Map Lot 08-056-5 Account 2488 Location 95 Beaulieu Drive Card 1 Of 1 9/05/2017

Francoise Collin Living Trust
C/O Francoise and Urbain Collin, Trustees
95 Beaulieu Drive

Lyman ME 04002
B14748P491

Previous Owner
Collin, Urbain & Francoise JT
P.O. Box 1123

Biddeford ME 04005
Sale Date: 2/06/2006

Previous Owner
Dionne, A. Percy & Dionne, Steven S.
P.O. Box 82

Biddeford ME 04005
Sale Date: 9/01/2004

Inspection Witnessed By:

X Date

| No./Date | Description | Date Insp. |
|---|---|---|
| | | |
| | | |
| | | |

Notes:

(Lot #5 of Halcyon Estates 04/07/04 Plan Book 291 Page 040)
04/02/01 Swistar to A. Percy & Steven S. Dionne B10533P160 (P/O)
09/03/04 A. Percy & Steven S. Dionne to Urbain & Francoise Collin JT B14213P306
2/02/06 Collin to Fancoise Collin Living Trust B14748P491
11/2009 Added Homestead for 2010.

**Lyman**

## Property Data

Neighborhood **42 HALYCON ESTATES SD**

Tree Growth Year **0**

Road Frontage/ft **0**

Water Frontage/ft **0**

Zone/Land Use **11 Residential**

Secondary Zone

Topography **1 Level** **3 Rolling**

| | | |
|---|---|---|
| 1.Level | 4.Low | 7. |
| 2.Sloping | 5.Swampy | 8. |
| 3.Rolling | 6.Ledge | 9. |

Utilities **4 Drilled Well** **6 Septic**

| | | |
|---|---|---|
| 1.Public | 4.Dr Well | 7.Cesspool |
| 2.Water | 5.Dug Well | 8. |
| 3.Sewer | 6.Septic | 9.None |

Street **1 Paved**

| | | |
|---|---|---|
| 1.Paved | 4.Proposed | 7. |
| 2.Gravel | 5.R O W | 8. |
| 3.Semi-Imp | 6. | 9.None |

Waterfront **0**

Reinspection **0**

## Sale Data

Sale Date **2/06/2006**

Price

Sale Type **2 Land & Buildings**

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

Financing **9 Unknown**

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

Validity **2 Related Parties**

| | | |
|---|---|---|
| 1.Valid | 4.Split/Asm | 7.Changes |
| 2.Related | 5.Partial | 8.Other |
| 3.Distress | 6.Exempt | 9.questionab |

Verified **5 Public Record**

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

## Assessment Record

| Year | Land | Buildings | Exempt | Total |
|---|---|---|---|---|
| 2006 | 103,400 | 193,200 | 0 | 296,600 |
| 2007 | 103,400 | 356,600 | 0 | 460,000 |
| 2008 | 103,400 | 356,600 | 0 | 460,000 |
| 2010 | 103,400 | 356,600 | 0 | 460,000 |
| 2011 | 103,400 | 356,600 | 9,000 | 451,000 |
| 2012 | 103,400 | 356,600 | 9,500 | 450,500 |
| 2013 | 103,400 | 356,600 | 10,000 | 450,000 |
| 2014 | 103,400 | 356,600 | 10,000 | 450,000 |
| 2015 | 103,400 | 356,600 | 10,000 | 450,000 |
| 2016 | 103,400 | 356,600 | 10,000 | 450,000 |
| 2017 | 103,400 | 356,600 | 15,000 | 445,000 |
| 2018 | 103,400 | 356,600 | 20,000 | 440,000 |
| | | | | |
| | | | | |

## Land Data

**Front Foot**

11.Regular Lot
12.Delta Triangle
13.Nabla Triangle
14.Rear Land
15.

**Square Foot**

16.Regular Lot
17.Secondary Lot
18.Excess Land
19.Condominium
20.

**Fract. Acre**

21.Baselot Imp Fr
22.Baselot Unimp
24.Baselot Imp

**Acres**

25.Baselot Unimp
26.Frontage
27.Secondary Lot
28.Rear 1
29.Rear 2
30.Water Frontage

| Type | Effective Frontage | Effective Depth | Influence Factor | Influence Code |
|---|---|---|---|---|
| | | | % | |
| | | | % | |
| | | | % | |
| | | | % | |
| | | | % | |
| | | | % | |
| | | | % | |
| | Square Feet | | | |
| | | | % | |
| | | | % | |
| | | | % | |
| | | | % | |
| | | | % | |
| | | | % | |
| | | | % | |
| | Acreage/Sites | | | |
| 21 | 5.00 | | 100 % | 0 |
| 28 | 0.39 | | 100 % | 0 |
| 44 | 2.00 | | 100 % | 0 |
| | | | % | |
| | | | % | |
| | | | % | |
| | | | % | |

