Map Lot U12-001-00A | Account 1771 | Location 47 COBBOSSEE LN | Card 1 Of 1 | 9/24/2019

ANDERSON, DAWN
ANDERSON, KEITH M
P.O. BOX 22
MANCHESTER ME 04351

B12679P156

Property Data

Neighborhood **12 Cobbossee U12**

Tree Growth Year **0**

X Coordinate **0**

Y Coordinate **0**

Zone/Land Use **15 Shoreland**

Secondary Zone

Topography **2 Rolling**

1.Level	4.Below St	7.
2.Rolling	5.Low	8.
3.Above St	6.Swampy	9.

Utilities

1.Public	4.Dr Well	7.Hold/Ces
2.Water	5.Dug Well	8.Lk/PndWt
3.Sewer	6.Septic	9.None

Street **6 Gravel,PrivateWy**

1.Paved	4.Proposed	7.
2.Semi Imp	5.	8.
3.Gravel	6.	9.None

FLOOD PLAIN MAP **0**

CLASSIFICATION **0**

Sale Data

Sale Date **8/03/2017**

Price **65,000**

Sale Type **2 Land & Buildings**

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

Financing **9 Unknown**

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

Validity **8 Other Non Valid**

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

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
2020	6,900	25,000	0	31,900

Land Data

Front Foot	Type	Effective Frontage	Effective Depth	Influence Factor	Influence Code
11.Regular Lot				%	
12.Delta Triangle				%	
13.Nabla Triangle				%	
14.Rear Land				%	
15.Miscellaneous				%	
				%	
				%	
Square Foot		**Square Feet**			
16.Regular Lot				%	
17.Secondary Lot				%	
18.Excess Land				%	
19.Condominium				%	
20.PAVING				%	
				%	
				%	
Fract. Acre		**Acreage/Sites**			
21.Homesite (Frac	25	0.55		50 %	4
22.Baselot (Fract				%	
23.Misc (Fract)				%	
Acres				%	
24.Homesite				%	
25.Second Tier				%	
26.Excess Road Ft				%	
27.Excess Shore F				%	
28.Rear Land 1-5					
29.Rear Land 6-10					

Total Acreage 0.55

Influence Codes

1.Unimproved
2.Excess Frtg
3.Topography
4.Size/Shape
5.Access
6.Restriction
7.Open Space
8.Economic
9.Fract Share
Acres
30.Rear Land 11-2
31.Rear Land 21-5
32.Rear Land 51+
33.Open Space
34.Horticulture
35.Pasture
36.Right of Way
37.Softwood
38.Mixed Wood
39.Hardwood
40.Wasteland
41.Gravel Pit
42.Mobile Home Si
43.Condo Site
44.Site Improveme
45.Municipal Wate
46.Golf Course

Inspection Witnessed By:

X Date

No./Date	Description	Date Insp.

Notes:

Manchester

Manchester

Map Lot U12-001-00A | Account 1771 | Location 47 COBBOSSEE LN | Card 1 Of 1 | 9/24/2019

Building Style		
0.Uncoded	4.Cape	8.Post/Log
1.Conv.	5.DOUBLE W	9.Seasonal
2.Ranch	6.Split	11.
3.R Ranch	7.Contemp	12.

Dwelling Units

Other Units

Stories		
1.1	4.1.5	7.
2.2	5.1.75	8.
3.3	6.2.5	9.

Exterior Walls		
0.Uncoded	4.Asb/Asp	8.Al/Vinyl
1.Clap	5.T-111	9.Other
2.Wood Shi	6.Br/Stone	11.
3.Compos.	7.Novelty	12.

Roof Surface		
1.Asphalt	4.Composit	7.Metal RS
2.Slate	5.Wood	8.
3.Metal LC	6.Other	9.

SF Masonry Trim

OPEN-3-CUSTOM

OPEN-4-CUSTOM

Year Built

Year Remodeled

Foundation		
1.Concrete	4.Wood	7.
2.C Block	5.Slab	8.
3.Br/Stone	6.Other	9.

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

Wet Basement		
1.Dry	4.	7.
2.Damp	5.	8.
3.Wet	6.	9.

SF Bsmt Living

Fin Bsmt Grade

ELECTRICAL AMPS

Heat Type **100%**		
0.Uncoded	4.Steam	8.Fl/Wall
1.HWBB	5.FWA	9.No Heat
2.Radiator	6.GravWA	11.
3.Rad Floo	7.Electric	12.

Cool Type **0%**		
1.Central	4.	7.
2.SPLITSYS	5.	8.
3.	6.	9.None

Kitchen Style		
1.Remodel	4.Obsolete	7.
2.Typical	5.	8.
3.Old Type	6.	9.None

Bath(s) Style		
1.Remodel	4.Obsolete	7.
2.Typical	5.	8.
3.Old Type	6.	9.None

Rooms

Bedrooms

Full Baths

Half Baths

Addn Fixtures

Fireplaces

TRIO Software
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Layout		
1.Typical	4.	7.
2.Inadeq	5.	8.
3.Horrid	6.	9.

Attic		
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	4.Minimal	7.
2.Heavy	5.Partial	8.
3.Capped	6.	9.None

Unfinished %

Grade & Factor

1.E Grade	4.B Grade	7.AA
2.D Grade	5.A Grade	8.SC Grade
3.C Grade	6.A+	9.Same

SQFT (Footprint)

Condition		
1.Poor	4.Avg	7.V G
2.Fair	5.Avg+	8.Exc
3.Avg-	6.Good	9.Same

Phys. % Good

Funct. % Good

Functional Code		
1.Incomp	4.Small Si	7.Layout
2.O-Built	5.CDU	8.Other
3.Delap	6.Style	9.None

Econ. % Good

Economic Code		
0.None	3.Services	7.
1.Location	8.OTHER	8.
2.Encroach	9.None	9.

Entrance Code **3 Information Only**		
1.Inspect	4.Vacant	7.
2.Refused	5.Estimate	8.
3.Informed	6.	9.

Information Code **5 Estimate**		
1.Owner	4.Agent	7.
2.Relative	5.Estimate	8.
3.Tenant	6.Other	9.

Date Inspected 2/22/2016

Additions, Outbuildings & Improvements

Type	Year	Units	Grade	Cond	Phys.	Funct.	Sound Value
77 1.50 ST	1995	1200	3 100	4	0 %	75 %	
					%	%	
					%	%	
					%	%	
					%	%	
					%	%	
					%	%	
					%	%	
					%	%	
					%	%	

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

Map Lot U12-001-2&3 Account 129 Location 50 COBBOSSEE LN Card 1 Of 2 9/24/2019

TARDIFF, JONATHAN R
YLVISAKER, APRIL
50 COBBOSSEE LANE
MANCHESTER ME 04351

B12119P309 B12119P311

Property Data

Neighborhood **12 Cobbossee U12**

Tree Growth Year **0**

X Coordinate **0**

Y Coordinate **0**

Zone/Land Use **20 SHORELAND A**

Secondary Zone

Topography **2 Rolling**

1.Level 4.Below St 7.
2.Rolling 5.Low 8.
3.Above St 6.Swampy 9.

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

1.Public 4.Dr Well 7.Hold/Ces
2.Water 5.Dug Well 8.Lk/PndWt
3.Sewer 6.Septic 9.None

Street **3 Gravel**

1.Paved 4.Proposed 7.
2.Semi Imp 5. 8.
3.Gravel 6. 9.None

FLOOD PLAIN MAP **7**

CLASSIFICATION **0**

Sale Data

Sale Date **10/01/2015**

Price **1,274,000**

Sale Type **2 Land & Buildings**

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

Financing **9 Unknown**

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

Validity **9 Review For Force**

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

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
2020	555,700	560,900	0	1,116,600

Land Data

Front Foot	Type	Effective Frontage	Effective Depth	Influence Factor	Influence Code
11.Regular Lot				%	
12.Delta Triangle				%	
13.Nabla Triangle				%	
14.Rear Land				%	
15.Miscellaneous				%	
				%	
				%	
Square Foot		**Square Feet**			
16.Regular Lot				%	
17.Secondary Lot				%	
18.Excess Land				%	
19.Condominium				%	
20.PAVING				%	
				%	
				%	
Fract. Acre		**Acreage/Sites**			
21.Homesite (Frac	21	1.00	100	%	0
22.Baselot (Fract	27	0.60	100	%	0
23.Misc (Fract)	25	1.60	100	%	0
Acres	28	0.13	100	%	0
24.Homesite	44	5.00	100	%	0
25.Second Tier				%	
26.Excess Road Ft				%	
27.Excess Shore F					
28.Rear Land 1-5					
29.Rear Land 6-10					

Total Acreage 3.33

Influence Codes

1.Unimproved
2.Excess Frtg
3.Topography
4.Size/Shape
5.Access
6.Restriction
7.Open Space
8.Economic
9.Fract Share
Acres
30.Rear Land 11-2
31.Rear Land 21-5
32.Rear Land 51+
33.Open Space
34.Horticulture
35.Pasture
36.Right of Way
37.Softwood
38.Mixed Wood
39.Hardwood
40.Wasteland
41.Gravel Pit
42.Mobile Home Si
43.Condo Site
44.Site Improveme
45.Municipal Wate
46.Golf Course

Inspection Witnessed By:

X Date

No./Date	Description	Date Insp.

Notes:

Manchester

Manchester

Map Lot U12-001-2&3 | Account 129 | Location 50 COBBOSSEE LN | Card 1 Of 2 | 9/24/2019

Building Style	**7 Contemporary**		
0.Uncoded	4.Cape	8.Post/Log	
1.Conv.	5.DOUBLE W	9.Seasonal	
2.Ranch	6.Split	11.	
3.R Ranch	7.Contemp	12.	
Dwelling Units	**1**		
Other Units	**0**		
Stories	**2 Two Story**		
1.1	4.1.5	7.	
2.2	5.1.75	8.	
3.3	6.2.5	9.	
Exterior Walls	**1 Clapboard**		
0.Uncoded	4.Asb/Asp	8.Al/Vinyl	
1.Clap	5.T-111	9.Other	
2.Wood Shi	6.Br/Stone	11.	
3.Compos.	7.Novelty	12.	
Roof Surface	**1 Asphalt Shingles**		
1.Asphalt	4.Composit	7.Metal RS	
2.Slate	5.Wood	8.	
3.Metal LC	6.Other	9.	
SF Masonry Trim	**0**		
OPEN-3-CUSTOM	**0**		
OPEN-4-CUSTOM	**0**		
Year Built	**2000**		
Year Remodeled	**0**		
Foundation	**1 Concrete**		
1.Concrete	4.Wood	7.	
2.C Block	5.Slab	8.	
3.Br/Stone	6.Other	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	**200**		
Fin Bsmt Grade	**3 100**		
ELECTRICAL AMPS	**400**		
Heat Type	**100%**	**3 Radiant Floor**	
0.Uncoded	4.Steam	8.Fl/Wall	
1.HWBB	5.FWA	9.No Heat	
2.Radiator	6.GravWA	11.	
3.Rad Floo	7.Electric	12.	
Cool Type	**0%**	**9 None**	
1.Central	4.	7.	
2.SPLITSYS	5.	8.	
3.	6.	9.None	
Kitchen Style	**2 Typical**		
1.Remodel	4.Obsolete	7.	
2.Typical	5.	8.	
3.Old Type	6.	9.None	
Bath(s) Style	**2 Typical Bath(s)**		
1.Remodel	4.Obsolete	7.	
2.Typical	5.	8.	
3.Old Type	6.	9.None	
# Rooms	**11**		
# Bedrooms	**4**		
# Full Baths	**3**		
# Half Baths	**1**		
# Addn Fixtures	**1**		
# Fireplaces	**3**		

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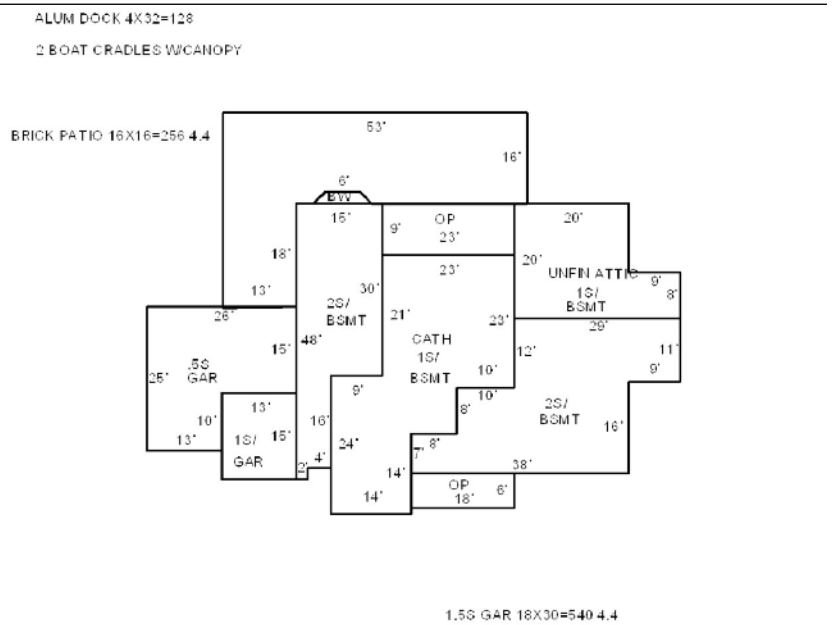
Layout	**1 Typical**		
1.Typical	4.	7.	
2.Inadeq	5.	8.	
3.Horrid	6.	9.	
Attic	**5 Floor & Stairs**		
1.1/4 Fin	4.Full Fin	7.	
2.1/2 Fin	5.Fl/Stair	8.	
3.3/4 Fin	6.	9.None	
Insulation	**1 Full**		
1.Full	4.Minimal	7.	
2.Heavy	5.Partial	8.	
3.Capped	6.	9.None	
Unfinished %	**0%**		
Grade & Factor	**7 Excellent + 100%**		
1.E Grade	4.B Grade	7.AA	
2.D Grade	5.A Grade	8.SC Grade	
3.C Grade	6.A+	9.Same	
SQFT (Footprint)	**845**		
Condition	**7 Very 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	**98%**		
Functional Code	**1 Incomplete**		
1.Incomp	4.Small Si	7.Layout	
2.O-Built	5.CDU	8.Other	
3.Delap	6.Style	9.None	
Econ. % Good	**100%**		
Economic Code	**None**		
0.None	3.Services	7.	
1.Location	8.OTHER	8.	
2.Encroach	9.None	9.	
Entrance Code	**1 Inspect**		
1.Inspect	4.Vacant	7.	
2.Refused	5.Estimate	8.	
3.Informed	6.	9.	
Information Code	**1 Owner**		
1.Owner	4.Agent	7.	
2.Relative	5.Estimate	8.	
3.Tenant	6.Other	9.	

Date Inspected 10/14/2005



Additions, Outbuildings & Improvements

Type	Year	Units	Grade	Cond	Phys.	Funct.	Sound Value
21 Open Frame	0	108	0 0	0	0 %	0 %	
11 1	0	472	0 0	0	0 %	0 %	
21 Open Frame	0	207	0 0	0	0 %	0 %	
1 ONE STORY	0	919	0 0	0	0 %	0 %	
12 2	0	550	0 0	0	0 %	0 %	
91 1S AD/GAR.....	0	195	0 0	0	0 %	0 %	
93 1/2S AD/GAR.....	0	520	0 0	0	0 %	0 %	
25 Frame Bay	0	16	0 0	0	0 %	0 %	
68 Wood Deck	0	1061	0 0	0	0 %	0 %	
28 Unfinished Attic	0	472	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

TARDIFF, JONATHAN R
YLVISAKER, APRIL
50 COBBOSSEE LANE
MANCHESTER ME 04351

B12119P309 B12119P311

Property Data

Neighborhood	**12 Cobbossee U12**
Tree Growth Year	**0**
X Coordinate	**0**
Y Coordinate	**0**
Zone/Land Use	**15 Shoreland**
Secondary Zone	
Topography	**2 Rolling**

1.Level	4.Below St	7.
2.Rolling	5.Low	8.
3.Above St	6.Swampy	9.

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

1.Public	4.Dr Well	7.Hold/Ces
2.Water	5.Dug Well	8.Lk/PndWt
3.Sewer	6.Septic	9.None

Street	**3 Gravel**	

1.Paved	4.Proposed	7.
2.Semi Imp	5.	8.
3.Gravel	6.	9.None

FLOOD PLAIN MAP	**6**
CLASSIFICATION	**0**

Sale Data

Sale Date	**10/01/2015**
Price	**1,274,000**
Sale Type	**2 Land & Buildings**

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

Financing	**9 Unknown**	

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

Validity	**9 Review For Force**	

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

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
2020	0	24,200	0	24,200

Land Data

Front Foot	Type	Effective Frontage	Effective Depth	Influence Factor	Influence Code
11.Regular Lot				%	
12.Delta Triangle				%	
13.Nabla Triangle				%	
14.Rear Land				%	
15.Miscellaneous				%	
				%	
				%	
Square Foot		**Square Feet**			
16.Regular Lot				%	
17.Secondary Lot				%	
18.Excess Land				%	
19.Condominium				%	
20.PAVING				%	
				%	
				%	
Fract. Acre		**Acreage/Sites**			
21.Homesite (Frac				%	
22.Baselot (Fract				%	
23.Misc (Fract)				%	
Acres				%	
24.Homesite				%	
25.Second Tier				%	
26.Excess Road Ft				%	
27.Excess Shore F				%	
28.Rear Land 1-5					
29.Rear Land 6-10					

Total Acreage 0.00

Influence Codes

1.Unimproved
2.Excess Frtg
3.Topography
4.Size/Shape
5.Access
6.Restriction
7.Open Space
8.Economic
9.Fract Share
Acres
30.Rear Land 11-2
31.Rear Land 21-5
32.Rear Land 51+
33.Open Space
34.Horticulture
35.Pasture
36.Right of Way
37.Softwood
38.Mixed Wood
39.Hardwood
40.Wasteland
41.Gravel Pit
42.Mobile Home Si
43.Condo Site
44.Site Improveme
45.Municipal Wate
46.Golf Course

Inspection Witnessed By:

X Date

No./Date	Description	Date Insp.

Notes:

Manchester

Manchester

Map Lot U12-001-2&3 | Account 129 | Location 50 COBBOSSEE LN | Card 2 Of 2 | 9/24/2019

Building Style		
0.Uncoded	4.Cape	8.Post/Log
1.Conv.	5.DOUBLE W	9.Seasonal
2.Ranch	6.Split	11.
3.R Ranch	7.Contemp	12.

Dwelling Units

Other Units

Stories		
1.1	4.1.5	7.
2.2	5.1.75	8.
3.3	6.2.5	9.

Exterior Walls		
0.Uncoded	4.Asb/Asp	8.Al/Vinyl
1.Clap	5.T-111	9.Other
2.Wood Shi	6.Br/Stone	11.
3.Compos.	7.Novelty	12.

Roof Surface		
1.Asphalt	4.Composit	7.Metal RS
2.Slate	5.Wood	8.
3.Metal LC	6.Other	9.

SF Masonry Trim

OPEN-3-CUSTOM

OPEN-4-CUSTOM

Year Built

Year Remodeled

Foundation		
1.Concrete	4.Wood	7.
2.C Block	5.Slab	8.
3.Br/Stone	6.Other	9.

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

Wet Basement		
1.Dry	4.	7.
2.Damp	5.	8.
3.Wet	6.	9.

SF Bsmt Living

Fin Bsmt Grade

ELECTRICAL AMPS

Heat Type **100%**		
0.Uncoded	4.Steam	8.Fl/Wall
1.HWBB	5.FWA	9.No Heat
2.Radiator	6.GravWA	11.
3.Rad Floo	7.Electric	12.

Cool Type **0%**		
1.Central	4.	7.
2.SPLITSYS	5.	8.
3.	6.	9.None

Kitchen Style		
1.Remodel	4.Obsolete	7.
2.Typical	5.	8.
3.Old Type	6.	9.None

Bath(s) Style		
1.Remodel	4.Obsolete	7.
2.Typical	5.	8.
3.Old Type	6.	9.None

Rooms

Bedrooms

Full Baths

Half Baths

Addn Fixtures

Fireplaces

TRIO Software
A Division of Harris Computer Systems

Layout		
1.Typical	4.	7.
2.Inadeq	5.	8.
3.Horrid	6.	9.

Attic		
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	4.Minimal	7.
2.Heavy	5.Partial	8.
3.Capped	6.	9.None

Unfinished %

Grade & Factor		
1.E Grade	4.B Grade	7.AA
2.D Grade	5.A Grade	8.SC Grade
3.C Grade	6.A+	9.Same

SQFT (Footprint)

Condition		
1.Poor	4.Avg	7.V G
2.Fair	5.Avg+	8.Exc
3.Avg-	6.Good	9.Same

Phys. % Good

Funct. % Good

Functional Code		
1.Incomp	4.Small Si	7.Layout
2.O-Built	5.CDU	8.Other
3.Delap	6.Style	9.None

Econ. % Good

Economic Code		
0.None	3.Services	7.
1.Location	8.OTHER	8.
2.Encroach	9.None	9.

Entrance Code **0**		
1.Inspect	4.Vacant	7.
2.Refused	5.Estimate	8.
3.Informed	6.	9.

Information Code **0**		
1.Owner	4.Agent	7.
2.Relative	5.Estimate	8.
3.Tenant	6.Other	9.

