.Rear (201+)
2.FHA/VA	5.Private	8.	<b>Fract. Acre</b>		<b>Acreege/Sites</b>				31.Tillable/Horti
3.Assumed	6.Cash	9.Unknown	21.Homesite (Frac				%		32.Pasture
Validity	2 Related Parties		22.Vacant Lot (Fr				%		33.Orchard
1.Valid	4.Split	7.Renovate	23.Non Conforming				%		34.Frontage
2.Related	5.Partial	8.Other	<b>Acres</b>				%		35.Triangular Lot
3.Distress	6.Exempt	9.	24.Excess ( 5-10)				%		36.Commercial
Verified	5 Public Record		25.Excess (10+)				%		37.Softwood
1.Buyer	4.Agent	7.Family	26.Excess				%		38.Mixed Wood
2.Seller	5.Pub Rec	8.Other	27.Rear (1-100)				%		39.Hardwood
3.Lender	6.MLS	9.	28.Rear (101-150)				%		40.Wasteland
			29.Rear (151-200)				%		41.Gravel Pit (Ac
			<b>Total Acreage</b>		0.16				42.Mobile Home Si
									43.Condo Site
									44.Utility ROW
									45.Camp Lot
									46.Site Improve

Waterboro

Map Lot 024-031


Account 1920

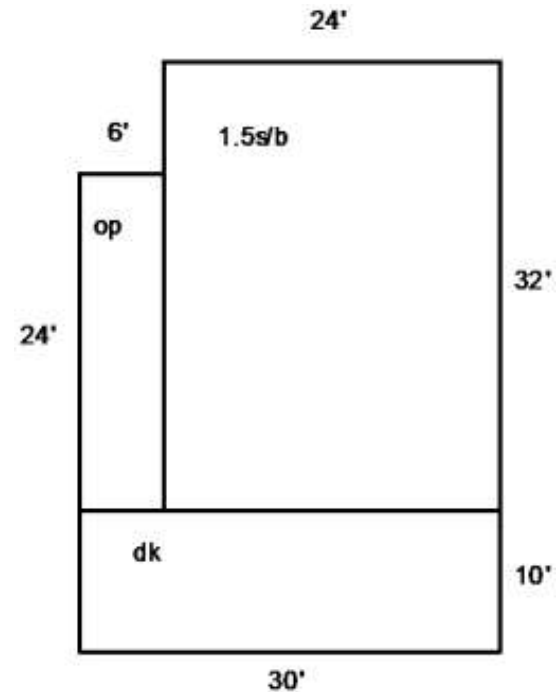
Location 22 CARLE LANE

Card 1

Of 1

9/23/2024

Building Style <b>4 Cape Cod</b>	SF Bsmt Living <b>0</b>	Layout <b>1 Typical</b>
1.Conv 5.Garr/Col 9.Other	Fin Bsmt Grade <b>0 0</b>	1.Typical 4. 7.
2.Ranch 6.Split 10.Mohome	OPEN 5 OPTIONAL <b>0</b>	2.Inadeq 5. 8.
3.R Ranch 7.Contemp/ 11.Condo	Heat Type <b>100% 1 Hot Water BB</b>	3.Not func 6. 9.
4.Cape 8.Log 12.	1.HWBB 5.FWA 9.No Heat	Attic <b>9 None</b>
Dwelling Units <b>1</b>	2.HWCI 6.GravWA 10.	1.1/4 Fin 4.Full Fin 7.1/4 Unfi
Other Units <b>0</b>	3.HWRAD 7.Electric 11.	2.1/2 Fin 5.FI/Stair 8.
Stories <b>4 One &amp; 1/2 Story</b>	4.Steam 8.FI/WallM 12.	3.3/4 Fin 6.1/2 Unfi 9.None
1.1 4.1.50 7.1.25	Cool Type <b>0% 9 None</b>	Insulation <b>1 Full</b>
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 <b>8 Almunum/Vinyl</b>	3.H Pump 6. 9.None	3.Capped 6. 9.None
0.Wood 4.Asb/Asph 8.Alum/Vin	Kitchen Style <b>2 Typical</b>	Unfinished % <b>0%</b>
1.Wood 5.T-111 9.Other	1.Modern 4.Obsolete 7.	Grade & Factor <b>4 Good 100%</b>
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 <b>1 Asphalt Shingles</b>	Bath(s) Style <b>2 Typical Bath(s)</b>	3.C Grade 6.AA Grade 9.Same
1.Asphalt 4.Composit 7.	1.Modern 4.Obsolete 7.	SQFT (Footprint) <b>768</b>
2.Slate 5.Wood 8.	2.Typical 5. 8.	Condition <b>6 Good</b>
3.Metal 6.Other 9.	3.Old Type 6. 9.None	1.Poor 4.Avg 7.V G
SF Masonry Trim <b>0</b>	# Rooms <b>5</b>	2.Fair 5.Avg+ 8.Exc
OPEN-3- <b>0</b>	# Bedrooms <b>3</b>	3.Avg- 6.Good 9.Same
OPEN-4- <b>0</b>	# Full Baths <b>2</b>	Phys. % Good <b>0%</b>
Year Built <b>2024</b>	# Half Baths <b>1</b>	Funct. % Good <b>100%</b>
Year Remodeled <b>0</b>	# Addn Fixtures <b>0</b>	Functional Code <b>9 None</b>
Foundation <b>1 Concrete</b>	# Fireplaces <b>0</b>	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.Prs/Post 9.		Econ. % Good <b>100%</b>
Basement <b>4 Full Basement</b>		Economic Code <b>None</b>
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 <b>0</b>		Entrance Code <b>0</b>
Wet Basement <b>1 Dry Basement</b>		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 <b>0</b>	
	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
21 Open Frame	0	144	0 0	0	0 %	0 %	
68 Wood Deck	0	300	0 0	0	0 %	0 %	
					%	%	
					%	%	
					%	%	
					%	%	
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