**Total Acreage** 5.39

**Influence Codes**

1.Misimproved
2.Excess Frontag
3.Topography
4.Size/Shape
5.Access
6.Restrict/Servi
7.Corner
8.View/Environme
9.Fractional Sha

**Acres**

31.Tillable/Orcha
32.Pasture
33.Horticultural/
34.Blueberry Barr
35.Gravel Pit
36.Farm/Open Spac
37.Softwood (TG)
38.Mixed Wood (TG
39.Hardwood (TG)
40.Wasteland
41.Roadway
42.Mobile Home Si
43.Condominium Si
44.Lot Improvemen
45.Campsite
46.Secondary Use/
47.Softwood (Farm

# Lyman

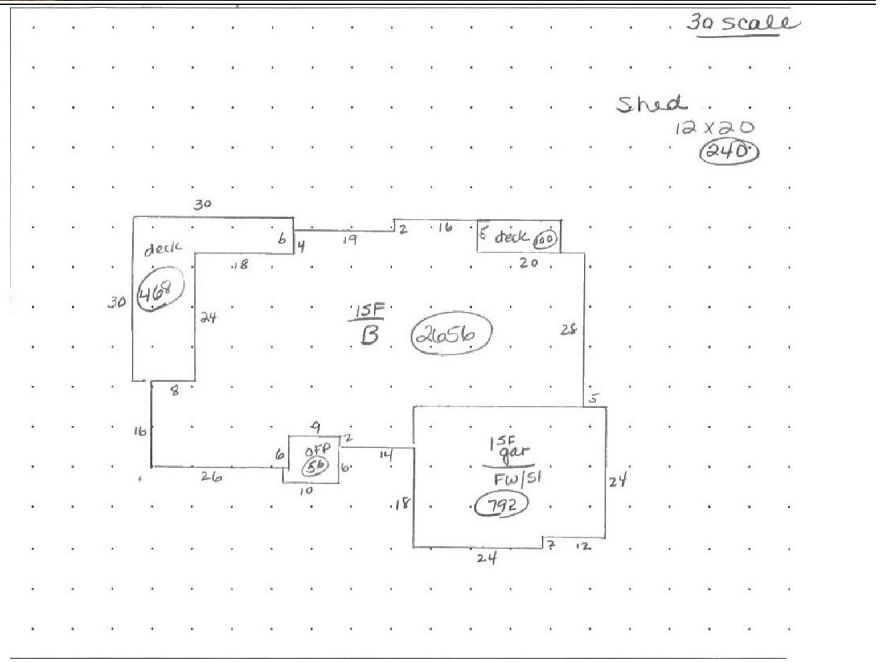
Map Lot 08-056-5 | Account 2488 | Location 95 Beaulieu Drive | Card 1 Of 1 | 9/05/2017

| | | | |
|---|---|---|---|
| Building Style | **1 Conventional** | | |
| 1.Conv | 5.Log | 9..... | |
| 2.Bi Level | 6.Dbl Wd | 10. | |
| 3.Split | 7.Seasonal | 11. | |
| 4.Contemp | 8.Other | 12. | |
| Dwelling Units | **1** | | |
| Other Units | **0** | | |
| Stories | **1 One Story** | | |
| 1.1 | 4.1.5 | 7. | |
| 2.2 | 5.1.75 | 8. | |
| 3.3 | 6.2.5 | 9. | |
| Exterior Walls | **2 Aluminum/Vinyl** | | |
| 1.Wood | 5.Stucco | 9..... | |
| 2.Al/Vinyl | 6.Mas Ven | 10. | |
| 3.Compostn | 7.Masonry | 11. | |
| 4.Asb/Asp | 8.Other | 12. | |
| Roof Surface | **1 Asphalt** | | |
| 1.Asphalt | 4.Composit | 7. | |
| 2.Slate | 5.Wood | 8. | |
| 3.Metal | 6.Other | 9. | |
| SF Masonry Trim | **0** | | |
| DORMER #LF | **0** | | |
| CENTRAL | **1** | | |
| Year Built | **2004** | | |
| Year Remodeled | **0** | | |
| Foundation | **1 Concrete** | | |
| 1.Concrete | 4.Wood | 7. | |
| 2.C Block | 5.Slab | 8. | |
| 3.Br/Stone | 6.Piers | 9. | |
| Basement | **4 Full Basement** | | |
| 1.1/4 Bmt | 4.Full Bmt | 7. | |
| 2.1/2 Bmt | 5.Crawlsp | 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** | | |
| | **0** | | |
| Heat Type | **100%** | **2 Hot Water Floor** | |
| 1.HW | 5.FWA | 9.No Heat | |
| 2.HW Floor | 6.GravWA | 10. | |
| 3.H Pump | 7.Electric | 11. | |
| 4.Steam | 8.Fl/Wall | 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 | **3 Modern** | | |
| 1.Typical | 4. | 7. | |
| 2.Inadequa | 5. | 8. | |
| 3.Modern | 6. | 9.None | |
| Bath(s) Style | **3 Modern** | | |
| 1.Typical | 4. | 7. | |
| 2.Inadequa | 5. | 8. | |
| 3.Modern | 6. | 9.None | |
| # Rooms | **8** | | |
| # Bedrooms | **3** | | |
| # Full Baths | **2** | | |
| # Half Baths | **1** | | |
| # Addn Fixtures | **2** | | |
| # Fireplaces | **0** | | |