Date Inspected 10/14/2005

Additions, Outbuildings & Improvements

Type	Year	Units	Grade	Cond	Phys.	Funct.	Sound Value
62 Patio	0	256	6 100	4	0 %	100 %	
77 1.50 ST	0	540	4 100	4	0 %	100 %	
177 PIER.....	0	128	0 0	0	0 %	100 %	
					%	%	
					%	%	
					%	%	
					%	%	
					%	%	
					%	%	
					%	%	

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

Map Lot U12-004 | Account 606 | Location 80 COBBOSSEE LN | Card 1 Of 1 | 9/24/2019

VIOLETTE, GARY P
VIOLETTE, LYNNE L
1036 WESTERN AVENUE
MANCHESTER ME 04351

B11140P245

Previous Owner
KIPP,CHRISTINE M.
PO BOX 600

MANCHESTER ME 04351
Sale Date: 8/22/2012

Inspection Witnessed By:

X Date

No./Date	Description	Date Insp.

Notes:

Manchester

Property Data

Neighborhood	**12 Cobbossee U12**
Tree Growth Year	**0**
X Coordinate	**0**
Y Coordinate	**0**
Zone/Land Use	**20 SHORELAND A**
Secondary Zone	
Topography	**1 Level**

1.Level	4.Below St	7.
2.Rolling	5.Low	8.
3.Above St	6.Swampy	9.

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

1.Public	4.Dr Well	7.Hold/Ces
2.Water	5.Dug Well	8.Lk/PndWt
3.Sewer	6.Septic	9.None

Street	**6 Gravel,PrivateWy**	

1.Paved	4.Proposed	7.
2.Semi Imp	5.	8.
3.Gravel	6.	9.None

FLOOD PLAIN MAP	**7**
CLASSIFICATION	**0**

Sale Data

Sale Date	**8/22/2012**
Price	**959,000**
Sale Type	**2 Land & Buildings**

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

Financing	**9 Unknown**	

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.Altered
2.Related	5.Partial	8.Other
3.Distress	6.Exempt	9.Review

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
2020	546,700	379,100	20,000	905,800

Land Data

Front Foot	Type	Effective Frontage	Effective Depth	Influence Factor	Influence Code
11.Regular Lot				%	
12.Delta Triangle				%	
13.Nabla Triangle				%	
14.Rear Land				%	
15.Miscellaneous				%	
				%	
				%	

Square Foot		Square Feet		
16.Regular Lot			%	
17.Secondary Lot			%	
18.Excess Land			%	
19.Condominium			%	
20.PAVING			%	
			%	
			%	

Fract. Acre	Acreage/Sites			
21.Homesite (Frac	21	1.00	100 %	0
22.Baselot (Fract	27	0.50	100 %	0
23.Misc (Fract)	25	1.87	100 %	0
Acres	44	5.00	100 %	0
24.Homesite	44	1.80	100 %	0
25.Second Tier			%	
26.Excess Road Ft			%	
27.Excess Shore F				
28.Rear Land 1-5				
29.Rear Land 6-10				

Total Acreage 3.37

Influence Codes

1.Unimproved
2.Excess Frtg
3.Topography
4.Size/Shape
5.Access
6.Restriction
7.Open Space
8.Economic
9.Fract Share
Acres
30.Rear Land 11-2
31.Rear Land 21-5
32.Rear Land 51+
33.Open Space
34.Horticulture
35.Pasture
36.Right of Way
37.Softwood
38.Mixed Wood
39.Hardwood
40.Wasteland
41.Gravel Pit
42.Mobile Home Si
43.Condo Site
44.Site Improveme
45.Municipal Wate
46.Golf Course

Manchester

Map Lot U12-004 | Account 606 | Location 80 COBBOSSEE LN | Card 1 Of 1 | 9/24/2019

Building Style	**7 Contemporary**	
0.Uncoded	4.Cape	8.Post/Log
1.Conv.	5.DOUBLE W	9.Seasonal
2.Ranch	6.Split	11.
3.R Ranch	7.Contemp	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	**7 Novelty**	
0.Uncoded	4.Asb/Asp	8.Al/Vinyl
1.Clap	5.T-111	9.Other
2.Wood Shi	6.Br/Stone	11.
3.Compos.	7.Novelty	12.
Roof Surface	**1 Asphalt Shingles**	
1.Asphalt	4.Composit	7.Metal RS
2.Slate	5.Wood	8.
3.Metal LC	6.Other	9.
SF Masonry Trim	**0**	
OPEN-3-CUSTOM	**0**	
OPEN-4-CUSTOM	**0**	
Year Built	**1968**	
Year Remodeled	**2008**	
Foundation	**1 Concrete**	
1.Concrete	4.Wood	7.
2.C Block	5.Slab	8.
3.Br/Stone	6.Other	9.
Basement	**5 Crawl Space**	
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	**9 No Basement**	
1.Dry	4.	7.
2.Damp	5.	8.
3.Wet	6.	9.

SF Bsmt Living	**0**	
Fin Bsmt Grade	**0 0**	
ELECTRICAL AMPS	**0**	
Heat Type	**100% 1 Hot Water BB**	
0.Uncoded	4.Steam	8.Fl/Wall
1.HWBB	5.FWA	9.No Heat
2.Radiator	6.GravWA	11.
3.Rad Floo	7.Electric	12.
Cool Type	**0% 9 None**	
1.Central	4.	7.
2.SPLITSYS	5.	8.
3.	6.	9.None
Kitchen Style	**2 Typical**	
1.Remodel	4.Obsolete	7.
2.Typical	5.	8.
3.Old Type	6.	9.None
Bath(s) Style	**2 Typical Bath(s)**	
1.Remodel	4.Obsolete	7.
2.Typical	5.	8.
3.Old Type	6.	9.None
# Rooms	**7**	
# Bedrooms	**4**	
# Full Baths	**3**	
# Half Baths	**1**	
# Addn Fixtures	**1**	
# Fireplaces	**2**	

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Layout	**1 Typical**	
1.Typical	4.	7.
2.Inadeq	5.	8.
3.Horrid	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.Partial	8.
3.Capped	6.	9.None
Unfinished %	**0%**	
Grade & Factor	**6 Excellent 100%**	
1.E Grade	4.B Grade	7.AA
2.D Grade	5.A Grade	8.SC Grade
3.C Grade	6.A+	9.Same
SQFT (Footprint)	**2750**	
Condition	**7 Very 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.Small Si	7.Layout
2.O-Built	5.CDU	8.Other
3.Delap	6.Style	9.None
Econ. % Good	**100%**	
Economic Code	**None**	
0.None	3.Services	7.
1.Location	8.OTHER	8.
2.Encroach	9.None	9.
Entrance Code	**1 Inspect**	
1.Inspect	4.Vacant	7.
2.Refused	5.Estimate	8.
3.Informed	6.	9.
Information Code	**1 Owner**	
1.Owner	4.Agent	7.
2.Relative	5.Estimate	8.
3.Tenant	6.Other	9.

ADDED 30 X 40 1SFR GARAGE FOR 04 01 2013

OLD GARAGE BE- ND NEW GARAGE SV $2000

SEE -ARD COPY F LE FOR DWELL NG DETA LS
ARC- TECT S PLANS SUPPLEMENTED BY F ELD

MEASUREMENTS AND OBSERVAT ONS

Date Inspected 10/13/2005

Additions, Outbuildings & Improvements

Type	Year	Units	Grade	Cond	Phys.	Funct.	Sound Value
2 TWO STORY	2007	507	6 100	4	0 %	100 %	
75 1 STORY	1968	722	6 100	6	0 %	100 %	
68 Wood Deck	1968	828	6 100	4	0 %	100 %	
21 Open Frame	2007	56	6 100	4	0 %	100 %	
23 Frame Garage	2012	1200	6 100	4	0 %	75 %	
23 Frame Garage	0				%	%	2,000
					%	%	
					%	%	
					%	%	
					%	%	

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

Map Lot U12-005 Account 147 Location 86 COBBOSSEE LN Card 1 Of 1 9/24/2019

BRAGG, LEE K
86 COBBOSSEE LANE
MANCHESTER MAINE 04351

B2083P200 B11807P29 B12362P051

Property Data

Neighborhood **12 Cobbossee U12**

Tree Growth Year **0**

X Coordinate **0**

Y Coordinate **0**

Zone/Land Use **20 SHORELAND A**

Secondary Zone

Topography **2 Rolling**

1.Level	4.Below St	7.
2.Rolling	5.Low	8.
3.Above St	6.Swampy	9.

Utilities **2 Public Water** **3 Public Sewer**

1.Public	4.Dr Well	7.Hold/Ces
2.Water	5.Dug Well	8.Lk/PndWt
3.Sewer	6.Septic	9.None

Street **6 Gravel,PrivateWy**

1.Paved	4.Proposed	7.
2.Semi Imp	5.	8.
3.Gravel	6.	9.None

FLOOD PLAIN MAP **7**

CLASSIFICATION **0**

Sale Data

Sale Date

Price

Sale Type

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

Financing

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

Validity

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

Verified

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
2020	218,600	205,800	20,000	404,400

Land Data

Front Foot	Type	Effective Frontage	Effective Depth	Influence Factor	Influence Code
11.Regular Lot				%	
12.Delta Triangle				%	
13.Nabla Triangle				%	
14.Rear Land				%	
15.Miscellaneous				%	
				%	
				%	

Square Foot		Square Feet		
16.Regular Lot			%	
17.Secondary Lot			%	
18.Excess Land			%	
19.Condominium			%	
20.PAVING			%	
			%	
			%	

Fract. Acre		Acreage/Sites		
21.Homesite (Frac	21	0.27	100 %	0
22.Baselot (Fract	44	5.00	100 %	0
23.Misc (Fract)			%	
Acres			%	
24.Homesite			%	
25.Second Tier			%	
26.Excess Road Ft			%	
27.Excess Shore F			%	
28.Rear Land 1-5				
29.Rear Land 6-10				

Total Acreage 0.27

Influence Codes

1.Unimproved
2.Excess Frtg
3.Topography
4.Size/Shape
5.Access
6.Restriction
7.Open Space
8.Economic
9.Fract Share
Acres
30.Rear Land 11-2
31.Rear Land 21-5
32.Rear Land 51+
33.Open Space
34.Horticulture
35.Pasture
36.Right of Way
37.Softwood
38.Mixed Wood
39.Hardwood
40.Wasteland
41.Gravel Pit
42.Mobile Home Si
43.Condo Site
44.Site Improveme
45.Municipal Wate
46.Golf Course

Inspection Witnessed By:

X Date

No./Date	Description	Date Insp.

Notes:

Manchester

Manchester

Map Lot U12-005 | Account 147 | Location 86 COBBOSSEE LN | Card 1 Of 1 | 9/24/2019

Building Style	**1 Conventional**	
0.Uncoded	4.Cape	8.Post/Log
1.Conv.	5.DOUBLE W	9.Seasonal
2.Ranch	6.Split	11.
3.R Ranch	7.Contemp	12.
Dwelling Units	**1**	
Other Units	**0**	
Stories	**2 Two Story**	
1.1	4.1.5	7.
2.2	5.1.75	8.
3.3	6.2.5	9.
Exterior Walls	**2 Wood Shingle**	
0.Uncoded	4.Asb/Asp	8.Al/Vinyl
1.Clap	5.T-111	9.Other
2.Wood Shi	6.Br/Stone	11.
3.Compos.	7.Novelty	12.
Roof Surface	**1 Asphalt Shingles**	
1.Asphalt	4.Composit	7.Metal RS
2.Slate	5.Wood	8.
3.Metal LC	6.Other	9.
SF Masonry Trim	**0**	
OPEN-3-CUSTOM	**0**	
OPEN-4-CUSTOM	**0**	
Year Built	**1950**	
Year Remodeled	**1990**	
Foundation	**3 Brick &/or Stone**	
1.Concrete	4.Wood	7.
2.C Block	5.Slab	8.
3.Br/Stone	6.Other	9.
Basement	**5 Crawl Space**	
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**	
ELECTRICAL AMPS	**0**	
Heat Type	**100%**	**1 Hot Water BB**
0.Uncoded	4.Steam	8.Fl/Wall
1.HWBB	5.FWA	9.No Heat
2.Radiator	6.GravWA	11.
3.Rad Floo	7.Electric	12.
Cool Type	**100%**	**1 Central**
1.Central	4.	7.
2.SPLITSYS	5.	8.
3.	6.	9.None
Kitchen Style	**2 Typical**	
1.Remodel	4.Obsolete	7.
2.Typical	5.	8.
3.Old Type	6.	9.None
Bath(s) Style	**2 Typical Bath(s)**	
1.Remodel	4.Obsolete	7.
2.Typical	5.	8.
3.Old Type	6.	9.None
# Rooms	**7**	
# Bedrooms	**3**	
# Full Baths	**2**	
# Half Baths	**1**	
# Addn Fixtures	**0**	
# Fireplaces	**1**	

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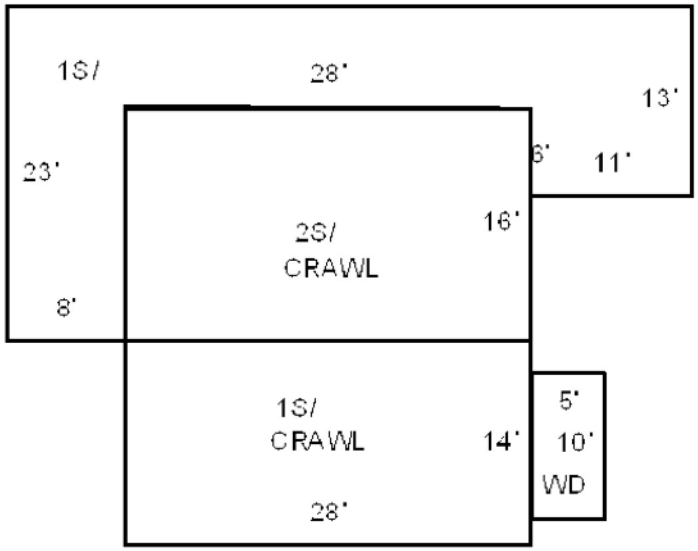
Layout	**1 Typical**	
1.Typical	4.	7.
2.Inadeq	5.	8.
3.Horrid	6.	9.
Attic	**9 None**	
1.1/4 Fin	4.Full Fin	7.
2.1/2 Fin	5.Fl/Stair	8.
3.3/4 Fin	6.	9.None
Insulation	**1 Full**	
1.Full	4.Minimal	7.
2.Heavy	5.Partial	8.
3.Capped	6.	9.None
Unfinished %	**0%**	
Grade & Factor	**4 Good 110%**	
1.E Grade	4.B Grade	7.AA
2.D Grade	5.A Grade	8.SC Grade
3.C Grade	6.A+	9.Same
SQFT (Footprint)	**448**	
Condition	**8 Excellent**	
1.Poor	4.Avg	7.V G
2.Fair	5.Avg+	8.Exc
3.Avg-	6.Good	9.Same
Phys. % Good	**90%**	
Funct. % Good	**100%**	
Functional Code	**9 None**	
1.Incomp	4.Small Si	7.Layout
2.O-Built	5.CDU	8.Other
3.Delap	6.Style	9.None
Econ. % Good	**100%**	
Economic Code	**None**	
0.None	3.Services	7.
1.Location	8.OTHER	8.
2.Encroach	9.None	9.
Entrance Code	**1 Inspect**	
1.Inspect	4.Vacant	7.
2.Refused	5.Estimate	8.
3.Informed	6.	9.
Information Code	**1 Owner**	
1.Owner	4.Agent	7.
2.Relative	5.Estimate	8.
3.Tenant	6.Other	9.



1.5S GAR 23X23=529 4.4

Date Inspected 10/17/2005

Additions, Outbuildings & Improvements

Type	Year	Units	Grade	Cond	Phys.	Funct.	Sound Value
1 ONE STORY	0	392	0 0	0	0 %	0 %	
68 Wood Deck	0	50	0 0	0	0 %	0 %	
1 ONE STORY	0	523	0 0	0	0 %	0 %	
77 1.50 ST	0	529	4 100	4	90 %	100 %	
					%	%	
					%	%	
					%	%	
					%	%	
					%	%	
					%	%	

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

Map Lot U12-006-&07 Account 1210 Location 90 COBBOSSEE LN Card 1 Of 1 9/24/2019

DIOU, PAUL A
DIOU, LINDA R
90 COBBOSSEE LN/PO BOX 57
MANCHESTER ME 04351

B7540P8 B11807P20 B12452P68 B12452P70 B13085P194

Property Data

Neighborhood **12 Cobbossee U12**

Tree Growth Year **0**

X Coordinate **0**

Y Coordinate **0**

Zone/Land Use **20 SHORELAND A**

Secondary Zone

Topography **2 Rolling**

1.Level 4.Below St 7.
2.Rolling 5.Low 8.
3.Above St 6.Swampy 9.

Utilities **3 Public Sewer** **4 Drilled Well**

1.Public 4.Dr Well 7.Hold/Ces
2.Water 5.Dug Well 8.Lk/PndWt
3.Sewer 6.Septic 9.None

Street **6 Gravel,PrivateWy**

1.Paved 4.Proposed 7.
2.Semi Imp 5. 8.
3.Gravel 6. 9.None

FLOOD PLAIN MAP **7**

CLASSIFICATION **0**

Sale Data

Sale Date

Price

Sale Type

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

Financing

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

Validity

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

Verified

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
2020	308,000	359,100	26,000	641,100

Land Data

Front Foot	Type	Effective Frontage	Effective Depth	Influence Factor	Influence Code
11.Regular Lot				%	
12.Delta Triangle				%	
13.Nabla Triangle				%	
14.Rear Land				%	
15.Miscellaneous				%	
				%	
				%	
Square Foot		**Square Feet**			
16.Regular Lot				%	
17.Secondary Lot				%	
18.Excess Land				%	
19.Condominium				%	
20.PAVING				%	
				%	
				%	
Fract. Acre		**Acreage/Sites**			
21.Homesite (Frac	21	0.50	100	%	0
22.Baselot (Fract	25	0.50	100	%	0
23.Misc (Fract)	40	1.10	100	%	0
Acres	44	5.00	100	%	0
24.Homesite	44	0.80	100	%	0
25.Second Tier				%	
26.Excess Road Ft				%	
27.Excess Shore F					
28.Rear Land 1-5					
29.Rear Land 6-10					

Total Acreage 2.10

Influence Codes

1.Unimproved
2.Excess Frtg
3.Topography
4.Size/Shape
5.Access
6.Restriction
7.Open Space
8.Economic
9.Fract Share
Acres
30.Rear Land 11-2
31.Rear Land 21-5
32.Rear Land 51+
33.Open Space
34.Horticulture
35.Pasture
36.Right of Way
37.Softwood
38.Mixed Wood
39.Hardwood
40.Wasteland
41.Gravel Pit
42.Mobile Home Si
43.Condo Site
44.Site Improveme
45.Municipal Wate
46.Golf Course

Inspection Witnessed By:

X Date

No./Date	Description	Date Insp.

Notes:

Manchester

Manchester

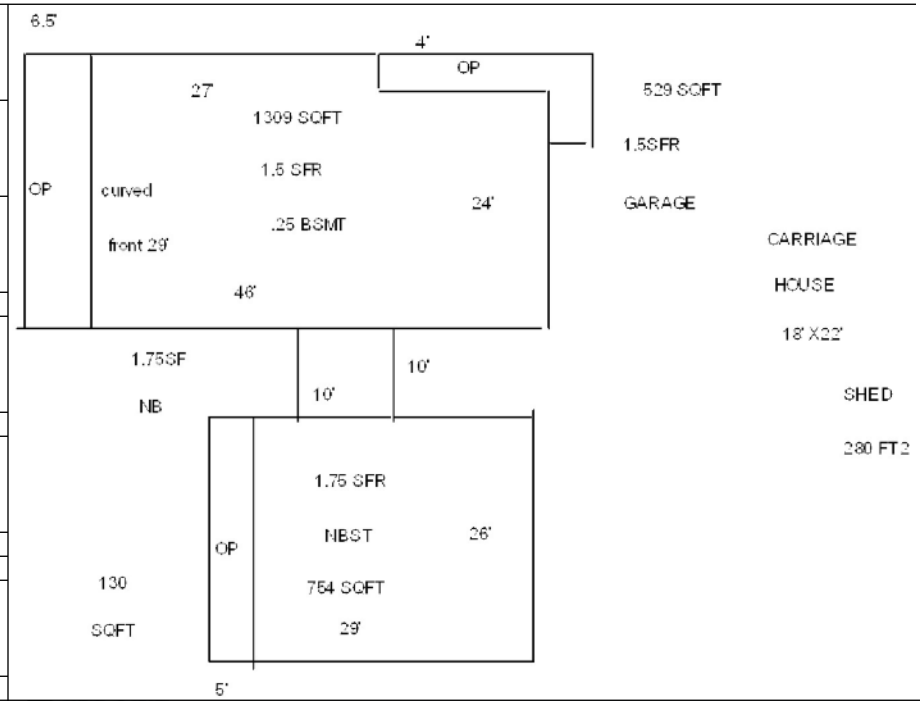
Map Lot U12-006-&07 | Account 1210 | Location 90 COBBOSSEE LN | Card 1 Of 1 | 9/24/2019

Building Style	**1 Conventional**	
0.Uncoded	4.Cape	8.Post/Log
1.Conv.	5.DOUBLE W	9.Seasonal
2.Ranch	6.Split	11.
3.R Ranch	7.Contemp	12.
Dwelling Units	**1**	
Other Units	**0**	
Stories	**4 One & 1/2 Story**	
1.1	4.1.5	7.
2.2	5.1.75	8.
3.3	6.2.5	9.
Exterior Walls	**8 Al/Vinyl**	
0.Uncoded	4.Asb/Asp	8.Al/Vinyl
1.Clap	5.T-111	9.Other
2.Wood Shi	6.Br/Stone	11.
3.Compos.	7.Novelty	12.
Roof Surface	**1 Asphalt Shingles**	
1.Asphalt	4.Composit	7.Metal RS
2.Slate	5.Wood	8.
3.Metal LC	6.Other	9.
SF Masonry Trim	**0**	
OPEN-3-CUSTOM	**0**	
OPEN-4-CUSTOM	**0**	
Year Built	**2006**	
Year Remodeled	**2010**	
Foundation	**1 Concrete**	
1.Concrete	4.Wood	7.
2.C Block	5.Slab	8.
3.Br/Stone	6.Other	9.
Basement	**1 1/4 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**	
ELECTRICAL AMPS	**200**	
Heat Type	**100%**	**3 Radiant Floor**
0.Uncoded	4.Steam	8.Fl/Wall
1.HWBB	5.FWA	9.No Heat
2.Radiator	6.GravWA	11.
3.Rad Floo	7.Electric	12.
Cool Type	**0%**	**9 None**
1.Central	4.	7.
2.SPLITSYS	5.	8.
3.	6.	9.None
Kitchen Style	**2 Typical**	
1.Remodel	4.Obsolete	7.
2.Typical	5.	8.
3.Old Type	6.	9.None
Bath(s) Style	**2 Typical Bath(s)**	
1.Remodel	4.Obsolete	7.
2.Typical	5.	8.
3.Old Type	6.	9.None
# Rooms	**9**	
# Bedrooms	**4**	
# Full Baths	**3**	
# Half Baths	**0**	
# 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.Horrid	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.Partial	8.
3.Capped	6.	9.None
Unfinished %	**0%**	
Grade & Factor	**4 Good 110%**	
1.E Grade	4.B Grade	7.AA
2.D Grade	5.A Grade	8.SC Grade
3.C Grade	6.A+	9.Same
SQFT (Footprint)	**1309**	
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 Si	7.Layout
2.O-Built	5.CDU	8.Other
3.Delap	6.Style	9.None
Econ. % Good	**100%**	
Economic Code	**None**	
0.None	3.Services	7.
1.Location	8.OTHER	8.
2.Encroach	9.None	9.
Entrance Code	**5 Estimated**	
1.Inspect	4.Vacant	7.
2.Refused	5.Estimate	8.
3.Informed	6.	9.
Information Code	**1 Owner**	
1.Owner	4.Agent	7.
2.Relative	5.Estimate	8.
3.Tenant	6.Other	9.



