

WATTS DEREK R
WATTS, SHANNON N
35 LYNWOOD DRIVE
NORTH WATERBORO ME 04061

B7853P148

Previous Owner
SCHLUNTZ NANCY
ATTN: SHANNON & DEREK WATTS
35 LYNWOOD DR
NORTH WATERBORO ME 04061
Sale Date: 1/31/2017

Inspection Witnessed By:

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

Notes:

Waterboro

Property Data			Assessment Record						
Neighborhood 2 LAC EAST			Year	Land	Buildings	Exempt	Total		
Tree Growth Year 0			2012	30,000	111,800	10,000	131,800		
1ST MORTGAGE 0			2013	30,000	111,800	10,000	131,800		
2ND MORTGAGE 0			2014	30,000	111,800	10,000	131,800		
Zone/Land Use 47 Lake Arrowhead			2015	30,000	111,800	10,000	131,800		
Secondary Zone			2016	15,000	106,700	15,000	106,700		
Topography 2 Rolling			2017	15,000	106,700	15,000	106,700		
1.Level 4.Below St 7.Steep			2018	15,000	106,700	0	121,700		
2.Rolling 5.Low 8.Wet			2019	15,000	106,700	0	121,700		
3.Above St 6.Swampy 9.Lev/Roll			2020	15,000	106,700	0	121,700		
Utilities 9 No Water/No Sewer			2021	16,500	106,700	0	123,200		
1.Public 4.Improve 7.Improve			2022	18,000	117,400	0	135,400		
2.Water 5.Improve 8.			2023	19,800	130,200	0	150,000		
3.Sewer 6.Improve 9.None			2024	22,200	146,400	0	168,600		
Street 3 Gravel			2025	30,000	187,800	0	217,800		
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	
			14.Rear Land					4.Size/Shape	
Sale Date 1/31/2017			15.Misc					5.Access or Rear	
Price 159,000								6.Restriction	
Sale Type 2 Land & Buildings								7.Open Space	
1.Land 4.Mobile 7.			Square Foot	Square Feet				8.View/Environ	
2.L & B 5.Other 8.				16.Regular Lot	16	1	100 %	0	9.Fract Share
3.Building 6. 9.			17.Secondary Lot					Acres	
Financing 1 Conventional			18.Excess Land					30.Rear (201+)	
1.Convent 4.Seller 7.			19.Condominium					31.Tillable/Horti	
2.FHA/VA 5.Private 8.			20.Pavement					32.Pasture	
3.Assumed 6.Cash 9.Unknown								33.Orchard	
Validity 1 Arms Length Sale			Fract. Acre	Acres/Sites				34.Frontage	
1.Valid 4.Split 7.Renovate				21.Homesite (Frac					35.Triangular Lot
2.Related 5.Partial 8.Other			22.Vacant Lot (Fr					36.Commercial	
3.Distress 6.Exempt 9.			23.Non Conforming					37.Softwood	
Verified 5 Public Record			Acres					38.Mixed Wood	
1.Buyer 4.Agent 7.Family			24.Excess (5-10)					39.Hardwood	
2.Seller 5.Pub Rec 8.Other			25.Excess (10+)					40.Wasteland	
3.Lender 6.MLS 9.			26.Excess					41.Gravel Pit (Ac	
			27.Rear (1-100)					42.Mobile Home Si	
			28.Rear (101-150)					43.Condo Site	
			29.Rear (151-200)					44.Utility ROW	
			Total Acreage 0.00						45.Camp Lot
									46.Site Improve

Waterboro

Map Lot 042-00A-010

Account 2689

Location 35 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	
2.Ranch	6.Split	10.Mohome	OPEN 5 OPTIONAL 0			
3.R Ranch	7.Contemp/	11.Condo	Heat Type	100%	1 Hot Water BB	
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			4 One & 1/2 Story	4.Steam	8.F/WallM	
1.1	4.1.50	7.1.25	Cool Type	0%	9 None	
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			1 Wood Siding	3.H Pump	6.	
0.Wood	4.Asb/Asph	8.Alum/Vin	Kitchen Style	2 Typical		
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)	
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	0	
OPEN-3-			0	# Bedrooms	0	
OPEN-4-			0	# Full Baths	1	
Year Built			1991	# Half Baths	1	
Year Remodeled			0	# Addn Fixtures	0	
Foundation			1 Concrete	# Fireplaces	0	
1.Concrete	4.Wood	7.	<div style="display: flex; align-items: center; justify-content: center;"> <div style="background-color: #2e8b57; color: white; padding: 10px 20px; font-size: 2em; margin-right: 10px;">T</div> <div style="font-size: 2em; font-weight: bold; margin-right: 10px;">TRIO</div> </div>			
2.C Block	5.Slab	8.				
3.Br/Stone	6.Prs/Post	9.				
Basement						4 Full Basement
1.1/4 Bmt	4.Full Bmt	7.				
2.1/2 Bmt	5.None	8.				
3.3/4 Bmt	6.	9.None				
Bsmt Gar # Cars						0
Wet Basement						1 Dry Basement
1.Dry	4.	7.				
2.Damp	5.	8.				
3.Wet	6.	9.				
Date Inspected						

2.Inadeq	5.	8.
3.Not func	6.	9.
Attic 9 None		
1.1/4 Fin	4.Full Fin	7.1/4 Unfi
2.1/2 Fin	5.FI/Stair	8.
3.3/4 Fin	6.1/2 Unfi	9.None
Insulation 1 Full		
1.Full	4.Minimal	7.
2.Heavy	5.Unk	8.
3.Capped	6.	9.None
Unfinished % 0%		
Grade & Factor 3 Average 105%		
1.E Grade	4.B Grade	7.AAA Grad
2.D Grade	5.A Grade	8.
3.C Grade	6.AA Grade	9.Same
SQFT (Footprint) 768		
Condition 4 Average		
1.Poor	4.Avg	7.V G
2.Fair	5.Avg+	8.Exc
3.Avg-	6.Good	9.Same
Phys. % Good 0%		
Funct. % Good 100%		
Functional Code 9 None		
1.Incomp	4.Small	7.Layout
2.O-Built	5.CDU	8.Other
3.Damage	6.Style	9.None
Econ. % Good 100%		
Economic Code None		
0.None	3.Services	7.
1.Location	4.Traffic	8.
2.Encroach	9.None	9.
Entrance Code 0		
1.Interior	4.Vacant	7.
2.Refusal	5.Estimate	8.
3.Informed	6.Office	9.RS
Information Code 0		
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
24 Frame Shed	0	48	0 0	0	0	0	%
							%
							%
							%
							%
							%
							%
							%
							%
							%
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							%
							%