TRIO Software
A Division of Harris Computer Systems

| | | | |
|---|---|---|---|
| Layout | **1 Typical** | | |
| 1.Typical | 4. | 7. | |
| 2.Inadeq | 5. | 8. | |
| 3. | 6. | 9. | |
| Attic | **9 None** | | |
| 1.Fl/Stair | 4.3/4 Fin | 7. | |
| 2.1/4 Fin | 5.Full Fin | 8. | |
| 3.1/2 Fin | 6. | 9.None | |
| Insulation | **1 Full** | | |
| 1.Full | 4. | 7. | |
| 2.Capped | 5. | 8. | |
| 3.Minimal | 6. | 9.None | |
| Unfinished % | **0%** | | |
| Grade & Factor | **5 Above Average** | | |
| 1.E Grade | 4.B Grade | 7.A+ Grade | |
| 2.D Grade | 5.B+ Grade | 8.AA Grade | |
| 3.C Grade | 6.A Grade | 9.Same | |
| SQFT (Footprint) | **2726** | | |
| Condition | **6 Good** | | |
| 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.Other | 7. | |
| 2.O-Built | 5. | 8. | |
| 3.Record | 6. | 9. | |
| Econ. % Good | **100%** | | |
| Economic Code | **None** | | |
| 0.None | 3.Services | 6.Comm Wal | |
| 1.Location | 4.Vis Imp | 8.Fraction | |
| 2.Encroach | 5.Multi-fa | 9.None | |
| Entrance Code | **1 Inspect** | | |
| 1.Inspect | 4.Estimate | 7. | |
| 2.Refusal | 5. | 8. | |
| 3.Vacant | 6. | 9. | |
| Information Code | **1 Owner** | | |
| 1.Owner | 4.Agent | 7. | |
| 2.Relative | 5.Estimate | 8. | |
| 3.Tenant | 6.Other | 9. | |




Date Inspected 4/03/2006

## Additions, Outbuildings & Improvements

| Type | Year | Units | Grade | Cond | Phys. | Funct. | Sound Value |
|---|---|---|---|---|---|---|---|
| 129 Gas Fireplace # | 0 | 1 | 0 0 | 0 | 0 % | 100 % | |
| 21 Open Fr Porch | 0 | 56 | 0 0 | 0 | 0 % | 100 % | |
| 23 Fr Garage | 0 | 792 | 0 0 | 0 | 0 % | 100 % | |
| 81 4' Frost Wall /LF | 0 | 53 | 0 0 | 0 | 0 % | 100 % | |
| 128 Raised Hearth | 0 | 128 | 0 0 | 0 | 0 % | 100 % | |
| 67 Wood Deck | 2005 | 468 | 0 0 | 6 | 0 % | 100 % | |
| 67 Wood Deck | 2005 | 100 | 0 0 | 6 | 0 % | 100 % | |
| 24 Fr Shed | 2006 | 240 | 4 100 | 5 | 0 % | 100 % | |
| 70 Security System | 2005 | | | | % | % | 2,000 |
| | | | | | % | % | |

1.One Story Fr
2.Two Story Fr
3.Three Story Fr
4.1 & 1/2 Story
5.1 & 3/4 Story
6.2 & 1/2 Story
21.Open Fr Porch
22.Encl Fr Porch
23.Fr Garage
24.Fr Shed
25.Fr Bay Window
26.1S Fr Overhang
27.Unfinished Bas
28.Unfinished Att
29.Finished Attic