Date Inspected 10/13/2005

Additions, Outbuildings & Improvements

Type	Year	Units	Grade	Cond	Phys.	Funct.	Sound Value
21 Open Frame	2006	257	4 110	4	0 %	100 %	
68 Wood Deck	2006	40	3 100	4	0 %	100 %	
77 1.50 ST	2006	529	4 100	4	0 %	100 %	
4 1 & 1/2 STORY FR	2006	396	4 100	4	0 %	100 %	
61 Canopy	2006	54	4 100	4	0 %	100 %	
5 1 & 3/4 STORY FR	2010	100	4 110	4	0 %	100 %	
5 1 & 3/4 STORY FR	2010	754	4 110	4	0 %	100 %	
24 Frame Shed	2010	280	4 100	4	0 %	100 %	
21 Open Frame	2010	130	4 110	4	0 %	100 %	
					%	%	

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

Map Lot U12-008 | Account 14 | Location 75 COBBOSSEE LN | Card 1 Of 1 | 9/24/2019

VIOLETTE, GARY P
1036 WESTERN AVENUE
MANCHESTER ME 04351

B12583P222

Property Data

Neighborhood	**12 Cobbossee U12**
Tree Growth Year	**0**
X Coordinate	**0**
Y Coordinate	**0**
Zone/Land Use	**15 Shoreland**
Secondary Zone	
Topography	**1 Level**

1.Level 4.Below St 7.
2.Rolling 5.Low 8.
3.Above St 6.Swampy 9.

Utilities **9 None**

1.Public 4.Dr Well 7.Hold/Ces
2.Water 5.Dug Well 8.Lk/PndWt
3.Sewer 6.Septic 9.None

Street **6 Gravel,PrivateWy**

1.Paved 4.Proposed 7.
2.Semi Imp 5. 8.
3.Gravel 6. 9.None

FLOOD PLAIN MAP	**7**
CLASSIFICATION	**0**

Sale Data

Sale Date	**4/21/2017**
Price	**125,000**

Sale Type **2 Land & Buildings**

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

Financing

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

Validity **8 Other Non Valid**

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

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
2020	20,000	23,400	0	43,400

Land Data

Front Foot	Type	Effective Frontage	Effective Depth	Influence Factor	Influence Code
11.Regular Lot				%	
12.Delta Triangle				%	
13.Nabla Triangle				%	
14.Rear Land				%	
15.Miscellaneous				%	
				%	
				%	
Square Foot		**Square Feet**			
16.Regular Lot				%	
17.Secondary Lot				%	
18.Excess Land				%	
19.Condominium				%	
20.PAVING				%	
				%	
				%	
Fract. Acre		**Acreage/Sites**			
21.Homesite (Frac	25	0.80		100 %	0
22.Baselot (Fract				%	
23.Misc (Fract)				%	
Acres				%	
24.Homesite				%	
25.Second Tier				%	
26.Excess Road Ft				%	
27.Excess Shore F				%	
28.Rear Land 1-5					
29.Rear Land 6-10					

Total Acreage 0.80

Influence Codes

1.Unimproved
2.Excess Frtg
3.Topography
4.Size/Shape
5.Access
6.Restriction
7.Open Space
8.Economic
9.Fract Share
Acres
30.Rear Land 11-2
31.Rear Land 21-5
32.Rear Land 51+
33.Open Space
34.Horticulture
35.Pasture
36.Right of Way
37.Softwood
38.Mixed Wood
39.Hardwood
40.Wasteland
41.Gravel Pit
42.Mobile Home Si
43.Condo Site
44.Site Improveme
45.Municipal Wate
46.Golf Course

Inspection Witnessed By:

X Date

No./Date	Description	Date Insp.

Notes:

Manchester

Manchester

Map Lot U12-008 | Account 14 | Location 75 COBBOSSEE LN | Card 1 Of 1 | 9/24/2019

Building Style	**9 Seasonal**	
0.Uncoded	4.Cape	8.Post/Log
1.Conv.	5.DOUBLE W	9.Seasonal
2.Ranch	6.Split	11.
3.R Ranch	7.Contemp	12.
Dwelling Units	**1**	
Other Units	**0**	
Stories	**4 One & 1/2 Story**	
1.1	4.1.5	7.
2.2	5.1.75	8.
3.3	6.2.5	9.
Exterior Walls	**5 T-111**	
0.Uncoded	4.Asb/Asp	8.Al/Vinyl
1.Clap	5.T-111	9.Other
2.Wood Shi	6.Br/Stone	11.
3.Compos.	7.Novelty	12.
Roof Surface	**1 Asphalt Shingles**	
1.Asphalt	4.Composit	7.Metal RS
2.Slate	5.Wood	8.
3.Metal LC	6.Other	9.
SF Masonry Trim	**0**	
OPEN-3-CUSTOM	**0**	
OPEN-4-CUSTOM	**0**	
Year Built	**1980**	
Year Remodeled	**0**	
Foundation	**5 Concrete Slab**	
1.Concrete	4.Wood	7.
2.C Block	5.Slab	8.
3.Br/Stone	6.Other	9.
Basement	**9 No 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	**9 No Basement**	
1.Dry	4.	7.
2.Damp	5.	8.
3.Wet	6.	9.

SF Bsmt Living	**0**	
Fin Bsmt Grade	**0 0**	
ELECTRICAL AMPS	**100**	
Heat Type	**100%**	**9 Not Heated**
0.Uncoded	4.Steam	8.Fl/Wall
1.HWBB	5.FWA	9.No Heat
2.Radiator	6.GravWA	11.
3.Rad Floo	7.Electric	12.
Cool Type	**0%**	**9 None**
1.Central	4.	7.
2.SPLITSYS	5.	8.
3.	6.	9.None
Kitchen Style	**9 None**	
1.Remodel	4.Obsolete	7.
2.Typical	5.	8.
3.Old Type	6.	9.None
Bath(s) Style	**9 None**	
1.Remodel	4.Obsolete	7.
2.Typical	5.	8.
3.Old Type	6.	9.None
# Rooms	**2**	
# Bedrooms	**0**	
# Full Baths	**0**	
# Half Baths	**0**	
# Addn Fixtures	**0**	
# Fireplaces	**0**	

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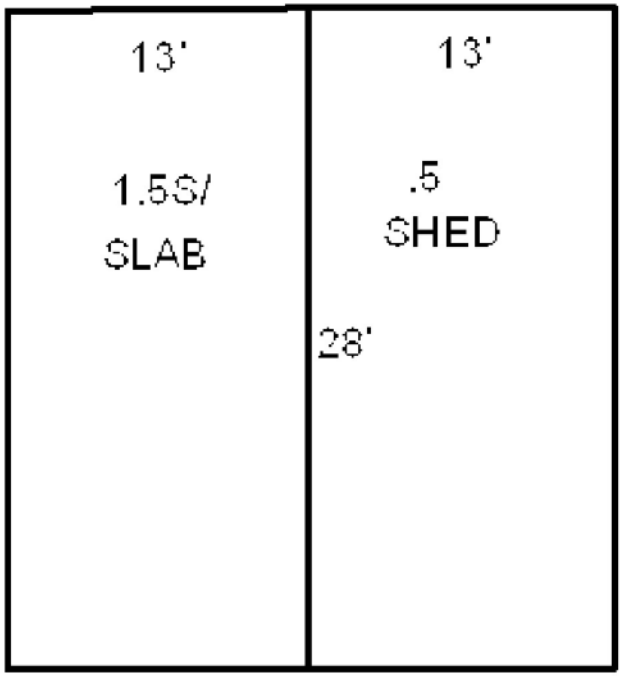
Layout	**1 Typical**	
1.Typical	4.	7.
2.Inadeq	5.	8.
3.Horrid	6.	9.
Attic	**9 None**	
1.1/4 Fin	4.Full Fin	7.
2.1/2 Fin	5.Fl/Stair	8.
3.3/4 Fin	6.	9.None
Insulation	**9 None**	
1.Full	4.Minimal	7.
2.Heavy	5.Partial	8.
3.Capped	6.	9.None
Unfinished %	**0%**	
Grade & Factor	**2 Fair 100%**	
1.E Grade	4.B Grade	7.AA
2.D Grade	5.A Grade	8.SC Grade
3.C Grade	6.A+	9.Same
SQFT (Footprint)	**364**	
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	**80%**	
Functional Code	**6 Style**	
1.Incomp	4.Small Si	7.Layout
2.O-Built	5.CDU	8.Other
3.Delap	6.Style	9.None
Econ. % Good	**100%**	
Economic Code	**None**	
0.None	3.Services	7.
1.Location	8.OTHER	8.
2.Encroach	9.None	9.
Entrance Code	**1 Inspect**	
1.Inspect	4.Vacant	7.
2.Refused	5.Estimate	8.
3.Informed	6.	9.
Information Code	**6 Other**	
1.Owner	4.Agent	7.
2.Relative	5.Estimate	8.
3.Tenant	6.Other	9.



Date Inspected 10/17/2005

Additions, Outbuildings & Improvements

Type	Year	Units	Grade	Cond	Phys.	Funct.	Sound Value
1 ONE STORY	0	182	0 0	0	0 %	100 %	
					%	%	
					%	%	
					%	%	
					%	%	
					%	%	
					%	%	
					%	%	
					%	%	
					%	%	

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

Map Lot U12-010-&13 Account 382 Location 56 HAMMONDS GROVE Card 1 Of 1 9/24/2019

ROLLENDER, WILLIAM K.& KATHLEEN A.
GUERRETTE, DENNIS H
1120 EAST SAGEBRUSH ST.
GILBERT AZ 85296

B11161P197

Property Data

Neighborhood	**22 Hammonds Grv Nhb (Cobb Access)**
Tree Growth Year	**0**
X Coordinate	**0**
Y Coordinate	**0**
Zone/Land Use	**12 Community Res.**
Secondary Zone	
Topography	**1 Level**

1.Level	4.Below St	7.
2.Rolling	5.Low	8.
3.Above St	6.Swampy	9.

Utilities **3 Public Sewer** **4 Drilled Well**

1.Public	4.Dr Well	7.Hold/Ces
2.Water	5.Dug Well	8.Lk/PndWt
3.Sewer	6.Septic	9.None

Street **6 Gravel,PrivateWy**

1.Paved	4.Proposed	7.
2.Semi Imp	5.	8.
3.Gravel	6.	9.None

FLOOD PLAIN MAP	**7**
CLASSIFICATION	**0**

Sale Data

Sale Date	**9/13/2012**
Price	**260,000**

Sale Type **2 Land & Buildings**

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

Financing **9 Unknown**

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.Altered
2.Related	5.Partial	8.Other
3.Distress	6.Exempt	9.Review

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
2020	59,400	191,900	0	251,300

Land Data

Front Foot	Type	Effective Frontage	Effective Depth	Influence Factor	Influence Code
11.Regular Lot				%	
12.Delta Triangle				%	
13.Nabla Triangle				%	
14.Rear Land				%	
15.Miscellaneous				%	
				%	
				%	
Square Foot		**Square Feet**			
16.Regular Lot				%	
17.Secondary Lot				%	
18.Excess Land				%	
19.Condominium				%	
20.PAVING				%	
				%	
				%	
Fract. Acre		**Acreage/Sites**			
21.Homesite (Frac	21	0.40	100	%	4
22.Baselot (Fract	44	1.20	100	%	0
23.Misc (Fract)	48	1.00	100	%	0
Acres				%	
24.Homesite				%	
25.Second Tier				%	
26.Excess Road Ft				%	
27.Excess Shore F				%	
28.Rear Land 1-5					
29.Rear Land 6-10					

Total Acreage 0.40

Influence Codes

1.Unimproved
2.Excess Frtg
3.Topography
4.Size/Shape
5.Access
6.Restriction
7.Open Space
8.Economic
9.Fract Share
Acres
30.Rear Land 11-2
31.Rear Land 21-5
32.Rear Land 51+
33.Open Space
34.Horticulture
35.Pasture
36.Right of Way
37.Softwood
38.Mixed Wood
39.Hardwood
40.Wasteland
41.Gravel Pit
42.Mobile Home Si
43.Condo Site
44.Site Improveme
45.Municipal Wate
46.Golf Course

Inspection Witnessed By:

X Date

No./Date	Description	Date Insp.

Notes:

Manchester

Manchester

Map Lot U12-010-&13 | Account 382 | Location 56 HAMMONDS GROVE | Card 1 Of 1 | 9/24/2019

Building Style	**7 Contemporary**	
0.Uncoded	4.Cape	8.Post/Log
1.Conv.	5.DOUBLE W	9.Seasonal
2.Ranch	6.Split	11.
3.R Ranch	7.Contemp	12.
Dwelling Units	**1**	
Other Units	**0**	
Stories	**2 Two Story**	
1.1	4.1.5	7.
2.2	5.1.75	8.
3.3	6.2.5	9.
Exterior Walls	**1 Clapboard**	
0.Uncoded	4.Asb/Asp	8.Al/Vinyl
1.Clap	5.T-111	9.Other
2.Wood Shi	6.Br/Stone	11.
3.Compos.	7.Novelty	12.
Roof Surface	**1 Asphalt Shingles**	
1.Asphalt	4.Composit	7.Metal RS
2.Slate	5.Wood	8.
3.Metal LC	6.Other	9.
SF Masonry Trim	**0**	
OPEN-3-CUSTOM	**0**	
OPEN-4-CUSTOM	**0**	
Year Built	**1982**	
Year Remodeled	**1992**	
Foundation	**1 Concrete**	
1.Concrete	4.Wood	7.
2.C Block	5.Slab	8.
3.Br/Stone	6.Other	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	**672**	
Fin Bsmt Grade	**4 100**	
ELECTRICAL AMPS	**200**	
Heat Type	**100% 1 Hot Water BB**	
0.Uncoded	4.Steam	8.Fl/Wall
1.HWBB	5.FWA	9.No Heat
2.Radiator	6.GravWA	11.
3.Rad Floo	7.Electric	12.
Cool Type	**0% 9 None**	
1.Central	4.	7.
2.SPLITSYS	5.	8.
3.	6.	9.None
Kitchen Style	**2 Typical**	
1.Remodel	4.Obsolete	7.
2.Typical	5.	8.
3.Old Type	6.	9.None
Bath(s) Style	**2 Typical Bath(s)**	
1.Remodel	4.Obsolete	7.
2.Typical	5.	8.
3.Old Type	6.	9.None
# Rooms	**8**	
# Bedrooms	**4**	
# Full Baths	**1**	
# Half Baths	**1**	
# Addn Fixtures	**0**	
# Fireplaces	**0**	

TRIO Software
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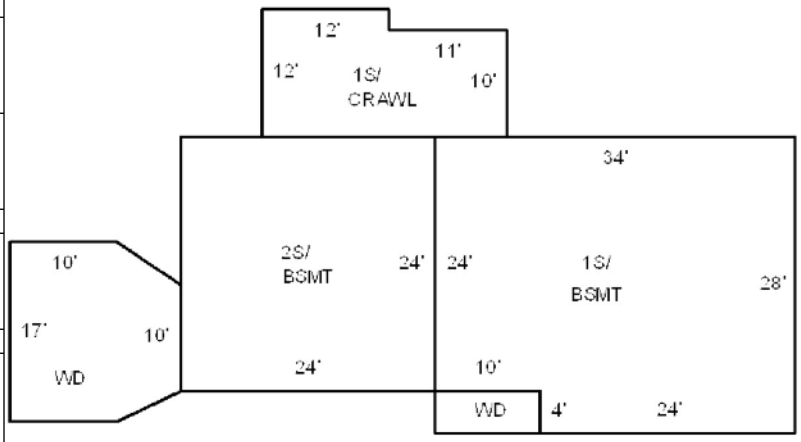
Layout	**1 Typical**	
1.Typical	4.	7.
2.Inadeq	5.	8.
3.Horrid	6.	9.
Attic	**9 None**	
1.1/4 Fin	4.Full Fin	7.
2.1/2 Fin	5.Fl/Stair	8.
3.3/4 Fin	6.	9.None
Insulation	**1 Full**	
1.Full	4.Minimal	7.
2.Heavy	5.Partial	8.
3.Capped	6.	9.None
Unfinished %	**0%**	
Grade & Factor	**3 Average 110%**	
1.E Grade	4.B Grade	7.AA
2.D Grade	5.A Grade	8.SC Grade
3.C Grade	6.A+	9.Same
SQFT (Footprint)	**576**	
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 Si	7.Layout
2.O-Built	5.CDU	8.Other
3.Delap	6.Style	9.None
Econ. % Good	**100%**	
Economic Code	**None**	
0.None	3.Services	7.
1.Location	8.OTHER	8.
2.Encroach	9.None	9.
Entrance Code	**5 Estimated**	
1.Inspect	4.Vacant	7.
2.Refused	5.Estimate	8.
3.Informed	6.	9.
Information Code	**5 Estimate**	
1.Owner	4.Agent	7.
2.Relative	5.Estimate	8.
3.Tenant	6.Other	9.



1.5S GAR 24X24=576 3.4

Date Inspected 10/21/2005

Additions, Outbuildings & Improvements

Type	Year	Units	Grade	Cond	Phys.	Funct.	Sound Value
11 1	1982	912	0 0	4	0 %	100 %	
68 Wood Deck	0	40	0 0	0	0 %	0 %	
1 ONE STORY	1986	255	0 0	4	0 %	100 %	
68 Wood Deck	0	251	0 0	0	0 %	0 %	
77 1.50 ST	0	576	3 100	4	0 %	100 %	
					%	%	
					%	%	
					%	%	
					%	%	
					%	%	

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

Map Lot U12-011-012 Account 675 Location 93 HAMMONDS GROVE Card 1 Of 1 9/24/2019

FIELDER, AARON
FIELDER, JESSICA
93 HAMMONDS GROVE
MANCHESTER ME 04351

B13229P165

Property Data

Neighborhood	**22 Hammonds Grv Nhb (Cobb Access)**
Tree Growth Year	**0**
X Coordinate	**0**
Y Coordinate	**0**
Zone/Land Use	**12 Community Res.**
Secondary Zone	
Topography	**1 Level**

1.Level	4.Below St	7.
2.Rolling	5.Low	8.
3.Above St	6.Swampy	9.

Utilities **2 Public Water** **3 Public Sewer**

1.Public	4.Dr Well	7.Hold/Ces
2.Water	5.Dug Well	8.Lk/PndWt
3.Sewer	6.Septic	9.None

Street **6 Gravel,PrivateWy**

1.Paved	4.Proposed	7.
2.Semi Imp	5.	8.
3.Gravel	6.	9.None

FLOOD PLAIN MAP	**7**
CLASSIFICATION	**0**

Sale Data

Sale Date	**6/06/2019**
Price	**170,000**

Sale Type **2 Land & Buildings**

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

Financing

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.Altered
2.Related	5.Partial	8.Other
3.Distress	6.Exempt	9.Review

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
2020	54,400	115,600	0	170,000

Land Data

Front Foot	Type	Effective Frontage	Effective Depth	Influence Factor	Influence Code
11.Regular Lot				%	
12.Delta Triangle				%	
13.Nabla Triangle				%	
14.Rear Land				%	
15.Miscellaneous				%	
				%	
				%	

Square Foot		Square Feet		
16.Regular Lot			%	
17.Secondary Lot			%	
18.Excess Land			%	
19.Condominium			%	
20.PAVING			%	
			%	
			%	

Fract. Acre		Acreage/Sites		
21.Homesite (Frac	21	0.37	100 %	0
22.Baselot (Fract	48	1.00	100 %	0
23.Misc (Fract)			%	
Acres			%	
24.Homesite			%	
25.Second Tier			%	
26.Excess Road Ft			%	
27.Excess Shore F			%	
28.Rear Land 1-5				
29.Rear Land 6-10				

Total Acreage 0.37

Influence Codes

1.Unimproved
2.Excess Frtg
3.Topography
4.Size/Shape
5.Access
6.Restriction
7.Open Space
8.Economic
9.Fract Share
Acres
30.Rear Land 11-2
31.Rear Land 21-5
32.Rear Land 51+
33.Open Space
34.Horticulture
35.Pasture
36.Right of Way
37.Softwood
38.Mixed Wood
39.Hardwood
40.Wasteland
41.Gravel Pit
42.Mobile Home Si
43.Condo Site
44.Site Improveme
45.Municipal Wate
46.Golf Course

Inspection Witnessed By:

X Date

No./Date	Description	Date Insp.

