

PIKNICK STANLEY E
PIKNICK, HEIDI L
31 LYNWOOD DR
NORTH WATERBORO ME 04061

B9640P252 B19349P740

Property Data			Assessment Record						
Neighborhood 2 LAC EAST			Year	Land	Buildings	Exempt	Total		
Tree Growth Year 0			2012	30,000	150,100	10,000	170,100		
1ST MORTGAGE 0			2013	30,000	150,100	10,000	170,100		
2ND MORTGAGE 0			2014	30,000	150,100	10,000	170,100		
Zone/Land Use 47 Lake Arrowhead			2015	30,000	150,100	10,000	170,100		
Secondary Zone			2016	15,000	150,100	15,000	150,100		
Topography 2 Rolling			2017	15,000	150,100	15,000	150,100		
1.Level 4.Below St 7.Steep			2018	15,000	150,100	20,000	145,100		
2.Rolling 5.Low 8.Wet			2019	15,000	150,100	20,000	145,100		
3.Above St 6.Swampy 9.Lev/Roll			2020	15,000	150,100	20,000	145,100		
Utilities 9 No Water/No Sewer			2021	16,500	150,100	24,500	142,100		
1.Public 4.Improve 7.Improve			2022	18,000	165,200	25,000	158,200		
2.Water 5.Improve 8.			2023	19,800	183,200	25,000	178,000		
3.Sewer 6.Improve 9.None			2024	22,200	206,400	25,000	203,600		
Street 3 Gravel			2025	30,000	271,100	25,000	276,100		
1.Paved 4.Proposed 7.ROW			Land Data						
2.Semi Imp 5.Pvt 8.None			Front Foot	Type	Effective		Influence		Influence Codes
3.Gravel 6.Aband 9.TG PLAN					Frontage	Depth	Factor	Code	
LAND USE 0			11.Ossipee WF			%		1.Unimproved	
BUILDING USE 0			12.Arrowhead WF			%		2.Excess Ftg /De	
Sale Data			13.Waterfront			%		3.Topography	
Sale Date			14.Rear Land			%		4.Size/Shape	
Price			15.Misc			%		5.Access or Rear	
Sale Type						%		6.Restriction	
1.Land 4.Mobile 7.			Square Foot	Square Feet				7.Open Space	
2.L & B 5.Other 8.				16.Regular Lot	16	1	100 %	0	8.View/Environ
3.Building 6. 9.			17.Secondary Lot			%		9.Fract Share	
Financing			18.Excess Land			%		Acres	
1.Convent 4.Seller 7.			19.Condominium			%		30.Rear (201+)	
2.FHA/VA 5.Private 8.			20.Pavement			%		31.Tillable/Horti	
3.Assumed 6.Cash 9.Unknown						%		32.Pasture	
Validity			Fract. Acre	Acres/Sites				33.Orchard	
1.Valid 4.Split 7.Renovate			21.Homesite (Frac			%		34.Frontage	
2.Related 5.Partial 8.Other			22.Vacant Lot (Fr			%		35.Triangular Lot	
3.Distress 6.Exempt 9.			23.Non Conforming			%		36.Commercial	
Verified			Acres			%		37.Softwood	
1.Buyer 4.Agent 7.Family			24.Excess (5-10)			%		38.Mixed Wood	
2.Seller 5.Pub Rec 8.Other			25.Excess (10+)			%		39.Hardwood	
3.Lender 6.MLS 9.			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	

Inspection Witnessed By:

No./Date	Description	Date Insp.
X		

Notes:
23.1213 - revocable transfer on death deed to Hunter M Piknick, 31 Lynwood Drive, North Waterboro, ME 04061 B19349/P740 - vw

Waterboro

Map Lot 042-00A-009

Account 2763

Location 31 LYNWOOD 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 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 4 One & 1/2 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 1 Wood Siding	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) 816
2.Slate 5.Wood 8.	2.Typical 5. 8.	Condition 5 Above Average
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 3	Phys. % Good 0%
Year Built 1989	# Half Baths 0	Funct. % Good 75%
Year Remodeled 2004	# Addn Fixtures 0	Functional Code 2 Overbuilt
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%
Basement 4 Full Basement		Economic Code None
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 2		Entrance Code 0
Wet Basement 1 Dry Basement		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 0	
	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
2 Two Story Frame	0	252	0 0	0	0 %	0 %	
1 One Story Frame	2004	624	0 0	0	0 %	0 %	
27 Unfin Basement	2004	624	0 0	0	0 %	0 %	
62 Patio	0	121	0 0	0	0 %	0 %	
24 Frame Shed	1989	80	4 100	4	95 %	100 %	
					%	%	
					%	%	
					%	%	
					%	%	
					%	%	
					%	%	
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