

BLANCHARD, SHAUN E.
7 LYNWOOD DR
NORTH WATERBORO ME 04061

B10246P245 B18478P568

Previous Owner
BOISSONNEAULT KEITH A
BOISSONNEAULT, MARIE D
7 LYNWOOD DRIVE
NORTH WATERBORO ME 04061
Sale Date: 12/04/2020

Inspection Witnessed By:

No./Date	Description	Date Insp.
X		

Notes:

Waterboro

Property Data			Assessment Record							
Neighborhood 2 LAC EAST			Year	Land	Buildings	Exempt	Total			
Tree Growth Year 0			2012	37,500	130,200	10,000	157,700			
1ST MORTGAGE 0			2013	37,500	130,200	10,000	157,700			
2ND MORTGAGE 0			2014	37,500	130,200	10,000	157,700			
Zone/Land Use 47 Lake Arrowhead			2015	37,500	130,200	10,000	157,700			
Secondary Zone			2016	18,800	130,200	15,000	134,000			
Topography 2 Rolling			2017	18,800	130,200	15,000	134,000			
1.Level 4.Below St 7.Steep			2018	18,800	130,200	20,000	129,000			
2.Rolling 5.Low 8.Wet			2019	18,800	130,200	20,000	129,000			
3.Above St 6.Swampy 9.Lev/Roll			2020	18,800	130,400	20,000	129,200			
Utilities 9 No Water/No Sewer			2021	20,600	130,400	24,500	126,500			
1.Public 4.Improve 7.Improve			2022	22,500	143,400	0	165,900			
2.Water 5.Improve 8.			2023	24,800	159,000	0	183,800			
3.Sewer 6.Improve 9.None			2024	27,800	179,200	0	207,000			
Street 3 Gravel			2025	40,000	255,000	0	295,000			
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 12/04/2020			14.Rear Land				%		3.Topography	
Price 241,500			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	17		1	50	%	3	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 042-00A-001


Account 2688

Location 7 LYNWOOD DRIVE

Card 1

Of 1

9/23/2024

Building Style	5 Garrison/Colonial			SF Bsmt 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 9 None					
Dwelling Units 1				2.HWCI	6.GravWA	10.	1.1/4 Fin	4.Full Fin 7.1/4 Unfi				
Other Units 0				3.HWRAD	7.Electric	11.	2.1/2 Fin	5.FI/Stair 8.				
Stories 2 Two Story				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	0% 9 None		Insulation 1 Full					
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 8 Aluminum/Vinyl				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 100%					
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) 638					
2.Slate	5.Wood	8.		2.Typical	5.	8.	Condition 7 Very Good					
3.Metal	6.Other	9.		3.Old Type	6.	9.None	1.Poor	4.Avg 7.V G				
SF Masonry Trim 0				# Rooms 6			2.Fair	5.Avg+ 8.Exc				
OPEN-3- 0				# Bedrooms 3			3.Avg-	6.Good 9.Same				
OPEN-4- 0				# Full Baths 2			Phys. % Good 0%					
Year Built 2002				# Half Baths 0			Funct. % Good 100%					
Year Remodeled 0				# Addn Fixtures 0			Functional Code 9 None					
Foundation 1 Concrete				# Fireplaces 0			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 100%		Economic Code None	
Basement 4 Full Basement									0.None 3.Services 7.		1.Location 4.Traffic 8.	
1.1/4 Bmt	4.Full Bmt	7.							2.Encroach 9.None 9.		Entrance Code 0	
2.1/2 Bmt	5.None	8.							1.Interior 4.Vacant 7.		2.Refusal 5.Estimate 8.	
3.3/4 Bmt	6.	9.None							3.Informed 6.Office 9.RS		Information Code 0	
Bsmt Gar # Cars 0									1.Owner 4.Agent 7.		2.Relative 5.Estimate 8.	
Wet Basement 1 Dry Basement									2.Tenant 6.Other 9.SNY			
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	
26 1SFr Overhang	0	29	0 0	0	0	0	%	1.One Story Fram
26 1SFr Overhang	0	29	0 0	0	0	0	%	2.Two Story Fram
68 Wood Deck	0	48	0 0	0	0	0	%	3.Three Story Fr
24 Frame Shed	0	96	0 0	0	0	0	%	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