Notes:

Manchester

Manchester

Map Lot U12-011-012 | Account 675 | Location 93 HAMMONDS GROVE | Card 1 Of 1 | 9/24/2019

Building Style	**1 Conventional**	
0.Uncoded	4.Cape	8.Post/Log
1.Conv.	5.DOUBLE W	9.Seasonal
2.Ranch	6.Split	11.
3.R Ranch	7.Contemp	12.
Dwelling Units	**1**	
Other Units	**0**	
Stories	**2 Two Story**	
1.1	4.1.5	7.
2.2	5.1.75	8.
3.3	6.2.5	9.
Exterior Walls	**8 Al/Vinyl**	
0.Uncoded	4.Asb/Asp	8.Al/Vinyl
1.Clap	5.T-111	9.Other
2.Wood Shi	6.Br/Stone	11.
3.Compos.	7.Novelty	12.
Roof Surface	**1 Asphalt Shingles**	
1.Asphalt	4.Composit	7.Metal RS
2.Slate	5.Wood	8.
3.Metal LC	6.Other	9.
SF Masonry Trim	**0**	
OPEN-3-CUSTOM	**0**	
OPEN-4-CUSTOM	**0**	
Year Built	**1920**	
Year Remodeled	**1950**	
Foundation	**2 Concrete Block**	
1.Concrete	4.Wood	7.
2.C Block	5.Slab	8.
3.Br/Stone	6.Other	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	**1**	
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**	
ELECTRICAL AMPS	**0**	
Heat Type	**100%**	**5 Forced Warm Air**
0.Uncoded	4.Steam	8.Fl/Wall
1.HWBB	5.FWA	9.No Heat
2.Radiator	6.GravWA	11.
3.Rad Floo	7.Electric	12.
Cool Type	**0%**	**9 None**
1.Central	4.	7.
2.SPLITSYS	5.	8.
3.	6.	9.None
Kitchen Style	**2 Typical**	
1.Remodel	4.Obsolete	7.
2.Typical	5.	8.
3.Old Type	6.	9.None
Bath(s) Style	**2 Typical Bath(s)**	
1.Remodel	4.Obsolete	7.
2.Typical	5.	8.
3.Old Type	6.	9.None
# Rooms	**7**	
# Bedrooms	**3**	
# Full Baths	**1**	
# Half Baths	**0**	
# Addn Fixtures	**0**	
# Fireplaces	**1**	

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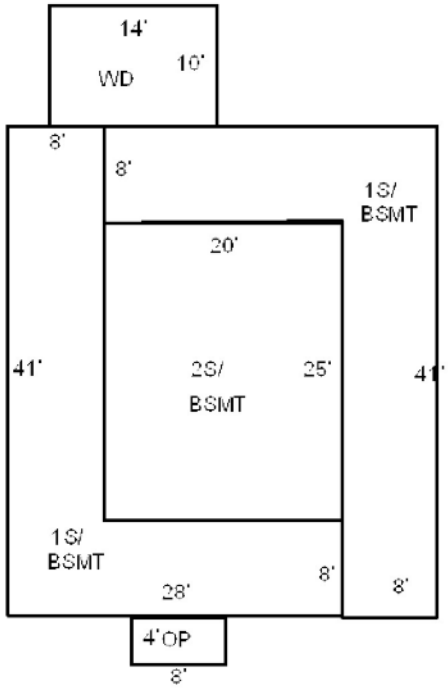
Layout	**1 Typical**	
1.Typical	4.	7.
2.Inadeq	5.	8.
3.Horrid	6.	9.
Attic	**9 None**	
1.1/4 Fin	4.Full Fin	7.
2.1/2 Fin	5.Fl/Stair	8.
3.3/4 Fin	6.	9.None
Insulation	**1 Full**	
1.Full	4.Minimal	7.
2.Heavy	5.Partial	8.
3.Capped	6.	9.None
Unfinished %	**0%**	
Grade & Factor	**3 Average 100%**	
1.E Grade	4.B Grade	7.AA
2.D Grade	5.A Grade	8.SC Grade
3.C Grade	6.A+	9.Same
SQFT (Footprint)	**500**	
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 Si	7.Layout
2.O-Built	5.CDU	8.Other
3.Delap	6.Style	9.None
Econ. % Good	**100%**	
Economic Code	**None**	
0.None	3.Services	7.
1.Location	8.OTHER	8.
2.Encroach	9.None	9.
Entrance Code	**1 Inspect**	
1.Inspect	4.Vacant	7.
2.Refused	5.Estimate	8.
3.Informed	6.	9.
Information Code	**1 Owner**	
1.Owner	4.Agent	7.
2.Relative	5.Estimate	8.
3.Tenant	6.Other	9.



1970 SHED 12X12=144 3.3

Date Inspected 10/21/2005

Additions, Outbuildings & Improvements

Type	Year	Units	Grade	Cond	Phys.	Funct.	Sound Value
11 1	0	488	0 0	0	0 %	0 %	
11 1	0	488	0 0	0	0 %	0 %	
21 Open Frame	0	32	0 0	0	0 %	0 %	
68 Wood Deck	0	140	0 0	0	0 %	0 %	
24 Frame Shed	1970	144	3 100	3	0 %	100 %	
					%	%	
					%	%	
					%	%	
					%	%	
					%	%	

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

Map Lot U12-014-&19 | Account 314 | Location 64 HAMMONDS GROVE | Card 1 Of 1 | 9/24/2019

PELSOR, JAMES I
MCMULLEN-PELSOR, MARLENE
64 HAMMONDS GROVE
MANCHESTER ME 04351

B5678P280

Property Data

Neighborhood	**22 Hammonds Grv Nhb (Cobb Access)**
Tree Growth Year	**0**
X Coordinate	**0**
Y Coordinate	**0**
Zone/Land Use	**12 Community Res.**
Secondary Zone	
Topography	**1 Level**

1.Level	4.Below St	7.
2.Rolling	5.Low	8.
3.Above St	6.Swampy	9.

Utilities **2 Public Water** **3 Public Sewer**

1.Public	4.Dr Well	7.Hold/Ces
2.Water	5.Dug Well	8.Lk/PndWt
3.Sewer	6.Septic	9.None

Street **6 Gravel,PrivateWy**

1.Paved	4.Proposed	7.
2.Semi Imp	5.	8.
3.Gravel	6.	9.None

FLOOD PLAIN MAP	**7**
CLASSIFICATION	**0**

Sale Data

Sale Date	
Price	

Sale Type

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

Financing

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

Validity

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

Verified

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
2020	61,400	204,400	20,000	245,800

Land Data

Front Foot	Type	Effective Frontage	Effective Depth	Influence Factor	Influence Code
11.Regular Lot				%	
12.Delta Triangle				%	
13.Nabla Triangle				%	
14.Rear Land				%	
15.Miscellaneous				%	
				%	
				%	

Square Foot		Square Feet		
16.Regular Lot			%	
17.Secondary Lot			%	
18.Excess Land			%	
19.Condominium			%	
20.PAVING			%	
			%	
			%	

Fract. Acre				
21.Homesite (Frac	21	0.56	100 %	0
22.Baselot (Fract	48	1.00	100 %	0
23.Misc (Fract)			%	
Acres			%	
24.Homesite			%	
25.Second Tier			%	
26.Excess Road Ft			%	
27.Excess Shore F			%	
28.Rear Land 1-5				
29.Rear Land 6-10				

Total Acreage 0.56

Influence Codes

1.Unimproved
2.Excess Frtg
3.Topography
4.Size/Shape
5.Access
6.Restriction
7.Open Space
8.Economic
9.Fract Share
Acres
30.Rear Land 11-2
31.Rear Land 21-5
32.Rear Land 51+
33.Open Space
34.Horticulture
35.Pasture
36.Right of Way
37.Softwood
38.Mixed Wood
39.Hardwood
40.Wasteland
41.Gravel Pit
42.Mobile Home Si
43.Condo Site
44.Site Improveme
45.Municipal Wate
46.Golf Course

Inspection Witnessed By:

X Date

No./Date	Description	Date Insp.

Notes:

Manchester

Manchester

Map Lot U12-014-&19 | Account 314 | Location 64 HAMMONDS GROVE | Card 1 Of 1 | 9/24/2019

Building Style	**1 Conventional**		
0.Uncoded	4.Cape	8.Post/Log	
1.Conv.	5.DOUBLE W	9.Seasonal	
2.Ranch	6.Split	11.	
3.R Ranch	7.Contemp	12.	
Dwelling Units	**1**		
Other Units	**0**		
Stories	**6 Two & 1/2 Story**		
1.1	4.1.5	7.	
2.2	5.1.75	8.	
3.3	6.2.5	9.	
Exterior Walls	**1 Clapboard**		
0.Uncoded	4.Asb/Asp	8.Al/Vinyl	
1.Clap	5.T-111	9.Other	
2.Wood Shi	6.Br/Stone	11.	
3.Compos.	7.Novelty	12.	
Roof Surface	**1 Asphalt Shingles**		
1.Asphalt	4.Composit	7.Metal RS	
2.Slate	5.Wood	8.	
3.Metal LC	6.Other	9.	
SF Masonry Trim	**0**		
OPEN-3-CUSTOM	**0**		
OPEN-4-CUSTOM	**0**		
Year Built	**1950**		
Year Remodeled	**0**		
Foundation	**1 Concrete**		
1.Concrete	4.Wood	7.	
2.C Block	5.Slab	8.	
3.Br/Stone	6.Other	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**		
ELECTRICAL AMPS	**0**		
Heat Type	**100%**	**1 Hot Water BB**	
0.Uncoded	4.Steam	8.Fl/Wall	
1.HWBB	5.FWA	9.No Heat	
2.Radiator	6.GravWA	11.	
3.Rad Floo	7.Electric	12.	
Cool Type	**0%**	**9 None**	
1.Central	4.	7.	
2.SPLITSYS	5.	8.	
3.	6.	9.None	
Kitchen Style	**2 Typical**		
1.Remodel	4.Obsolete	7.	
2.Typical	5.	8.	
3.Old Type	6.	9.None	
Bath(s) Style	**2 Typical Bath(s)**		
1.Remodel	4.Obsolete	7.	
2.Typical	5.	8.	
3.Old Type	6.	9.None	
# Rooms	**11**		
# Bedrooms	**4**		
# Full Baths	**2**		
# Half Baths	**1**		
# Addn Fixtures	**0**		
# Fireplaces	**0**		

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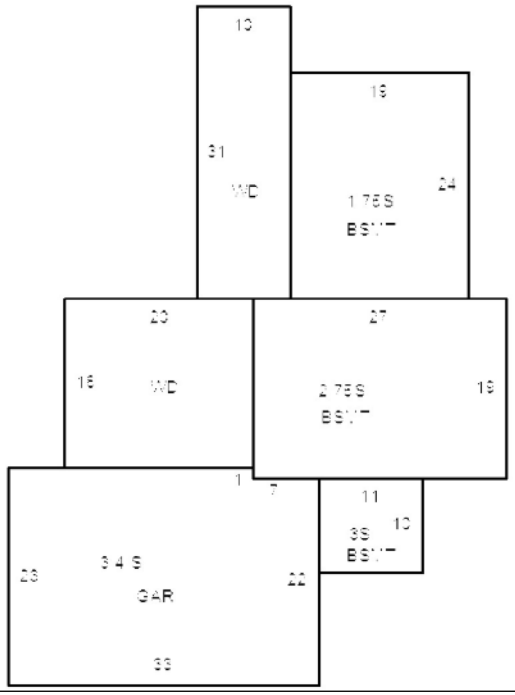
Layout	**1 Typical**		
1.Typical	4.	7.	
2.Inadeq	5.	8.	
3.Horrid	6.	9.	
Attic	**9 None**		
1.1/4 Fin	4.Full Fin	7.	
2.1/2 Fin	5.Fl/Stair	8.	
3.3/4 Fin	6.	9.None	
Insulation	**1 Full**		
1.Full	4.Minimal	7.	
2.Heavy	5.Partial	8.	
3.Capped	6.	9.None	
Unfinished %	**0%**		
Grade & Factor	**4 Good 100%**		
1.E Grade	4.B Grade	7.AA	
2.D Grade	5.A Grade	8.SC Grade	
3.C Grade	6.A+	9.Same	
SQFT (Footprint)	**513**		
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 Si	7.Layout	
2.O-Built	5.CDU	8.Other	
3.Delap	6.Style	9.None	
Econ. % Good	**100%**		
Economic Code	**None**		
0.None	3.Services	7.	
1.Location	8.OTHER	8.	
2.Encroach	9.None	9.	
Entrance Code	**0**		
1.Inspect	4.Vacant	7.	
2.Refused	5.Estimate	8.	
3.Informed	6.	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
13 3	0	110	0 0	0	0 %	0 %	
15 1.75 Story/BSMT	0	456	0 0	0	0 %	0 %	
21 Open Frame	2016	310	3 100	4	0 %	65 %	
68 Wood Deck	0	360	3 100	3	0 %	100 %	
92 3/4S AD/GAR.....	0	752	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

Map Lot U12-015 Account 858 Location 66 HAMMONDS GROVE Card 1 Of 1 9/24/2019

AKELEY,BRIAN &
ROGERS, ANNE & AKELEY, CHRISTOPHER
P.O. BOX 424
HAMPDEN ME 04444

B12029P119

Property Data

Neighborhood	22 Hammonds Grv Nhb (Cobb Access)
Tree Growth Year	0
X Coordinate	0
Y Coordinate	0
Zone/Land Use	12 Community Res.
Secondary Zone	
Topography	1 Level

1.Level	4.Below St	7.
2.Rolling	5.Low	8.
3.Above St	6.Swampy	9.

Utilities 2 Public Water 3 Public Sewer

1.Public	4.Dr Well	7.Hold/Ces
2.Water	5.Dug Well	8.Lk/PndWt
3.Sewer	6.Septic	9.None

Street 6 Gravel,PrivateWy

1.Paved	4.Proposed	7.
2.Semi Imp	5.	8.
3.Gravel	6.	9.None

FLOOD PLAIN MAP	7
CLASSIFICATION	0

Sale Data

Sale Date	7/02/2015
Price	127,500

Sale Type 2 Land & Buildings

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

Financing 9 Unknown

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

Validity 2 Related Parties

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

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
2020	45,300	79,600	0	124,900

Land Data

Front Foot	Type	Effective Frontage	Effective Depth	Influence Factor	Influence Code
11.Regular Lot				%	
12.Delta Triangle				%	
13.Nabla Triangle				%	
14.Rear Land				%	
15.Miscellaneous				%	
				%	
				%	
Square Foot		**Square Feet**			
16.Regular Lot				%	
17.Secondary Lot				%	
18.Excess Land				%	
19.Condominium				%	
20.PAVING				%	
				%	
				%	
Fract. Acre		**Acreage/Sites**			
21.Homesite (Frac	21	0.20		100 %	0
22.Baselot (Fract	48	1.00		100 %	0
23.Misc (Fract)				%	
Acres				%	
24.Homesite				%	
25.Second Tier				%	
26.Excess Road Ft				%	
27.Excess Shore F				%	
28.Rear Land 1-5				%	
29.Rear Land 6-10				%	

Total Acreage 0.20

Influence Codes

1.Unimproved
2.Excess Frtg
3.Topography
4.Size/Shape
5.Access
6.Restriction
7.Open Space
8.Economic
9.Fract Share
Acres
30.Rear Land 11-2
31.Rear Land 21-5
32.Rear Land 51+
33.Open Space
34.Horticulture
35.Pasture
36.Right of Way
37.Softwood
38.Mixed Wood
39.Hardwood
40.Wasteland
41.Gravel Pit
42.Mobile Home Si
43.Condo Site
44.Site Improveme
45.Municipal Wate
46.Golf Course

Inspection Witnessed By:

X Date

No./Date	Description	Date Insp.

Notes:

Manchester

Manchester

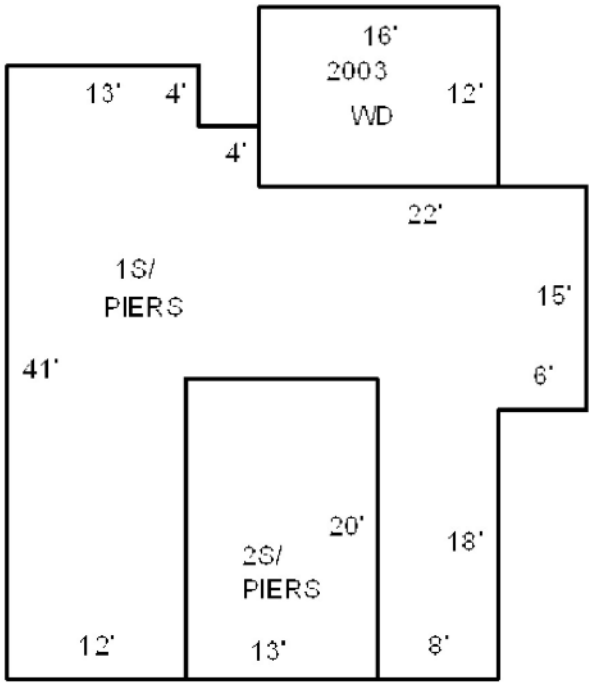
Map Lot U12-015 | Account 858 | Location 66 HAMMONDS GROVE | Card 1 Of 1 | 9/24/2019

Building Style	**9 Seasonal**	
0.Uncoded	4.Cape	8.Post/Log
1.Conv.	5.DOUBLE W	9.Seasonal
2.Ranch	6.Split	11.
3.R Ranch	7.Contemp	12.
Dwelling Units	**1**	
Other Units	**0**	
Stories	**2 Two Story**	
1.1	4.1.5	7.
2.2	5.1.75	8.
3.3	6.2.5	9.
Exterior Walls	**1 Clapboard**	
0.Uncoded	4.Asb/Asp	8.Al/Vinyl
1.Clap	5.T-111	9.Other
2.Wood Shi	6.Br/Stone	11.
3.Compos.	7.Novelty	12.
Roof Surface	**1 Asphalt Shingles**	
1.Asphalt	4.Composit	7.Metal RS
2.Slate	5.Wood	8.
3.Metal LC	6.Other	9.
SF Masonry Trim	**0**	
OPEN-3-CUSTOM	**0**	
OPEN-4-CUSTOM	**0**	
Year Built	**1940**	
Year Remodeled	**0**	
Foundation	**6 Other**	
1.Concrete	4.Wood	7.
2.C Block	5.Slab	8.
3.Br/Stone	6.Other	9.
Basement	**9 No 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	**9 No Basement**	
1.Dry	4.	7.
2.Damp	5.	8.
3.Wet	6.	9.

SF Bsmt Living	**0**	
Fin Bsmt Grade	**0 0**	
ELECTRICAL AMPS	**0**	
Heat Type	**100%**	**5 Forced Warm Air**
0.Uncoded	4.Steam	8.Fl/Wall
1.HWBB	5.FWA	9.No Heat
2.Radiator	6.GravWA	11.
3.Rad Floo	7.Electric	12.
Cool Type	**0%**	**9 None**
1.Central	4.	7.
2.SPLITSYS	5.	8.
3.	6.	9.None
Kitchen Style	**2 Typical**	
1.Remodel	4.Obsolete	7.
2.Typical	5.	8.
3.Old Type	6.	9.None
Bath(s) Style	**2 Typical Bath(s)**	
1.Remodel	4.Obsolete	7.
2.Typical	5.	8.
3.Old Type	6.	9.None
# Rooms	**6**	
# Bedrooms	**3**	
# Full Baths	**2**	
# Half Baths	**0**	
# 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.Horrid	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.Partial	8.
3.Capped	6.	9.None
Unfinished %	**0%**	
Grade & Factor	**3 Average 100%**	
1.E Grade	4.B Grade	7.AA
2.D Grade	5.A Grade	8.SC Grade
3.C Grade	6.A+	9.Same
SQFT (Footprint)	**260**	
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 Si	7.Layout
2.O-Built	5.CDU	8.Other
3.Delap	6.Style	9.None
Econ. % Good	**100%**	
Economic Code	**None**	
0.None	3.Services	7.
1.Location	8.OTHER	8.
2.Encroach	9.None	9.
Entrance Code	**5 Estimated**	
1.Inspect	4.Vacant	7.
2.Refused	5.Estimate	8.
3.Informed	6.	9.
Information Code	**5 Estimate**	
1.Owner	4.Agent	7.
2.Relative	5.Estimate	8.
3.Tenant	6.Other	9.



Date Inspected 10/21/2005

Additions, Outbuildings & Improvements

Type	Year	Units	Grade	Cond	Phys.	Funct.	Sound Value
1 ONE STORY	0	1039	0 0	0	0 %	0 %	
68 Wood Deck	2003	192	4 100	4	0 %	100 %	
					%	%	
					%	%	
					%	%	
					%	%	
					%	%	
					%	%	
					%	%	
					%	%	

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

Map Lot U12-016 | Account 267 | Location 74 HAMMONDS GROVE | Card 1 Of 1 | 9/24/2019

GUSTAFSON, LINDA A
DECLARATION OF TRUST
466 FOOTHILL BLVD #239
LA CANIDA CA 91011

B12983P314

Previous Owner
MANNING, LINDA G.
3481 CRABTREE CHURCH RD

MOLINO FL 32577
Sale Date: 7/19/2010

Inspection Witnessed By:

X Date

No./Date	Description	Date Insp.

