Map Lot 042-00A-013 Account 2692 Location 49 LYNWOOD DRIVE Card 1 Of 1 2/16/2016

JOHNSON BRUCE E

49 LYNWOOD DRIVE

NORTH WATERBORO ME 04061
B14231P455

Previous Owner
THOMPSON JAMES & KATHLYN J
49 LYNWOOD DRIVE

N WATERBORO ME 04061
Sale Date: 9/22/2004

Inspection Witnessed By:

X Date

No./Date	Description	Date Insp.

Notes:

Waterboro

Property Data

Neighborhood	**2 LAC EAST**
Tree Growth Year	**0**
1ST MORTGAGE	**0**
2ND MORTGAGE	**0**
Zone/Land Use	**47 Lake Arrowhead**
Secondary Zone	
Topography	**2 Rolling**

1.Level	4.Below St	7.Steep
2.Rolling	5.Low	8.Wet
3.Above St	6.Swampy	9.Lev/Roll

Utilities	**9 No Water/No Sewer**

1.Public	4.Improve	7.Improve
2.Water	5.Improve	8.
3.Sewer	6.Improve	9.None

Street	**3 Gravel**

1.Paved	4.Proposed	7.ROW
2.Semi Imp	5.Pvt	8.None
3.Gravel	6.Aband	9.TG PLAN

LAND USE	**0**
BUILDING USE	**0**

Sale Data

Sale Date	**9/22/2004**
Price	**159,500**
Sale Type	**2 Land & Buildings**

1.Land	4.Mobile	7.
2.L & B	5.Other	8.
3.Building	6.	9.

Financing	**1 Conventional**

1.Convent	4.Seller	7.
2.FHA/VA	5.Private	8.
3.Assumed	6.Cash	9.Unknown

Validity	**1 Arms Length Sale**

1.Valid	4.Split	7.Renovate
2.Related	5.Partial	8.Other
3.Distress	6.Exempt	9.

Verified	**5 Public Record**

1.Buyer	4.Agent	7.Family
2.Seller	5.Pub Rec	8.Other
3.Lender	6.MLS	9.

Assessment Record

Year	Land	Buildings	Exempt	Total
2005	18,100	68,000	0	86,100
2006	18,100	68,000	0	86,100
2007	18,100	68,000	7,150	78,950
2008	37,500	129,900	13,000	154,400
2010	37,500	129,900	13,000	154,400
2011	37,500	129,900	10,000	157,400
2012	37,500	129,900	10,000	157,400
2013	37,500	129,900	10,000	157,400
2014	37,500	129,900	10,000	157,400
2015	37,500	129,900	10,000	157,400
2016	37,500	129,900	10,000	157,400

Land Data

Front Foot	Type	Effective Frontage	Effective Depth	Influence Factor	Influence Code
11.Ossipee WF				%	
12.Arrowhead WF				%	
13.Waterfront				%	
14.Rear Land				%	
15.Misc				%	
				%	
				%	

Square Foot		Square Feet			
16.Regular Lot	16	1	100	%	0
17.Secondary Lot	17	1	50	%	3
18.Excess Land				%	
19.Condominium				%	
20.Pavement				%	
				%	
				%	

Fract. Acre		Acreage/Sites		
21.Homesite (Frac			%	
22.Vacant Lot (Fr			%	
23.Non Conforming			%	
Acres			%	
24.Excess (5-10)			%	
25.Excess (10+)			%	
26.Excess (OS)			%	
27.Rear (1-100)				
28.Rear (101-150)				
29.Rear (151-200)				

Total Acreage 0.00

Influence Codes

1.Unimproved
2.Excess Ftg /De
3.Topography
4.Size/Shape
5.Access or Rear
6.Restriction
7.Open Space
8.View/Environ
9.Fract Share
Acres
30.Rear (201+)
31.Tillable/Horti
32.Pasture
33.Orchard
34.Frontage
35.Triangular Lot
36.Commercial
37.Softwood
38.Mixed Wood
39.Hardwood
40.Wasteland
41.Gravel Pit (Ac
42.Mobile Home Si
43.Condo Site
44.Utility ROW
45.Camp Lot
46.Site Improveme

Waterboro

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Building Style **3 Raised Ranch**		
1.Conv	5.Garr/Col	9.Other
2.Ranch	6.Split	10.Mohome
3.R Ranch	7.Contemp/	11.Condo
4.Cape	8.Log	12.
Dwelling Units **1**		
Other Units **0**		
Stories **1 One Story**		
1.1	4.1.50	7.1.25
2.2	5.1.75	8.
3.3	6.2.50	9.
Exterior Walls **1 Wood Siding**		
0.Wood	4.Asb/Asph	8.Alum/Vin
1.Wood	5.T-111	9.Other
2.Wd Sh	6.Br/St	11.
3.Compos.	7.Nov	12.
Roof Surface **1 Asphalt Shingles**		
1.Asphalt	4.Composit	7.
2.Slate	5.Wood	8.
3.Metal	6.Other	9.
SF Masonry Trim **0**		
OPEN-3-CUSTOM **0**		
OPEN-4-CUSTOM **0**		
Year Built **1988**		
Year Remodeled **2004**		
Foundation **1 Concrete**		
1.Concrete	4.Wood	7.
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.

SF Bsmt Living **0**		
Fin Bsmt Grade **0 0**		
OPEN 5 OPTIONAL **0**		
Heat Type **100%** **1 Hot Water BB**		
1.HWBB	5.FWA	9.No Heat
2.HWCI	6.GravWA	10.
3.HWRAD	7.Electric	11.
4.Steam	8.Fl/WallM	12.
Cool Type **0%** **9 None**		
1.Refrig	4.W&C Air	7.
2.Evapor	5.	8.
3.H Pump	6.	9.None
Kitchen Style **1 Modern**		
1.Modern	4.Obsolete	7.
2.Typical	5.	8.
3.Old Type	6.	9.None
Bath(s) Style **2 Typical Bath(s)**		
1.Modern	4.Obsolete	7.
2.Typical	5.	8.
3.Old Type	6.	9.None
# Rooms **0**		
# Bedrooms **3**		
# Full Baths **1**		
# Half Baths **1**		
# Addn Fixtures **0**		
# Fireplaces **0**		

TRIO Software
A Division of Harris Computer Systems

Layout **1 Typical**		
1.Typical	4.	7.
2.Inadeq	5.	8.
3.Not func	6.	9.
Attic **9 None**		
1.1/4 Fin	4.Full Fin	7.
2.1/2 Fin	5.Fl/Stair	8.
3.3/4 Fin	6.	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) **960**		
Condition **5 Above 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.
Information Code **0**		
1.Owner	4.Agent	7.
2.Relative	5.Estimate	8.
3.Tenant	6.Other	9.

Date Inspected

Additions, Outbuildings & Improvements

Type	Year	Units	Grade	Cond	Phys.	Funct.	Sound Value
68 Wood Deck	0	144	0 0	0	0 %	0 %	
48 1.50 Fr Gar w/fin	0	420	0 0	0	0 %	0 %	
					%	%	
					%	%	
					%	%	
					%	%	
					%	%	
					%	%	
					%	%	
					%	%	

1.One Story Fram
2.Two Story Fram
3.Three Story Fr
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