Notes:

Manchester

Property Data

Neighborhood	**99 HammondsGrv 2Tr (Cobb Access)**
Tree Growth Year	**0**
X Coordinate	**0**
Y Coordinate	**0**
Zone/Land Use	**15 Shoreland**
Secondary Zone	
Topography	**1 Level**

1.Level 4.Below St 7.
2.Rolling 5.Low 8.
3.Above St 6.Swampy 9.

Utilities **2 Public Water** **3 Public Sewer**

1.Public 4.Dr Well 7.Hold/Ces
2.Water 5.Dug Well 8.Lk/PndWt
3.Sewer 6.Septic 9.None

Street **6 Gravel,PrivateWy**

1.Paved 4.Proposed 7.
2.Semi Imp 5. 8.
3.Gravel 6. 9.None

FLOOD PLAIN MAP	**7**
CLASSIFICATION	**0**

Sale Data

Sale Date	**8/01/2018**
Price	**163,000**

Sale Type **2 Land & Buildings**

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

Financing **9 Unknown**

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

Validity **8 Other Non Valid**

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

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
2020	39,100	82,900	0	122,000

Land Data

Front Foot	Type	Effective Frontage	Effective Depth	Influence Factor	Influence Code
11.Regular Lot				%	
12.Delta Triangle				%	
13.Nabla Triangle				%	
14.Rear Land				%	
15.Miscellaneous				%	
				%	
				%	
Square Foot		**Square Feet**			
16.Regular Lot				%	
17.Secondary Lot				%	
18.Excess Land				%	
19.Condominium				%	
20.PAVING				%	
				%	
				%	
Fract. Acre		**Acreage/Sites**			
21.Homesite (Frac	21	0.10	100	%	0
22.Baselot (Fract	44	0.40	100	%	0
23.Misc (Fract)	48	1.00	100	%	0
Acres				%	
24.Homesite				%	
25.Second Tier				%	
26.Excess Road Ft				%	
27.Excess Shore F				%	
28.Rear Land 1-5					
29.Rear Land 6-10					

Total Acreage 0.10

Influence Codes

1.Unimproved
2.Excess Frtg
3.Topography
4.Size/Shape
5.Access
6.Restriction
7.Open Space
8.Economic
9.Fract Share
Acres
30.Rear Land 11-2
31.Rear Land 21-5
32.Rear Land 51+
33.Open Space
34.Horticulture
35.Pasture
36.Right of Way
37.Softwood
38.Mixed Wood
39.Hardwood
40.Wasteland
41.Gravel Pit
42.Mobile Home Si
43.Condo Site
44.Site Improveme
45.Municipal Wate
46.Golf Course

Manchester

Map Lot U12-016 | Account 267 | Location 74 HAMMONDS GROVE | Card 1 Of 1 | 9/24/2019

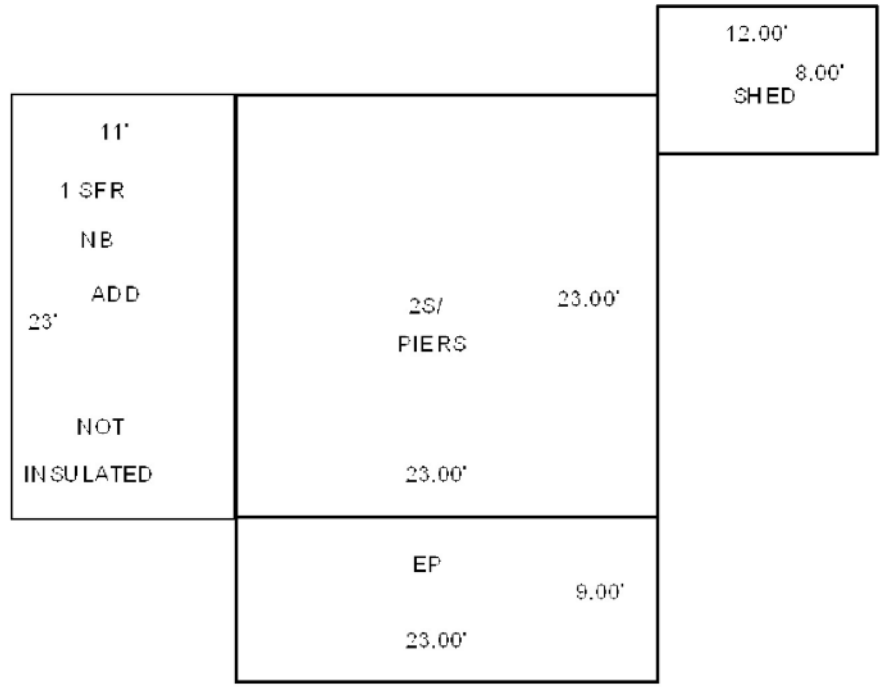
Building Style	**1 Conventional**		
0.Uncoded	4.Cape	8.Post/Log	
1.Conv.	5.DOUBLE W	9.Seasonal	
2.Ranch	6.Split	11.	
3.R Ranch	7.Contemp	12.	
Dwelling Units	**1**		
Other Units	**0**		
Stories	**2 Two Story**		
1.1	4.1.5	7.	
2.2	5.1.75	8.	
3.3	6.2.5	9.	
Exterior Walls	**1 Clapboard**		
0.Uncoded	4.Asb/Asp	8.Al/Vinyl	
1.Clap	5.T-111	9.Other	
2.Wood Shi	6.Br/Stone	11.	
3.Compos.	7.Novelty	12.	
Roof Surface	**1 Asphalt Shingles**		
1.Asphalt	4.Composit	7.Metal RS	
2.Slate	5.Wood	8.	
3.Metal LC	6.Other	9.	
SF Masonry Trim	**0**		
OPEN-3-CUSTOM	**0**		
OPEN-4-CUSTOM	**0**		
Year Built	**1940**		
Year Remodeled	**0**		
Foundation	**6 Other**		
1.Concrete	4.Wood	7.	
2.C Block	5.Slab	8.	
3.Br/Stone	6.Other	9.	
Basement	**9 No 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	**9 No Basement**		
1.Dry	4.	7.	
2.Damp	5.	8.	
3.Wet	6.	9.	

SF Bsmt Living	**0**		
Fin Bsmt Grade	**0 0**		
ELECTRICAL AMPS	**100**		
Heat Type	**100%**	**5 Forced Warm Air**	
0.Uncoded	4.Steam	8.Fl/Wall	
1.HWBB	5.FWA	9.No Heat	
2.Radiator	6.GravWA	11.	
3.Rad Floo	7.Electric	12.	
Cool Type	**0%**	**9 None**	
1.Central	4.	7.	
2.SPLITSYS	5.	8.	
3.	6.	9.None	
Kitchen Style	**2 Typical**		
1.Remodel	4.Obsolete	7.	
2.Typical	5.	8.	
3.Old Type	6.	9.None	
Bath(s) Style	**2 Typical Bath(s)**		
1.Remodel	4.Obsolete	7.	
2.Typical	5.	8.	
3.Old Type	6.	9.None	
# Rooms	**4**		
# Bedrooms	**2**		
# Full Baths	**1**		
# Half Baths	**0**		
# 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.Horrid	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.Partial	8.	
3.Capped	6.	9.None	
Unfinished %	**0%**		
Grade & Factor	**3 Average 100%**		
1.E Grade	4.B Grade	7.AA	
2.D Grade	5.A Grade	8.SC Grade	
3.C Grade	6.A+	9.Same	
SQFT (Footprint)	**529**		
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 Si	7.Layout	
2.O-Built	5.CDU	8.Other	
3.Delap	6.Style	9.None	
Econ. % Good	**100%**		
Economic Code	**None**		
0.None	3.Services	7.	
1.Location	8.OTHER	8.	
2.Encroach	9.None	9.	
Entrance Code	**5 Estimated**		
1.Inspect	4.Vacant	7.	
2.Refused	5.Estimate	8.	
3.Informed	6.	9.	
Information Code	**5 Estimate**		
1.Owner	4.Agent	7.	
2.Relative	5.Estimate	8.	
3.Tenant	6.Other	9.	

Date Inspected 10/21/2005



Additions, Outbuildings & Improvements

Type	Year	Units	Grade	Cond	Phys.	Funct.	Sound Value
22 Encl Frame Porch	0	207	0 0	0	0 %	0 %	
24 Frame Shed	0	96	0 0	0	0 %	0 %	
1 ONE STORY	2007	253	3 100	4	0 %	100 %	
					%	%	
					%	%	
					%	%	
					%	%	
					%	%	
					%	%	
					%	%	

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

Map Lot U12-017 Account 287 Location 78 HAMMONDS GROVE Card 1 Of 1 9/24/2019

LARSON, WENDY D
78 HAMMONDS GROVE
MANCHESTER MAINE 04351

B6595P139

Property Data

Neighborhood	**99 HammondsGrv 2Tr (Cobb Access)**
Tree Growth Year	**0**
X Coordinate	**0**
Y Coordinate	**0**
Zone/Land Use	**15 Shoreland**
Secondary Zone	
Topography	**1 Level**

1.Level	4.Below St	7.
2.Rolling	5.Low	8.
3.Above St	6.Swampy	9.

Utilities **2 Public Water** **3 Public Sewer**

1.Public	4.Dr Well	7.Hold/Ces
2.Water	5.Dug Well	8.Lk/PndWt
3.Sewer	6.Septic	9.None

Street **6 Gravel,PrivateWy**

1.Paved	4.Proposed	7.
2.Semi Imp	5.	8.
3.Gravel	6.	9.None

FLOOD PLAIN MAP	**7**
CLASSIFICATION	**0**

Sale Data

Sale Date	
Price	

Sale Type

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

Financing

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

Validity

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

Verified

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
2020	37,900	122,200	20,000	140,100

Land Data

Front Foot	Type	Effective Frontage	Effective Depth	Influence Factor	Influence Code
11.Regular Lot				%	
12.Delta Triangle				%	
13.Nabla Triangle				%	
14.Rear Land				%	
15.Miscellaneous				%	
				%	
				%	

Square Foot		Square Feet		
16.Regular Lot			%	
17.Secondary Lot			%	
18.Excess Land			%	
19.Condominium			%	
20.PAVING			%	
			%	
			%	

Fract. Acre	Acreage/Sites			
21.Homesite (Frac	21	0.10	100 %	0
22.Baselot (Fract	48	1.00	100 %	0
23.Misc (Fract)			%	
Acres			%	
24.Homesite			%	
25.Second Tier			%	
26.Excess Road Ft			%	
27.Excess Shore F			%	
28.Rear Land 1-5				
29.Rear Land 6-10				

Total Acreage 0.10

Influence Codes

1.Unimproved
2.Excess Frtg
3.Topography
4.Size/Shape
5.Access
6.Restriction
7.Open Space
8.Economic
9.Fract Share
Acres
30.Rear Land 11-2
31.Rear Land 21-5
32.Rear Land 51+
33.Open Space
34.Horticulture
35.Pasture
36.Right of Way
37.Softwood
38.Mixed Wood
39.Hardwood
40.Wasteland
41.Gravel Pit
42.Mobile Home Si
43.Condo Site
44.Site Improveme
45.Municipal Wate
46.Golf Course

Inspection Witnessed By:

X Date

No./Date	Description	Date Insp.

Notes:

Manchester

Manchester

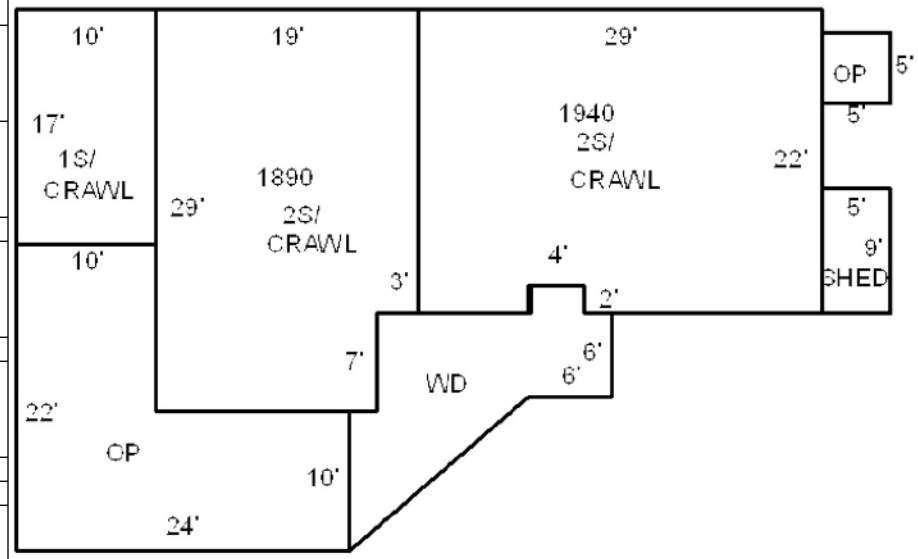
Map Lot U12-017 | Account 287 | Location 78 HAMMONDS GROVE | Card 1 Of 1 | 9/24/2019

Building Style	**1 Conventional**	
0.Uncoded	4.Cape	8.Post/Log
1.Conv.	5.DOUBLE W	9.Seasonal
2.Ranch	6.Split	11.
3.R Ranch	7.Contemp	12.
Dwelling Units	**1**	
Other Units	**0**	
Stories	**2 Two Story**	
1.1	4.1.5	7.
2.2	5.1.75	8.
3.3	6.2.5	9.
Exterior Walls	**1 Clapboard**	
0.Uncoded	4.Asb/Asp	8.Al/Vinyl
1.Clap	5.T-111	9.Other
2.Wood Shi	6.Br/Stone	11.
3.Compos.	7.Novelty	12.
Roof Surface	**1 Asphalt Shingles**	
1.Asphalt	4.Composit	7.Metal RS
2.Slate	5.Wood	8.
3.Metal LC	6.Other	9.
SF Masonry Trim	**0**	
OPEN-3-CUSTOM	**0**	
OPEN-4-CUSTOM	**0**	
Year Built	**1890**	
Year Remodeled	**1940**	
Foundation	**2 Concrete Block**	
1.Concrete	4.Wood	7.
2.C Block	5.Slab	8.
3.Br/Stone	6.Other	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**	
ELECTRICAL AMPS	**200**	
Heat Type	**100%**	**1 Hot Water BB**
0.Uncoded	4.Steam	8.Fl/Wall
1.HWBB	5.FWA	9.No Heat
2.Radiator	6.GravWA	11.
3.Rad Floo	7.Electric	12.
Cool Type	**0%**	**9 None**
1.Central	4.	7.
2.SPLITSYS	5.	8.
3.	6.	9.None
Kitchen Style	**2 Typical**	
1.Remodel	4.Obsolete	7.
2.Typical	5.	8.
3.Old Type	6.	9.None
Bath(s) Style	**2 Typical Bath(s)**	
1.Remodel	4.Obsolete	7.
2.Typical	5.	8.
3.Old Type	6.	9.None
# Rooms	**10**	
# Bedrooms	**4**	
# Full Baths	**2**	
# Half Baths	**0**	
# Addn Fixtures	**0**	
# Fireplaces	**1**	

TRIO Software
A Division of Harris Computer Systems

Layout	**1 Typical**	
1.Typical	4.	7.
2.Inadeq	5.	8.
3.Horrid	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.Partial	8.
3.Capped	6.	9.None
Unfinished %	**0%**	
Grade & Factor	**3 Average 100%**	
1.E Grade	4.B Grade	7.AA
2.D Grade	5.A Grade	8.SC Grade
3.C Grade	6.A+	9.Same
SQFT (Footprint)	**530**	
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 Si	7.Layout
2.O-Built	5.CDU	8.Other
3.Delap	6.Style	9.None
Econ. % Good	**100%**	
Economic Code	**None**	
0.None	3.Services	7.
1.Location	8.OTHER	8.
2.Encroach	9.None	9.
Entrance Code	**1 Inspect**	
1.Inspect	4.Vacant	7.
2.Refused	5.Estimate	8.
3.Informed	6.	9.
Information Code	**1 Owner**	
1.Owner	4.Agent	7.
2.Relative	5.Estimate	8.
3.Tenant	6.Other	9.



Date Inspected 10/18/2005

Additions, Outbuildings & Improvements

Type	Year	Units	Grade	Cond	Phys.	Funct.	Sound Value
2 TWO STORY	1940	630	0 0	0	0 %	0 %	
21 Open Frame	0	360	0 0	0	0 %	0 %	
68 Wood Deck	0	180	0 0	0	0 %	0 %	
24 Frame Shed	0	45	0 0	0	0 %	0 %	
21 Open Frame	0	25	0 0	0	0 %	0 %	
1 ONE STORY	0	170	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

Map Lot U12-018 Account 790 Location 86 HAMMONDS GROVE Card 1 Of 1 9/24/2019

JJ15 LLC
P.O.BOX 755
YORK ME 03909

B12635P279

Property Data

Neighborhood	99 HammondsGrv 2Tr (Cobb Access)
Tree Growth Year	0
X Coordinate	0
Y Coordinate	0
Zone/Land Use	15 Shoreland
Secondary Zone	
Topography	1 Level

1.Level 4.Below St 7.
2.Rolling 5.Low 8.
3.Above St 6.Swampy 9.

Utilities 2 Public Water 3 Public Sewer

1.Public 4.Dr Well 7.Hold/Ces
2.Water 5.Dug Well 8.Lk/PndWt
3.Sewer 6.Septic 9.None

Street 6 Gravel,PrivateWy

1.Paved 4.Proposed 7.
2.Semi Imp 5. 8.
3.Gravel 6. 9.None

FLOOD PLAIN MAP	7
CLASSIFICATION	0

Sale Data

Sale Date	6/15/2017
Price	150,000

Sale Type 2 Land & Buildings

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

Financing 9 Unknown

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

Validity 9 Review For Force

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

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
2020	37,900	72,700	0	110,600

Land Data

Front Foot	Type	Effective Frontage	Effective Depth	Influence Factor	Influence Code
11.Regular Lot				%	
12.Delta Triangle				%	
13.Nabla Triangle				%	
14.Rear Land				%	
15.Miscellaneous				%	
				%	
				%	

Square Foot	Square Feet		
16.Regular Lot		%	
17.Secondary Lot		%	
18.Excess Land		%	
19.Condominium		%	
20.PAVING		%	
		%	
		%	

Fract. Acre	Acreage/Sites		
21.Homesite (Frac	21 0.10	100 %	0
22.Baselot (Fract	48 1.00	100 %	0
23.Misc (Fract)		%	
Acres		%	
24.Homesite		%	
25.Second Tier		%	
26.Excess Road Ft		%	
27.Excess Shore F		%	
28.Rear Land 1-5			
29.Rear Land 6-10			

Total Acreage 0.10

Influence Codes

1.Unimproved
2.Excess Frtg
3.Topography
4.Size/Shape
5.Access
6.Restriction
7.Open Space
8.Economic
9.Fract Share

Acres

30.Rear Land 11-2
31.Rear Land 21-5
32.Rear Land 51+
33.Open Space
34.Horticulture
35.Pasture
36.Right of Way
37.Softwood
38.Mixed Wood
39.Hardwood
40.Wasteland
41.Gravel Pit
42.Mobile Home Si
43.Condo Site
44.Site Improveme
45.Municipal Wate
46.Golf Course

Inspection Witnessed By:

X Date

No./Date	Description	Date Insp.

Notes:

Manchester

Manchester

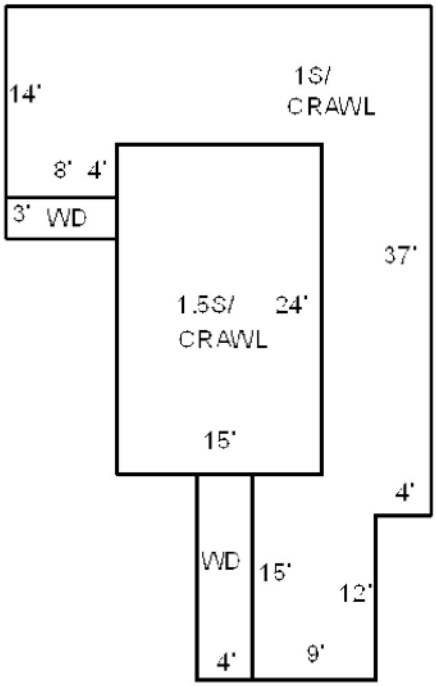
Map Lot U12-018 | Account 790 | Location 86 HAMMONDS GROVE | Card 1 Of 1 | 9/24/2019

Building Style	**1 Conventional**	
0.Uncoded	4.Cape	8.Post/Log
1.Conv.	5.DOUBLE W	9.Seasonal
2.Ranch	6.Split	11.
3.R Ranch	7.Contemp	12.
Dwelling Units	**1**	
Other Units	**0**	
Stories	**4 One & 1/2 Story**	
1.1	4.1.5	7.
2.2	5.1.75	8.
3.3	6.2.5	9.
Exterior Walls	**1 Clapboard**	
0.Uncoded	4.Asb/Asp	8.Al/Vinyl
1.Clap	5.T-111	9.Other
2.Wood Shi	6.Br/Stone	11.
3.Compos.	7.Novelty	12.
Roof Surface	**1 Asphalt Shingles**	
1.Asphalt	4.Composit	7.Metal RS
2.Slate	5.Wood	8.
3.Metal LC	6.Other	9.
SF Masonry Trim	**0**	
OPEN-3-CUSTOM	**0**	
OPEN-4-CUSTOM	**0**	
Year Built	**1945**	
Year Remodeled	**0**	
Foundation	**6 Other**	
1.Concrete	4.Wood	7.
2.C Block	5.Slab	8.
3.Br/Stone	6.Other	9.
Basement	**5 Crawl Space**	
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	**2 Damp Basement**	
1.Dry	4.	7.
2.Damp	5.	8.
3.Wet	6.	9.

SF Bsmt Living	**0**	
Fin Bsmt Grade	**0 0**	
ELECTRICAL AMPS	**100**	
Heat Type	**100% 5 Forced Warm Air**	
0.Uncoded	4.Steam	8.Fl/Wall
1.HWBB	5.FWA	9.No Heat
2.Radiator	6.GravWA	11.
3.Rad Floo	7.Electric	12.
Cool Type	**0% 9 None**	
1.Central	4.	7.
2.SPLITSYS	5.	8.
3.	6.	9.None
Kitchen Style	**2 Typical**	
1.Remodel	4.Obsolete	7.
2.Typical	5.	8.
3.Old Type	6.	9.None
Bath(s) Style	**2 Typical Bath(s)**	
1.Remodel	4.Obsolete	7.
2.Typical	5.	8.
3.Old Type	6.	9.None
# Rooms	**4**	
# Bedrooms	**1**	
# Full Baths	**1**	
# Half Baths	**0**	
# 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.Horrid	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.Partial	8.
3.Capped	6.	9.None
Unfinished %	**0%**	
Grade & Factor	**3 Average 100%**	
1.E Grade	4.B Grade	7.AA
2.D Grade	5.A Grade	8.SC Grade
3.C Grade	6.A+	9.Same
SQFT (Footprint)	**360**	
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 Si	7.Layout
2.O-Built	5.CDU	8.Other
3.Delap	6.Style	9.None
Econ. % Good	**100%**	
Economic Code	**None**	
0.None	3.Services	7.
1.Location	8.OTHER	8.
2.Encroach	9.None	9.
Entrance Code	**1 Inspect**	
1.Inspect	4.Vacant	7.
2.Refused	5.Estimate	8.
3.Informed	6.	9.
Information Code	**1 Owner**	
1.Owner	4.Agent	7.
2.Relative	5.Estimate	8.
3.Tenant	6.Other	9.



Date Inspected 10/19/2005

Additions, Outbuildings & Improvements

Type	Year	Units	Grade	Cond	Phys.	Funct.	Sound Value
1 ONE STORY	0	681	0 0	0	0 %	0 %	
68 Wood Deck	0	60	0 0	0	0 %	0 %	
68 Wood Deck	0	24	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

Map Lot U12-020-&21 | Account 674 | Location 91 HAMMONDS GROVE | Card 1 Of 1 | 9/24/2019

LINTON, LINDA A
DAVIS, GREGGORY E
93 HAMMONDS GROVE
MANCHESTER ME 04351

B6189P111 B9105P120 B9395P219

Property Data

Neighborhood	**22 Hammonds Grv Nhb (Cobb Access)**
Tree Growth Year	**0**
X Coordinate	**0**
Y Coordinate	**0**
Zone/Land Use	**12 Community Res.**
Secondary Zone	
Topography	**1 Level**

1.Level	4.Below St	7.
2.Rolling	5.Low	8.
3.Above St	6.Swampy	9.

Utilities **2 Public Water** **3 Public Sewer**

1.Public	4.Dr Well	7.Hold/Ces
2.Water	5.Dug Well	8.Lk/PndWt
3.Sewer	6.Septic	9.None

Street **5 Paved,PrivateWay**

1.Paved	4.Proposed	7.
2.Semi Imp	5.	8.
3.Gravel	6.	9.None

FLOOD PLAIN MAP	**7**
CLASSIFICATION	**0**

Sale Data

Sale Date	
Price	

Sale Type

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

Financing

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

Validity

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

Verified

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
2020	60,700	151,600	0	212,300

Land Data

Front Foot	Type	Effective Frontage	Effective Depth	Influence Factor	Influence Code
11.Regular Lot				%	
12.Delta Triangle				%	
13.Nabla Triangle				%	
14.Rear Land				%	
15.Miscellaneous				%	
				%	
				%	

Square Foot		Square Feet		
16.Regular Lot			%	
17.Secondary Lot			%	
18.Excess Land			%	
19.Condominium			%	
20.PAVING			%	
			%	
			%	

Fract. Acre		Acreage/Sites		
21.Homesite (Frac	21	0.53	100 %	0
22.Baselot (Fract	48	1.00	100 %	0
23.Misc (Fract)			%	
Acres			%	
24.Homesite			%	
25.Second Tier			%	
26.Excess Road Ft			%	
27.Excess Shore F			%	
28.Rear Land 1-5				
29.Rear Land 6-10				

Total Acreage 0.53

Influence Codes

1.Unimproved
2.Excess Frtg
3.Topography
4.Size/Shape
5.Access
6.Restriction
7.Open Space
8.Economic
9.Fract Share
Acres
30.Rear Land 11-2
31.Rear Land 21-5
32.Rear Land 51+
33.Open Space
34.Horticulture
35.Pasture
36.Right of Way
37.Softwood
38.Mixed Wood
39.Hardwood
40.Wasteland
41.Gravel Pit
42.Mobile Home Si
43.Condo Site
44.Site Improveme
45.Municipal Wate
46.Golf Course

Inspection Witnessed By:

X Date

No./Date	Description	Date Insp.

Notes:

Manchester

Manchester

Map Lot U12-020-&21 | Account 674 | Location 91 HAMMONDS GROVE | Card 1 Of 1 | 9/24/2019

Building Style	**2 Ranch**	
0.Uncoded	4.Cape	8.Post/Log
1.Conv.	5.DOUBLE W	9.Seasonal
2.Ranch	6.Split	11.
3.R Ranch	7.Contemp	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	**8 Al/Vinyl**	
0.Uncoded	4.Asb/Asp	8.Al/Vinyl
1.Clap	5.T-111	9.Other
2.Wood Shi	6.Br/Stone	11.
3.Compos.	7.Novelty	12.
Roof Surface	**7 Metal RS**	
1.Asphalt	4.Composit	7.Metal RS
2.Slate	5.Wood	8.
3.Metal LC	6.Other	9.
SF Masonry Trim	**0**	
OPEN-3-CUSTOM	**0**	
OPEN-4-CUSTOM	**0**	
Year Built	**2007**	
Year Remodeled	**0**	
Foundation	**1 Concrete**	
1.Concrete	4.Wood	7.
2.C Block	5.Slab	8.
3.Br/Stone	6.Other	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**	
ELECTRICAL AMPS	**200**	
Heat Type	**100% 1 Hot Water BB**	
0.Uncoded	4.Steam	8.Fl/Wall
1.HWBB	5.FWA	9.No Heat
2.Radiator	6.GravWA	11.
3.Rad Floo	7.Electric	12.
Cool Type	**0% 9 None**	
1.Central	4.	7.
2.SPLITSYS	5.	8.
3.	6.	9.None
Kitchen Style	**2 Typical**	
1.Remodel	4.Obsolete	7.
2.Typical	5.	8.
3.Old Type	6.	9.None
Bath(s) Style	**2 Typical Bath(s)**	
1.Remodel	4.Obsolete	7.
2.Typical	5.	8.
3.Old Type	6.	9.None
# Rooms	**5**	
# Bedrooms	**3**	
# Full Baths	**2**	
# Half Baths	**0**	
# Addn Fixtures	**1**	
# Fireplaces	**0**	

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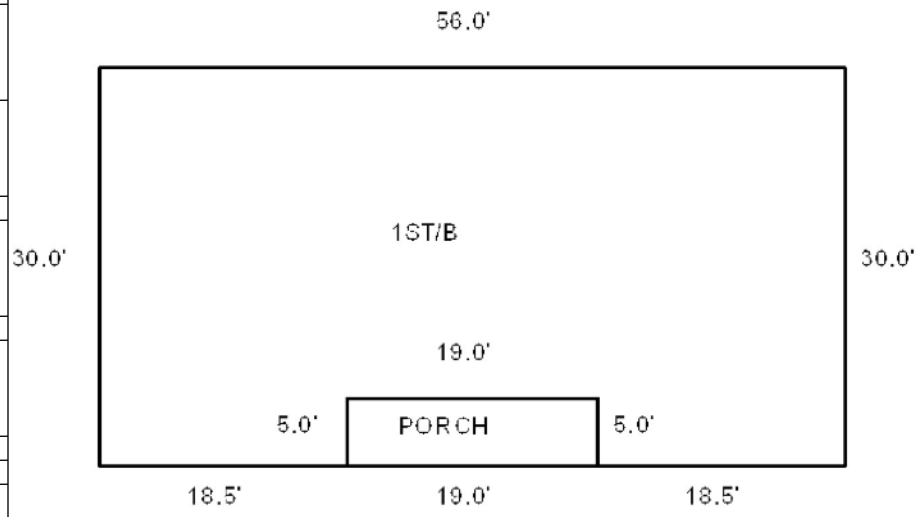
Layout	**1 Typical**	
1.Typical	4.	7.
2.Inadeq	5.	8.
3.Horrid	6.	9.
Attic	**9 None**	
1.1/4 Fin	4.Full Fin	7.
2.1/2 Fin	5.Fl/Stair	8.
3.3/4 Fin	6.	9.None
Insulation	**1 Full**	
1.Full	4.Minimal	7.
2.Heavy	5.Partial	8.
3.Capped	6.	9.None
Unfinished %	**0%**	
Grade & Factor	**3 Average 110%**	
1.E Grade	4.B Grade	7.AA
2.D Grade	5.A Grade	8.SC Grade
3.C Grade	6.A+	9.Same
SQFT (Footprint)	**1585**	
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 Si	7.Layout
2.O-Built	5.CDU	8.Other
3.Delap	6.Style	9.None
Econ. % Good	**100%**	
Economic Code	**None**	
0.None	3.Services	7.
1.Location	8.OTHER	8.
2.Encroach	9.None	9.
Entrance Code	**1 Inspect**	
1.Inspect	4.Vacant	7.
2.Refused	5.Estimate	8.
3.Informed	6.	9.
Information Code	**1 Owner**	
1.Owner	4.Agent	7.
2.Relative	5.Estimate	8.
3.Tenant	6.Other	9.



Date Inspected 10/19/2005

Additions, Outbuildings & Improvements

Type	Year	Units	Grade	Cond	Phys.	Funct.	Sound Value
23 Frame Garage	1960	240	2 100	3	0 %	100 %	
21 Open Frame	2007	95	3 110	4	0 %	100 %	
68 Wood Deck	2007	62	3 100	4	0 %	100 %	
					%	%	
					%	%	
					%	%	
					%	%	
					%	%	
					%	%	
					%	%	

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

Map Lot U12-022 | Account 925 | Location 89 HAMMONDS GROVE #1 | Card 1 Of 1 | 9/24/2019

GILSON, SHEILA M
89 HAMMONDS GROVE #1
MANCHESTER ME 04351

B12776P286

Property Data

Neighborhood	22 Hammonds Grv Nhb (Cobb Access)
Tree Growth Year	0
X Coordinate	0
Y Coordinate	0
Zone/Land Use	12 Community Res.
Secondary Zone	
Topography	1 Level

1.Level 4.Below St 7.
2.Rolling 5.Low 8.
3.Above St 6.Swampy 9.

Utilities 2 Public Water 3 Public Sewer

1.Public 4.Dr Well 7.Hold/Ces
2.Water 5.Dug Well 8.Lk/PndWt
3.Sewer 6.Septic 9.None

Street 5 Paved,PrivateWay

1.Paved 4.Proposed 7.
2.Semi Imp 5. 8.
3.Gravel 6. 9.None

FLOOD PLAIN MAP	7
CLASSIFICATION	0

Sale Data

Sale Date	11/14/2017
Price	180,000

Sale Type 2 Land & Buildings

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

Financing 9 Unknown

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.Altered
2.Related 5.Partial 8.Other
3.Distress 6.Exempt 9.Review

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
2020	40,300	128,900	20,000	149,200

Land Data

Front Foot	Type	Effective Frontage	Effective Depth	Influence Factor	Influence Code
11.Regular Lot				%	
12.Delta Triangle				%	
13.Nabla Triangle				%	
14.Rear Land				%	
15.Miscellaneous				%	
				%	
				%	
Square Foot		**Square Feet**			
16.Regular Lot				%	
17.Secondary Lot				%	
18.Excess Land				%	
19.Condominium				%	
20.PAVING				%	
				%	
				%	
Fract. Acre		**Acreage/Sites**			
21.Homesite (Frac	21	0.10	100	%	0
22.Baselot (Fract	44	0.80	100	%	0
23.Misc (Fract)	48	1.00	100	%	0
Acres				%	
24.Homesite				%	
25.Second Tier				%	
26.Excess Road Ft				%	
27.Excess Shore F				%	
28.Rear Land 1-5					
29.Rear Land 6-10					

Total Acreage 0.10

Influence Codes

1.Unimproved
2.Excess Frtg
3.Topography
4.Size/Shape
5.Access
6.Restriction
7.Open Space
8.Economic
9.Fract Share

Acres

30.Rear Land 11-2
31.Rear Land 21-5
32.Rear Land 51+
33.Open Space
34.Horticulture
35.Pasture
36.Right of Way
37.Softwood
38.Mixed Wood
39.Hardwood
40.Wasteland
41.Gravel Pit
42.Mobile Home Si
43.Condo Site
44.Site Improveme
45.Municipal Wate
46.Golf Course

Inspection Witnessed By:

X Date

No./Date	Description	Date Insp.

Notes:

Manchester

Manchester

Map Lot U12-022 | Account 925 | Location 89 HAMMONDS GROVE #1 | Card 1 Of 1 | 9/24/2019

Building Style	**1 Conventional**	
0.Uncoded	4.Cape	8.Post/Log
1.Conv.	5.DOUBLE W	9.Seasonal
2.Ranch	6.Split	11.
3.R Ranch	7.Contemp	12.
Dwelling Units	**1**	
Other Units	**0**	
Stories	**2 Two Story**	
1.1	4.1.5	7.
2.2	5.1.75	8.
3.3	6.2.5	9.
Exterior Walls	**1 Clapboard**	
0.Uncoded	4.Asb/Asp	8.Al/Vinyl
1.Clap	5.T-111	9.Other
2.Wood Shi	6.Br/Stone	11.
3.Compos.	7.Novelty	12.
Roof Surface	**1 Asphalt Shingles**	
1.Asphalt	4.Composit	7.Metal RS
2.Slate	5.Wood	8.
3.Metal LC	6.Other	9.
SF Masonry Trim	**0**	
OPEN-3-CUSTOM	**0**	
OPEN-4-CUSTOM	**0**	
Year Built	**1950**	
Year Remodeled	**2017**	
Foundation	**1 Concrete**	
1.Concrete	4.Wood	7.
2.C Block	5.Slab	8.
3.Br/Stone	6.Other	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**	
ELECTRICAL AMPS	**0**	
Heat Type	**100%**	**1 Hot Water BB**
0.Uncoded	4.Steam	8.Fl/Wall
1.HWBB	5.FWA	9.No Heat
2.Radiator	6.GravWA	11.
3.Rad Floo	7.Electric	12.
Cool Type	**100%**	**1 Central**
1.Central	4.	7.
2.SPLITSYS	5.	8.
3.	6.	9.None
Kitchen Style	**2 Typical**	
1.Remodel	4.Obsolete	7.
2.Typical	5.	8.
3.Old Type	6.	9.None
Bath(s) Style	**2 Typical Bath(s)**	
1.Remodel	4.Obsolete	7.
2.Typical	5.	8.
3.Old Type	6.	9.None
# Rooms	**5**	
# Bedrooms	**3**	
# Full Baths	**1**	
# Half Baths	**1**	
# Addn Fixtures	**0**	
# Fireplaces	**0**	

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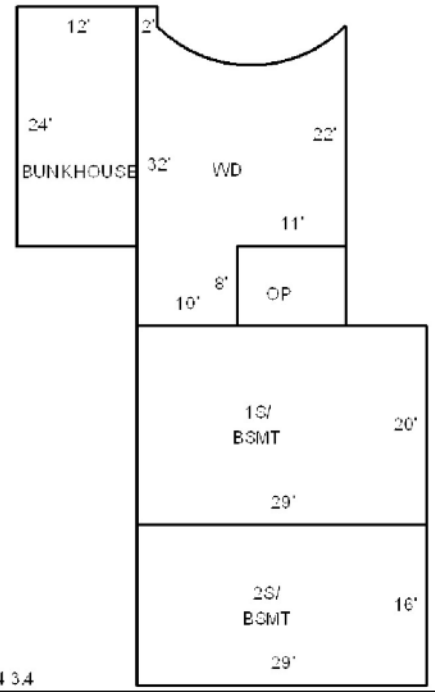
Layout	**1 Typical**	
1.Typical	4.	7.
2.Inadeq	5.	8.
3.Horrid	6.	9.
Attic	**9 None**	
1.1/4 Fin	4.Full Fin	7.
2.1/2 Fin	5.Fl/Stair	8.
3.3/4 Fin	6.	9.None
Insulation	**1 Full**	
1.Full	4.Minimal	7.
2.Heavy	5.Partial	8.
3.Capped	6.	9.None
Unfinished %	**0%**	
Grade & Factor	**3 Average 100%**	
1.E Grade	4.B Grade	7.AA
2.D Grade	5.A Grade	8.SC Grade
3.C Grade	6.A+	9.Same
SQFT (Footprint)	**464**	
Condition	**6 Good**	
1.Poor	4.Avg	7.V G
2.Fair	5.Avg+	8.Exc
3.Avg-	6.Good	9.Same
Phys. % Good	**85%**	
Funct. % Good	**100%**	
Functional Code	**9 None**	
1.Incomp	4.Small Si	7.Layout
2.O-Built	5.CDU	8.Other
3.Delap	6.Style	9.None
Econ. % Good	**100%**	
Economic Code	**None**	
0.None	3.Services	7.
1.Location	8.OTHER	8.
2.Encroach	9.None	9.
Entrance Code	**5 Estimated**	
1.Inspect	4.Vacant	7.
2.Refused	5.Estimate	8.
3.Informed	6.	9.
Information Code	**5 Estimate**	
1.Owner	4.Agent	7.
2.Relative	5.Estimate	8.
3.Tenant	6.Other	9.

Date Inspected 10/19/2005



Additions, Outbuildings & Improvements

Type	Year	Units	Grade	Cond	Phys.	Funct.	Sound Value
11 1	0	580	0 0	0	0 %	0 %	
68 Wood Deck	0	598	0 0	0	0 %	0 %	
121 CAMP OR	0	288	0 0	0	0 %	0 %	
24 Frame Shed	0	64	3 100	0	0 %	0 %	
21 Open Frame	0	88	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

Map Lot U12-024 Account 885 Location 2 CREEK LN Card 1 Of 1 9/24/2019

MAINE FOUR GABLES JOHNSON 2 & 3, LLC
735 ALBA DRIVE
ORLANDO FL 32804

B1448P616 B12692P247

Previous Owner
GRAY,KEVIN & NORA
16 PLEASANT STREET

HALLOWELL ME 04347
Sale Date: 9/25/2017

Inspection Witnessed By:

X Date

No./Date	Description	Date Insp.

Notes:

Manchester

Property Data

Neighborhood	**99 HammondsGrv 2Tr (Cobb Access)**
Tree Growth Year	**0**
X Coordinate	**0**
Y Coordinate	**0**
Zone/Land Use	**15 Shoreland**
Secondary Zone	
Topography	**2 Rolling**

1.Level	4.Below St	7.
2.Rolling	5.Low	8.
3.Above St	6.Swampy	9.

Utilities **2 Public Water** **3 Public Sewer**

1.Public	4.Dr Well	7.Hold/Ces
2.Water	5.Dug Well	8.Lk/PndWt
3.Sewer	6.Septic	9.None

Street **6 Gravel,PrivateWy**

1.Paved	4.Proposed	7.
2.Semi Imp	5.	8.
3.Gravel	6.	9.None

FLOOD PLAIN MAP	**7**
CLASSIFICATION	**0**

Sale Data

Sale Date	**8/17/2017**
Price	**155,000**

Sale Type **2 Land & Buildings**

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

Financing **9 Unknown**

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

Validity **7 Altered After Sale**

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

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
2020	37,900	41,300	0	79,200

Land Data

Front Foot	Type	Effective Frontage	Effective Depth	Influence Factor	Influence Code
11.Regular Lot				%	
12.Delta Triangle				%	
13.Nabla Triangle				%	
14.Rear Land				%	
15.Miscellaneous				%	
				%	
				%	

Square Foot		Square Feet		
16.Regular Lot			%	
17.Secondary Lot			%	
18.Excess Land			%	
19.Condominium			%	
20.PAVING			%	
			%	
			%	

Fract. Acre				
21.Homesite (Frac	21	0.10	100 %	0
22.Baselot (Fract	48	1.00	100 %	0
23.Misc (Fract)			%	
Acres			%	
24.Homesite			%	
25.Second Tier			%	
26.Excess Road Ft			%	
27.Excess Shore F			%	
28.Rear Land 1-5				
29.Rear Land 6-10				

Total Acreage 0.10

Influence Codes

1.Unimproved
2.Excess Frtg
3.Topography
4.Size/Shape
5.Access
6.Restriction
7.Open Space
8.Economic
9.Fract Share
Acres
30.Rear Land 11-2
31.Rear Land 21-5
32.Rear Land 51+
33.Open Space
34.Horticulture
35.Pasture
36.Right of Way
37.Softwood
38.Mixed Wood
39.Hardwood
40.Wasteland
41.Gravel Pit
42.Mobile Home Si
43.Condo Site
44.Site Improveme
45.Municipal Wate
46.Golf Course

Manchester

Map Lot U12-024 | Account 885 | Location 2 CREEK LN | Card 1 Of 1 | 9/24/2019

Building Style **1 Conventional**		
0.Uncoded	4.Cape	8.Post/Log
1.Conv.	5.DOUBLE W	9.Seasonal
2.Ranch	6.Split	11.
3.R Ranch	7.Contemp	12.
Dwelling Units **1**		
Other Units **0**		
Stories **9**		
1.1	4.1.5	7.
2.2	5.1.75	8.
3.3	6.2.5	9.
Exterior Walls **3 Composition**		
0.Uncoded	4.Asb/Asp	8.Al/Vinyl
1.Clap	5.T-111	9.Other
2.Wood Shi	6.Br/Stone	11.
3.Compos.	7.Novelty	12.
Roof Surface **1 Asphalt Shingles**		
1.Asphalt	4.Composit	7.Metal RS
2.Slate	5.Wood	8.
3.Metal LC	6.Other	9.
SF Masonry Trim **0**		
OPEN-3-CUSTOM **0**		
OPEN-4-CUSTOM **0**		
Year Built **2018**		
Year Remodeled **0**		
Foundation **1 Concrete**		
1.Concrete	4.Wood	7.
2.C Block	5.Slab	8.
3.Br/Stone	6.Other	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 **2**		
Wet Basement **9 No Basement**		
1.Dry	4.	7.
2.Damp	5.	8.
3.Wet	6.	9.

SF Bsmt Living **0**		
Fin Bsmt Grade **0 0**		
ELECTRICAL AMPS **0**		
Heat Type **100%** **1 Hot Water BB**		
0.Uncoded	4.Steam	8.Fl/Wall
1.HWBB	5.FWA	9.No Heat
2.Radiator	6.GravWA	11.
3.Rad Floo	7.Electric	12.
Cool Type **0%** **9 None**		
1.Central	4.	7.
2.SPLITSYS	5.	8.
3.	6.	9.None
Kitchen Style **2 Typical**		
1.Remodel	4.Obsolete	7.
2.Typical	5.	8.
3.Old Type	6.	9.None
Bath(s) Style **2 Typical Bath(s)**		
1.Remodel	4.Obsolete	7.
2.Typical	5.	8.
3.Old Type	6.	9.None
# Rooms **3**		
# Bedrooms **2**		
# Full Baths **2**		
# Half Baths **0**		
# Addn Fixtures **0**		
# Fireplaces **0**		

TRIO Software
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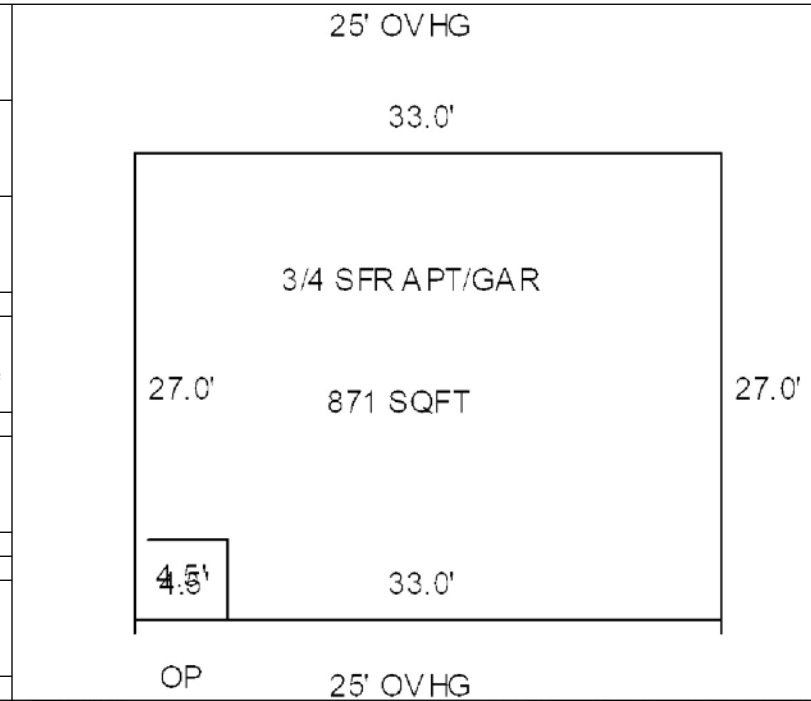
Layout **1 Typical**		
1.Typical	4.	7.
2.Inadeq	5.	8.
3.Horrid	6.	9.
Attic **9 None**		
1.1/4 Fin	4.Full Fin	7.
2.1/2 Fin	5.Fl/Stair	8.
3.3/4 Fin	6.	9.None
Insulation **1 Full**		
1.Full	4.Minimal	7.
2.Heavy	5.Partial	8.
3.Capped	6.	9.None
Unfinished % **0%**		
Grade & Factor **3 Average 0%**		
1.E Grade	4.B Grade	7.AA
2.D Grade	5.A Grade	8.SC Grade
3.C Grade	6.A+	9.Same
SQFT (Footprint) **0**		
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 **0%**		
Functional Code **9 None**		
1.Incomp	4.Small Si	7.Layout
2.O-Built	5.CDU	8.Other
3.Delap	6.Style	9.None
Econ. % Good **100%**		
Economic Code **OTHER**		
0.None	3.Services	7.
1.Location	8.OTHER	8.
2.Encroach	9.None	9.
Entrance Code **5 Estimated**		
1.Inspect	4.Vacant	7.
2.Refused	5.Estimate	8.
3.Informed	6.	9.
Information Code **5 Estimate**		
1.Owner	4.Agent	7.
2.Relative	5.Estimate	8.
3.Tenant	6.Other	9.



Date Inspected 10/17/2005

Additions, Outbuildings & Improvements

Type	Year	Units	Grade	Cond	Phys.	Funct.	Sound Value
21 Open Frame	2018	20	5 110	4	0 %	50 %	
26 1SFr Overhang	2018	50	5 110	4	0 %	50 %	
92 3/4S AD/GAR.....	2018	871	5 110	4	0 %	50 %	
					%	%	
					%	%	
					%	%	
					%	%	
					%	%	
					%	%	
					%	%	

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

Map Lot U12-025-&26 | Account 886 | Location 4 CREEK LN | Card 1 Of 1 | 9/24/2019

DUVAL, JOHN J
DUVAL, MARCIA A
4 CREEK LN
MANCHESTER ME 04351

B11482P52 B11506P213 B12200P135

Property Data

Neighborhood	99 HammondsGrv 2Tr (Cobb Access)
Tree Growth Year	0
X Coordinate	0
Y Coordinate	0
Zone/Land Use	15 Shoreland
Secondary Zone	
Topography	1 Level

1.Level 4.Below St 7.
2.Rolling 5.Low 8.
3.Above St 6.Swampy 9.

Utilities 2 Public Water 3 Public Sewer

1.Public 4.Dr Well 7.Hold/Ces
2.Water 5.Dug Well 8.Lk/PndWt
3.Sewer 6.Septic 9.None

Street 6 Gravel,PrivateWy

1.Paved 4.Proposed 7.
2.Semi Imp 5. 8.
3.Gravel 6. 9.None

FLOOD PLAIN MAP	7
CLASSIFICATION	0

Sale Data

Sale Date	6/23/2011
Price	280,000

Sale Type 2 Land & Buildings

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

Financing 9 Unknown

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

Validity 9 Review For Force

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

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
2020	96,600	269,000	6,000	359,600

Land Data

Front Foot	Type	Effective Frontage	Effective Depth	Influence Factor	Influence Code
11.Regular Lot				%	
12.Delta Triangle				%	
13.Nabla Triangle				%	
14.Rear Land				%	
15.Miscellaneous				%	
				%	
				%	
Square Foot		**Square Feet**			
16.Regular Lot				%	
17.Secondary Lot				%	
18.Excess Land				%	
19.Condominium				%	
20.PAVING				%	
				%	
				%	
Fract. Acre		**Acreage/Sites**			
21.Homesite (Frac	21	1.13		150 %	8
22.Baselot (Fract	48	1.00		100 %	0
23.Misc (Fract)				%	
Acres				%	
24.Homesite				%	
25.Second Tier				%	
26.Excess Road Ft				%	
27.Excess Shore F				%	
28.Rear Land 1-5				%	
29.Rear Land 6-10				%	

Total Acreage 1.13

Influence Codes

1.Unimproved
2.Excess Frtg
3.Topography
4.Size/Shape
5.Access
6.Restriction
7.Open Space
8.Economic
9.Fract Share
Acres
30.Rear Land 11-2
31.Rear Land 21-5
32.Rear Land 51+
33.Open Space
34.Horticulture
35.Pasture
36.Right of Way
37.Softwood
38.Mixed Wood
39.Hardwood
40.Wasteland
41.Gravel Pit
42.Mobile Home Si
43.Condo Site
44.Site Improveme
45.Municipal Wate
46.Golf Course

Inspection Witnessed By:

X Date

No./Date	Description	Date Insp.

Notes:

Manchester

Manchester

Map Lot U12-025-&26 | Account 886 | Location 4 CREEK LN | Card 1 Of 1 | 9/24/2019

Building Style	**1 Conventional**	
0.Uncoded	4.Cape	8.Post/Log
1.Conv.	5.DOUBLE W	9.Seasonal
2.Ranch	6.Split	11.
3.R Ranch	7.Contemp	12.
Dwelling Units	**1**	
Other Units	**0**	
Stories	**2 Two Story**	
1.1	4.1.5	7.
2.2	5.1.75	8.
3.3	6.2.5	9.
Exterior Walls	**2 Wood Shingle**	
0.Uncoded	4.Asb/Asp	8.Al/Vinyl
1.Clap	5.T-111	9.Other
2.Wood Shi	6.Br/Stone	11.
3.Compos.	7.Novelty	12.
Roof Surface	**1 Asphalt Shingles**	
1.Asphalt	4.Composit	7.Metal RS
2.Slate	5.Wood	8.
3.Metal LC	6.Other	9.
SF Masonry Trim	**0**	
OPEN-3-CUSTOM	**0**	
OPEN-4-CUSTOM	**0**	
Year Built	**1940**	
Year Remodeled	**2014**	
Foundation	**1 Concrete**	
1.Concrete	4.Wood	7.
2.C Block	5.Slab	8.
3.Br/Stone	6.Other	9.
Basement	**9 No 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	**9 No Basement**	
1.Dry	4.	7.
2.Damp	5.	8.
3.Wet	6.	9.

SF Bsmt Living	**0**	
Fin Bsmt Grade	**0 0**	
ELECTRICAL AMPS	**0**	
Heat Type	**100% 1 Hot Water BB**	
0.Uncoded	4.Steam	8.Fl/Wall
1.HWBB	5.FWA	9.No Heat
2.Radiator	6.GravWA	11.
3.Rad Floo	7.Electric	12.
Cool Type	**100% 1 Central**	
1.Central	4.	7.
2.SPLITSYS	5.	8.
3.	6.	9.None
Kitchen Style	**1 Remodeled**	
1.Remodel	4.Obsolete	7.
2.Typical	5.	8.
3.Old Type	6.	9.None
Bath(s) Style	**1 Remodeled**	
1.Remodel	4.Obsolete	7.
2.Typical	5.	8.
3.Old Type	6.	9.None
# Rooms	**4**	
# Bedrooms	**2**	
# Full Baths	**2**	
# Half Baths	**0**	
# Addn Fixtures	**1**	
# Fireplaces	**1**	

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Layout	**1 Typical**	
1.Typical	4.	7.
2.Inadeq	5.	8.
3.Horrid	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.Partial	8.
3.Capped	6.	9.None
Unfinished %	**0%**	
Grade & Factor	**4 Good 100%**	
1.E Grade	4.B Grade	7.AA
2.D Grade	5.A Grade	8.SC Grade
3.C Grade	6.A+	9.Same
SQFT (Footprint)	**620**	
Condition	**8 Excellent**	
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 Si	7.Layout
2.O-Built	5.CDU	8.Other
3.Delap	6.Style	9.None
Econ. % Good	**100%**	
Economic Code	**None**	
0.None	3.Services	7.
1.Location	8.OTHER	8.
2.Encroach	9.None	9.
Entrance Code	**1 Inspect**	
1.Inspect	4.Vacant	7.
2.Refused	5.Estimate	8.
3.Informed	6.	9.
Information Code	**5 Estimate**	
1.Owner	4.Agent	7.
2.Relative	5.Estimate	8.
3.Tenant	6.Other	9.

SEE FILE FOLDER FOR PROPERTY DETAILS 04/01/2014

Date Inspected 3/21/2016

Additions, Outbuildings & Improvements

Type	Year	Units	Grade	Cond	Phys.	Funct.	Sound Value
1 ONE STORY	2014	870	4 100	4	0 %	100 %	
21 Open Frame	1940	230	3 100	8	0 %	100 %	
92 3/4S AD/GAR.....	2013	676	4 100	4	0 %	100 %	
21 Open Frame	2013	39	4 100	4	0 %	100 %	
68 Wood Deck	2013	21	4 100	4	0 %	100 %	
21 Open Frame	2014	31	4 100	4	0 %	100 %	
21 Open Frame	2014	272	4 100	4	0 %	100 %	
31 OPEN	2014	72	4 100	4	0 %	100 %	
4 1 & 1/2 STORY FR	2014	255	4 100	4	0 %	100 %	
1 ONE STORY	2014	26	4 100	4	0 %	100 %	

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

Map Lot U12-027 | Account 653 | Location 10 CREEK LN | Card 1 Of 1 | 9/24/2019

CATSOS, PAUL C
CATSOS, PATRICIA D
21 WAVERLY ST., APT 1
PORTLAND ME 04103

B10469P38

Previous Owner
LECLAIR,ELAINE
C/O ANDREW T. LECLAIR
87 GREEN ST.
AUGUSTA ME 04330
Sale Date: 3/21/2005

Inspection Witnessed By:

X Date

No./Date	Description	Date Insp.

Notes:

Manchester

Property Data

Neighborhood	**99 HammondsGrv 2Tr (Cobb Access)**
Tree Growth Year	**0**
X Coordinate	**0**
Y Coordinate	**0**
Zone/Land Use	**15 Shoreland**
Secondary Zone	
Topography	**1 Level**

1.Level	4.Below St	7.
2.Rolling	5.Low	8.
3.Above St	6.Swampy	9.

Utilities **9 None**

1.Public	4.Dr Well	7.Hold/Ces
2.Water	5.Dug Well	8.Lk/PndWt
3.Sewer	6.Septic	9.None

Street **6 Gravel,PrivateWy**

1.Paved	4.Proposed	7.
2.Semi Imp	5.	8.
3.Gravel	6.	9.None

FLOOD PLAIN MAP	**7**
CLASSIFICATION	**0**

Sale Data

Sale Date

Price

Sale Type

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

Financing

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

Validity

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

Verified

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
2020	12,000	13,100	0	25,100

Land Data

Front Foot	Type	Effective Frontage	Effective Depth	Influence Factor	Influence Code
11.Regular Lot				%	
12.Delta Triangle				%	
13.Nabla Triangle				%	
14.Rear Land				%	
15.Miscellaneous				%	
				%	
				%	
Square Foot		**Square Feet**			
16.Regular Lot				%	
17.Secondary Lot				%	
18.Excess Land				%	
19.Condominium				%	
20.PAVING				%	
				%	
				%	
Fract. Acre		**Acreage/Sites**			
21.Homesite (Frac	21	0.02		150 %	4
22.Baselot (Fract				%	
23.Misc (Fract)				%	
Acres				%	
24.Homesite				%	
25.Second Tier				%	
26.Excess Road Ft				%	
27.Excess Shore F				%	
28.Rear Land 1-5					
29.Rear Land 6-10					

Total Acreage 0.02

Influence Codes

1.Unimproved
2.Excess Frtg
3.Topography
4.Size/Shape
5.Access
6.Restriction
7.Open Space
8.Economic
9.Fract Share
Acres
30.Rear Land 11-2
31.Rear Land 21-5
32.Rear Land 51+
33.Open Space
34.Horticulture
35.Pasture
36.Right of Way
37.Softwood
38.Mixed Wood
39.Hardwood
40.Wasteland
41.Gravel Pit
42.Mobile Home Si
43.Condo Site
44.Site Improveme
45.Municipal Wate
46.Golf Course

Manchester

Map Lot U12-027 | Account 653 | Location 10 CREEK LN | Card 1 Of 1 | 9/24/2019

Building Style	**9 Seasonal**	
0.Uncoded	4.Cape	8.Post/Log
1.Conv.	5.DOUBLE W	9.Seasonal
2.Ranch	6.Split	11.
3.R Ranch	7.Contemp	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	**1 Clapboard**	
0.Uncoded	4.Asb/Asp	8.Al/Vinyl
1.Clap	5.T-111	9.Other
2.Wood Shi	6.Br/Stone	11.
3.Compos.	7.Novelty	12.
Roof Surface	**1 Asphalt Shingles**	
1.Asphalt	4.Composit	7.Metal RS
2.Slate	5.Wood	8.
3.Metal LC	6.Other	9.
SF Masonry Trim	**0**	
OPEN-3-CUSTOM	**0**	
OPEN-4-CUSTOM	**0**	
Year Built	**1950**	
Year Remodeled	**0**	
Foundation	**6 Other**	
1.Concrete	4.Wood	7.
2.C Block	5.Slab	8.
3.Br/Stone	6.Other	9.
Basement	**9 No 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	**9 No Basement**	
1.Dry	4.	7.
2.Damp	5.	8.
3.Wet	6.	9.

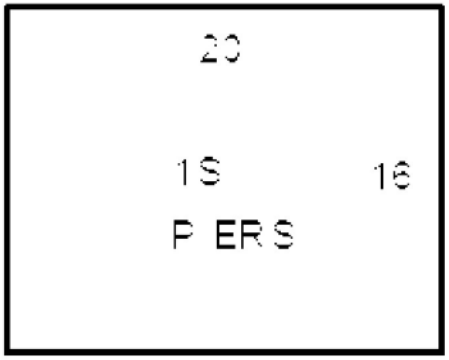
SF Bsmt Living	**0**	
Fin Bsmt Grade	**0 0**	
ELECTRICAL AMPS	**0**	
Heat Type	**100%**	**9 Not Heated**
0.Uncoded	4.Steam	8.Fl/Wall
1.HWBB	5.FWA	9.No Heat
2.Radiator	6.GravWA	11.
3.Rad Floo	7.Electric	12.
Cool Type	**0%**	**9 None**
1.Central	4.	7.
2.SPLITSYS	5.	8.
3.	6.	9.None
Kitchen Style	**9 None**	
1.Remodel	4.Obsolete	7.
2.Typical	5.	8.
3.Old Type	6.	9.None
Bath(s) Style	**9 None**	
1.Remodel	4.Obsolete	7.
2.Typical	5.	8.
3.Old Type	6.	9.None
# Rooms	**1**	
# Bedrooms	**0**	
# Full Baths	**0**	
# Half Baths	**1**	
# Addn Fixtures	**0**	
# Fireplaces	**0**	

TRIO Software
A Division of Harris Computer Systems

Layout	**2 Inadequate**	
1.Typical	4.	7.
2.Inadeq	5.	8.
3.Horrid	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	**9 None**	
1.Full	4.Minimal	7.
2.Heavy	5.Partial	8.
3.Capped	6.	9.None
Unfinished %	**0%**	
Grade & Factor	**2 Fair 100%**	
1.E Grade	4.B Grade	7.AA
2.D Grade	5.A Grade	8.SC Grade
3.C Grade	6.A+	9.Same
SQFT (Footprint)	**320**	
Condition	**3 Below 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 Si	7.Layout
2.O-Built	5.CDU	8.Other
3.Delap	6.Style	9.None
Econ. % Good	**100%**	
Economic Code	**None**	
0.None	3.Services	7.
1.Location	8.OTHER	8.
2.Encroach	9.None	9.
Entrance Code	**5 Estimated**	
1.Inspect	4.Vacant	7.
2.Refused	5.Estimate	8.
3.Informed	6.	9.
Information Code	**5 Estimate**	
1.Owner	4.Agent	7.
2.Relative	5.Estimate	8.
3.Tenant	6.Other	9.

2 PLUMBING FIXTURES

ADDED 2010 TIED TO MUNICIPAL SEWER



Date Inspected 10/17/2005

Additions, Outbuildings & Improvements

Type	Year	Units	Grade	Cond	Phys.	Funct.	Sound Value
					%	%	
					%	%	
					%	%	
					%	%	
					%	%	
					%	%	
					%	%	
					%	%	
					%	%	
					%	%	

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

Map Lot U12-028 | Account 654 | Location 9 CREEK LN | Card 1 Of 1 | 9/24/2019

CATSOS, PAUL C
CATSOS, PATRICIA D
21 WAVERLY ST., APT 1
PORTLAND ME 04103

B8276P84 B10469P38 B12200P131

Previous Owner
LECLAIR,ELAINE
C/O ANDREW T. LECLAIR
87 GREEN ST.
AUGUSTA ME 04330
Sale Date: 3/21/2005

Inspection Witnessed By:

X Date

No./Date	Description	Date Insp.

Notes:

Manchester

Property Data

Neighborhood	**12 Cobbossee U12**
Tree Growth Year	**0**
X Coordinate	**0**
Y Coordinate	**0**
Zone/Land Use	**20 SHORELAND A**
Secondary Zone	
Topography	**1 Level**

1.Level 4.Below St 7.
2.Rolling 5.Low 8.
3.Above St 6.Swampy 9.

Utilities **2 Public Water** **3 Public Sewer**

1.Public 4.Dr Well 7.Hold/Ces
2.Water 5.Dug Well 8.Lk/PndWt
3.Sewer 6.Septic 9.None

Street **6 Gravel,PrivateWy**

1.Paved 4.Proposed 7.
2.Semi Imp 5. 8.
3.Gravel 6. 9.None

FLOOD PLAIN MAP	**7**
CLASSIFICATION	**0**

Sale Data

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

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

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

Verified
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
2020	115,000	35,500	0	150,500

Land Data

Front Foot	Type	Effective Frontage	Effective Depth	Influence Factor	Influence Code
11.Regular Lot				%	
12.Delta Triangle				%	
13.Nabla Triangle				%	
14.Rear Land				%	
15.Miscellaneous				%	
				%	
				%	
Square Foot		**Square Feet**			
16.Regular Lot				%	
17.Secondary Lot				%	
18.Excess Land				%	
19.Condominium				%	
20.PAVING				%	
				%	
				%	
Fract. Acre		**Acreage/Sites**			
21.Homesite (Frac	21	0.08		100 %	0
22.Baselot (Fract	25	0.12		150 %	8
23.Misc (Fract)				%	
Acres				%	
24.Homesite				%	
25.Second Tier				%	
26.Excess Road Ft				%	
27.Excess Shore F				%	
28.Rear Land 1-5					
29.Rear Land 6-10					

Total Acreage 0.20

Influence Codes

1.Unimproved
2.Excess Frtg
3.Topography
4.Size/Shape
5.Access
6.Restriction
7.Open Space
8.Economic
9.Fract Share
Acres
30.Rear Land 11-2
31.Rear Land 21-5
32.Rear Land 51+
33.Open Space
34.Horticulture
35.Pasture
36.Right of Way
37.Softwood
38.Mixed Wood
39.Hardwood
40.Wasteland
41.Gravel Pit
42.Mobile Home Si
43.Condo Site
44.Site Improveme
45.Municipal Wate
46.Golf Course

Manchester

Map Lot U12-028 | Account 654 | Location 9 CREEK LN | Card 1 Of 1 | 9/24/2019

Building Style	**9 Seasonal**	
0.Uncoded	4.Cape	8.Post/Log
1.Conv.	5.DOUBLE W	9.Seasonal
2.Ranch	6.Split	11.
3.R Ranch	7.Contemp	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	**1 Clapboard**	
0.Uncoded	4.Asb/Asp	8.Al/Vinyl
1.Clap	5.T-111	9.Other
2.Wood Shi	6.Br/Stone	11.
3.Compos.	7.Novelty	12.
Roof Surface	**1 Asphalt Shingles**	
1.Asphalt	4.Composit	7.Metal RS
2.Slate	5.Wood	8.
3.Metal LC	6.Other	9.
SF Masonry Trim	**0**	
OPEN-3-CUSTOM	**0**	
OPEN-4-CUSTOM	**0**	
Year Built	**1950**	
Year Remodeled	**0**	
Foundation	**6 Other**	
1.Concrete	4.Wood	7.
2.C Block	5.Slab	8.
3.Br/Stone	6.Other	9.
Basement	**9 No 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	**9 No Basement**	
1.Dry	4.	7.
2.Damp	5.	8.
3.Wet	6.	9.

SF Bsmt Living	**0**	
Fin Bsmt Grade	**0 0**	
ELECTRICAL AMPS	**0**	
Heat Type	**100% 9 Not Heated**	
0.Uncoded	4.Steam	8.Fl/Wall
1.HWBB	5.FWA	9.No Heat
2.Radiator	6.GravWA	11.
3.Rad Floo	7.Electric	12.
Cool Type	**0% 9 None**	
1.Central	4.	7.
2.SPLITSYS	5.	8.
3.	6.	9.None
Kitchen Style	**2 Typical**	
1.Remodel	4.Obsolete	7.
2.Typical	5.	8.
3.Old Type	6.	9.None
Bath(s) Style	**2 Typical Bath(s)**	
1.Remodel	4.Obsolete	7.
2.Typical	5.	8.
3.Old Type	6.	9.None
# Rooms	**2**	
# Bedrooms	**1**	
# Full Baths	**1**	
# Half Baths	**0**	
# Addn Fixtures	**0**	
# Fireplaces	**0**	

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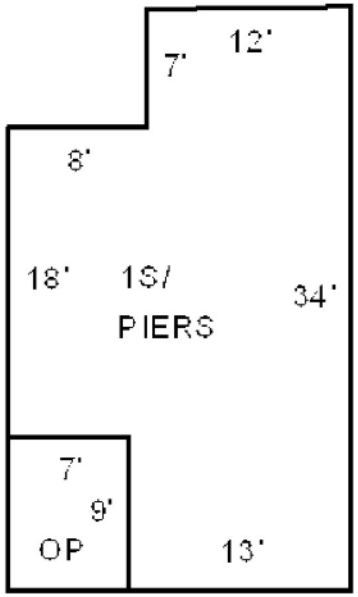
Layout	**1 Typical**	
1.Typical	4.	7.
2.Inadeq	5.	8.
3.Horrid	6.	9.
Attic	**9 None**	
1.1/4 Fin	4.Full Fin	7.
2.1/2 Fin	5.Fl/Stair	8.
3.3/4 Fin	6.	9.None
Insulation	**1 Full**	
1.Full	4.Minimal	7.
2.Heavy	5.Partial	8.
3.Capped	6.	9.None
Unfinished %	**0%**	
Grade & Factor	**3 Average 100%**	
1.E Grade	4.B Grade	7.AA
2.D Grade	5.A Grade	8.SC Grade
3.C Grade	6.A+	9.Same
SQFT (Footprint)	**561**	
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 Si	7.Layout
2.O-Built	5.CDU	8.Other
3.Delap	6.Style	9.None
Econ. % Good	**100%**	
Economic Code	**None**	
0.None	3.Services	7.
1.Location	8.OTHER	8.
2.Encroach	9.None	9.
Entrance Code	**5 Estimated**	
1.Inspect	4.Vacant	7.
2.Refused	5.Estimate	8.
3.Informed	6.	9.
Information Code	**5 Estimate**	
1.Owner	4.Agent	7.
2.Relative	5.Estimate	8.
3.Tenant	6.Other	9.



SHED 16X25=400 3.4

Date Inspected 10/17/2005

Additions, Outbuildings & Improvements

Type	Year	Units	Grade	Cond	Phys.	Funct.	Sound Value
21 Open Frame	0	63	0 0	0	0 %	0 %	
24 Frame Shed	0	400	3 100	4	0 %	100 %	
					%	%	
					%	%	
					%	%	
					%	%	
					%	%	
					%	%	
					%	%	
					%	%	

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

Map Lot U12-029 Account 34 Location 7 CREEK LN Card 1 Of 1 9/24/2019

HAMMONDS GROVE LLC
3 TALBOT WAY
SOUTH PORTLAND ME 04106

B904P108 B9023P330

Property Data

Neighborhood **12 Cobbossee U12**

Tree Growth Year **0**

X Coordinate **0**

Y Coordinate **0**

Zone/Land Use **20 SHORELAND A**

Secondary Zone

Topography **2 Rolling**

1.Level	4.Below St	7.
2.Rolling	5.Low	8.
3.Above St	6.Swampy	9.

Utilities **2 Public Water** **3 Public Sewer**

1.Public	4.Dr Well	7.Hold/Ces
2.Water	5.Dug Well	8.Lk/PndWt
3.Sewer	6.Septic	9.None

Street **6 Gravel,PrivateWy**

1.Paved	4.Proposed	7.
2.Semi Imp	5.	8.
3.Gravel	6.	9.None

FLOOD PLAIN MAP **7**

CLASSIFICATION **0**

Sale Data

Sale Date

Price

Sale Type

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

Financing

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

Validity

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

Verified

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
2020	168,300	84,400	0	252,700

Land Data

Front Foot	Type	Effective Frontage	Effective Depth	Influence Factor	Influence Code
11.Regular Lot				%	
12.Delta Triangle				%	
13.Nabla Triangle				%	
14.Rear Land				%	
15.Miscellaneous				%	
				%	
				%	
Square Foot		**Square Feet**			
16.Regular Lot				%	
17.Secondary Lot				%	
18.Excess Land				%	
19.Condominium				%	
20.PAVING				%	
				%	
				%	
Fract. Acre		**Acreage/Sites**			
21.Homesite (Frac	21	0.13		120 %	4
22.Baselot (Fract				%	
23.Misc (Fract)				%	
Acres				%	
24.Homesite				%	
25.Second Tier				%	
26.Excess Road Ft				%	
27.Excess Shore F				%	
28.Rear Land 1-5					
29.Rear Land 6-10					

Total Acreage 0.13

Influence Codes

1.Unimproved
2.Excess Frtg
3.Topography
4.Size/Shape
5.Access
6.Restriction
7.Open Space
8.Economic
9.Fract Share
Acres
30.Rear Land 11-2
31.Rear Land 21-5
32.Rear Land 51+
33.Open Space
34.Horticulture
35.Pasture
36.Right of Way
37.Softwood
38.Mixed Wood
39.Hardwood
40.Wasteland
41.Gravel Pit
42.Mobile Home Si
43.Condo Site
44.Site Improveme
45.Municipal Wate
46.Golf Course

Inspection Witnessed By:

X Date

No./Date	Description	Date Insp.

Notes:

Manchester

Manchester

Map Lot U12-029 | Account 34 | Location 7 CREEK LN | Card 1 Of 1 | 9/24/2019

Building Style	**9 Seasonal**	
0.Uncoded	4.Cape	8.Post/Log
1.Conv.	5.DOUBLE W	9.Seasonal
2.Ranch	6.Split	11.
3.R Ranch	7.Contemp	12.
Dwelling Units	**1**	
Other Units	**0**	
Stories	**2 Two Story**	
1.1	4.1.5	7.
2.2	5.1.75	8.
3.3	6.2.5	9.
Exterior Walls	**1 Clapboard**	
0.Uncoded	4.Asb/Asp	8.Al/Vinyl
1.Clap	5.T-111	9.Other
2.Wood Shi	6.Br/Stone	11.
3.Compos.	7.Novelty	12.
Roof Surface	**1 Asphalt Shingles**	
1.Asphalt	4.Composit	7.Metal RS
2.Slate	5.Wood	8.
3.Metal LC	6.Other	9.
SF Masonry Trim	**0**	
OPEN-3-CUSTOM	**0**	
OPEN-4-CUSTOM	**0**	
Year Built	**1940**	
Year Remodeled	**0**	
Foundation	**6 Other**	
1.Concrete	4.Wood	7.
2.C Block	5.Slab	8.
3.Br/Stone	6.Other	9.
Basement	**9 No 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	**9 No Basement**	
1.Dry	4.	7.
2.Damp	5.	8.
3.Wet	6.	9.

SF Bsmt Living	**0**	
Fin Bsmt Grade	**0 0**	
ELECTRICAL AMPS	**200**	
Heat Type	**100%**	**5 Forced Warm Air**
0.Uncoded	4.Steam	8.Fl/Wall
1.HWBB	5.FWA	9.No Heat
2.Radiator	6.GravWA	11.
3.Rad Floo	7.Electric	12.
Cool Type	**0%**	**9 None**
1.Central	4.	7.
2.SPLITSYS	5.	8.
3.	6.	9.None
Kitchen Style	**2 Typical**	
1.Remodel	4.Obsolete	7.
2.Typical	5.	8.
3.Old Type	6.	9.None
Bath(s) Style	**2 Typical Bath(s)**	
1.Remodel	4.Obsolete	7.
2.Typical	5.	8.
3.Old Type	6.	9.None
# Rooms	**8**	
# Bedrooms	**4**	
# Full Baths	**1**	
# Half Baths	**1**	
# Addn Fixtures	**0**	
# Fireplaces	**0**	

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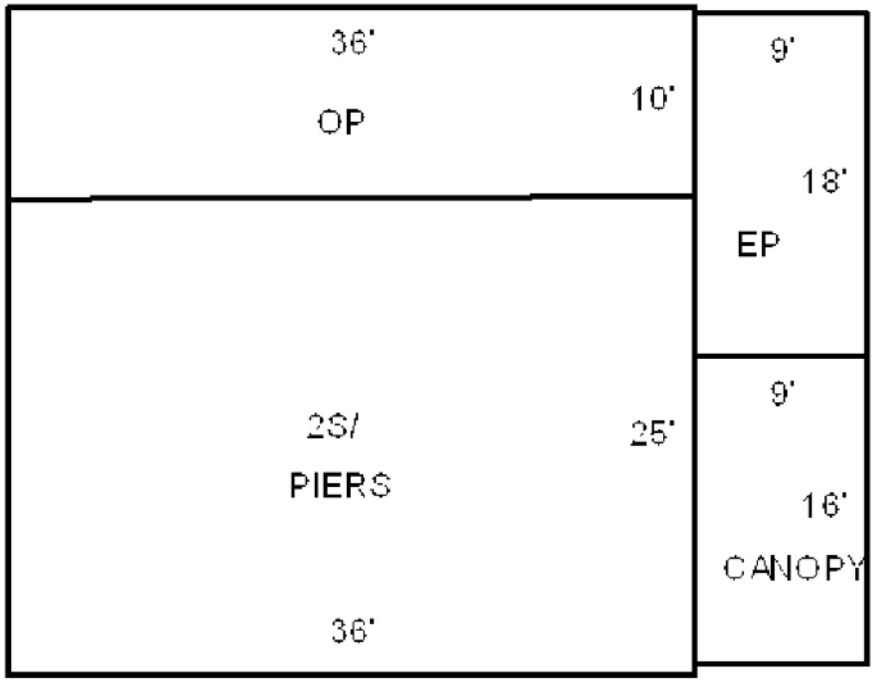
Layout	**1 Typical**	
1.Typical	4.	7.
2.Inadeq	5.	8.
3.Horrid	6.	9.
Attic	**5 Floor & Stairs**	
1.1/4 Fin	4.Full Fin	7.
2.1/2 Fin	5.Fl/Stair	8.
3.3/4 Fin	6.	9.None
Insulation	**1 Full**	
1.Full	4.Minimal	7.
2.Heavy	5.Partial	8.
3.Capped	6.	9.None
Unfinished %	**0%**	
Grade & Factor	**3 Average 110%**	
1.E Grade	4.B Grade	7.AA
2.D Grade	5.A Grade	8.SC Grade
3.C Grade	6.A+	9.Same
SQFT (Footprint)	**900**	
Condition	**3 Below 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 Si	7.Layout
2.O-Built	5.CDU	8.Other
3.Delap	6.Style	9.None
Econ. % Good	**100%**	
Economic Code	**None**	
0.None	3.Services	7.
1.Location	8.OTHER	8.
2.Encroach	9.None	9.
Entrance Code	**5 Estimated**	
1.Inspect	4.Vacant	7.
2.Refused	5.Estimate	8.
3.Informed	6.	9.
Information Code	**5 Estimate**	
1.Owner	4.Agent	7.
2.Relative	5.Estimate	8.
3.Tenant	6.Other	9.



Date Inspected 10/17/2005

Additions, Outbuildings & Improvements

Type	Year	Units	Grade	Cond	Phys.	Funct.	Sound Value
61 Canopy	0	144	0 0	0	0 %	0 %	
22 Encl Frame Porch	0	162	0 0	0	0 %	0 %	
21 Open Frame	0	360	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

Map Lot U12-029-00A | Account 35 | Location CREEK LN | Card 1 Of 1 | 9/24/2019

HAMMONDS GROVE ,LLC,
3 TALBOT WAY
SOUTH PORTLAND ME 04106

B8966P334 B9023P330

Property Data

Neighborhood	**12 Cobbossee U12**
Tree Growth Year	**0**
X Coordinate	**0**
Y Coordinate	**0**
Zone/Land Use	**15 Shoreland**
Secondary Zone	
Topography	**2 Rolling**

1.Level	4.Below St	7.
2.Rolling	5.Low	8.
3.Above St	6.Swampy	9.

Utilities **9 None**

1.Public	4.Dr Well	7.Hold/Ces
2.Water	5.Dug Well	8.Lk/PndWt
3.Sewer	6.Septic	9.None

Street **6 Gravel,PrivateWy**

1.Paved	4.Proposed	7.
2.Semi Imp	5.	8.
3.Gravel	6.	9.None

FLOOD PLAIN MAP	**7**
CLASSIFICATION	**0**

Sale Data

Sale Date	
Price	

Sale Type

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

Financing

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

Validity

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

Verified

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
2020	600	0	0	600

Land Data

Front Foot	Type	Effective Frontage	Effective Depth	Influence Factor	Influence Code
11.Regular Lot				%	
12.Delta Triangle				%	
13.Nabla Triangle				%	
14.Rear Land				%	
15.Miscellaneous				%	
				%	
				%	

Square Foot		Square Feet		
16.Regular Lot			%	
17.Secondary Lot			%	
18.Excess Land			%	
19.Condominium			%	
20.PAVING			%	
			%	
			%	

Fract. Acre		Acreage/Sites			
21.Homesite (Frac	25	0.05	50 %	9	
22.Baselot (Fract			%		
23.Misc (Fract)			%		
Acres			%		
24.Homesite			%		
25.Second Tier			%		
26.Excess Road Ft			%		
27.Excess Shore F			%		
28.Rear Land 1-5					
29.Rear Land 6-10					

Total Acreage 0.05

Influence Codes

1.Unimproved
2.Excess Frtg
3.Topography
4.Size/Shape
5.Access
6.Restriction
7.Open Space
8.Economic
9.Fract Share
Acres
30.Rear Land 11-2
31.Rear Land 21-5
32.Rear Land 51+
33.Open Space
34.Horticulture
35.Pasture
36.Right of Way
37.Softwood
38.Mixed Wood
39.Hardwood
40.Wasteland
41.Gravel Pit
42.Mobile Home Si
43.Condo Site
44.Site Improveme
45.Municipal Wate
46.Golf Course

Inspection Witnessed By:

X Date

No./Date	Description	Date Insp.

Notes:

Manchester

Manchester

Map Lot U12-029-00A | Account 35 | Location CREEK LN | Card 1 Of 1 | 9/24/2019

Building Style		
0.Uncoded	4.Cape	8.Post/Log
1.Conv.	5.DOUBLE W	9.Seasonal
2.Ranch	6.Split	11.
3.R Ranch	7.Contemp	12.

Dwelling Units
Other Units

Stories		
1.1	4.1.5	7.
2.2	5.1.75	8.
3.3	6.2.5	9.

Exterior Walls		
0.Uncoded	4.Asb/Asp	8.Al/Vinyl
1.Clap	5.T-111	9.Other
2.Wood Shi	6.Br/Stone	11.
3.Compos.	7.Novelty	12.

Roof Surface		
1.Asphalt	4.Composit	7.Metal RS
2.Slate	5.Wood	8.
3.Metal LC	6.Other	9.

SF Masonry Trim
OPEN-3-CUSTOM
OPEN-4-CUSTOM
Year Built
Year Remodeled

Foundation		
1.Concrete	4.Wood	7.
2.C Block	5.Slab	8.
3.Br/Stone	6.Other	9.

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

Wet Basement		
1.Dry	4.	7.
2.Damp	5.	8.
3.Wet	6.	9.

SF Bsmt Living
Fin Bsmt Grade
ELECTRICAL AMPS

Heat Type **100%**		
0.Uncoded	4.Steam	8.Fl/Wall
1.HWBB	5.FWA	9.No Heat
2.Radiator	6.GravWA	11.
3.Rad Floo	7.Electric	12.

Cool Type **0%**		
1.Central	4.	7.
2.SPLITSYS	5.	8.
3.	6.	9.None

Kitchen Style		
1.Remodel	4.Obsolete	7.
2.Typical	5.	8.
3.Old Type	6.	9.None

Bath(s) Style		
1.Remodel	4.Obsolete	7.
2.Typical	5.	8.
3.Old Type	6.	9.None

Rooms
Bedrooms
Full Baths
Half Baths
Addn Fixtures
Fireplaces

TRIO Software
A Division of Harris Computer Systems

Layout		
1.Typical	4.	7.
2.Inadeq	5.	8.
3.Horrid	6.	9.

Attic		
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	4.Minimal	7.
2.Heavy	5.Partial	8.
3.Capped	6.	9.None

Unfinished %

Grade & Factor		
1.E Grade	4.B Grade	7.AA
2.D Grade	5.A Grade	8.SC Grade
3.C Grade	6.A+	9.Same

SQFT (Footprint)

Condition		
1.Poor	4.Avg	7.V G
2.Fair	5.Avg+	8.Exc
3.Avg-	6.Good	9.Same

Phys. % Good
Funct. % Good

Functional Code		
1.Incomp	4.Small Si	7.Layout
2.O-Built	5.CDU	8.Other
3.Delap	6.Style	9.None

Econ. % Good

Economic Code		
0.None	3.Services	7.
1.Location	8.OTHER	8.
2.Encroach	9.None	9.

Entrance Code **0**		
1.Inspect	4.Vacant	7.
2.Refused	5.Estimate	8.
3.Informed	6.	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
					%	%	
					%	%	
					%	%	
					%	%	
					%	%	
					%	%	
					%	%	
					%	%	
					%	%	
					%	%	

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

Map Lot U12-029-00A | Account 1402 | Location CREEK LANE | Card 1 Of 1 | 9/24/2019

CATSOS, PAUL C
CATSOS, PATRICIA D
21 WAVERLY ST., APT 1
PORTLAND ME 04103

B10469P38

Previous Owner
LECLAIR,ELAINE, ESTATE OF
C/O ANDREW T. LECLAIR
9 CREEK LANE
AUGUSTA ME 04330
Sale Date: 3/21/2005

Inspection Witnessed By:

X Date

No./Date	Description	Date Insp.

Notes:

Manchester

Property Data

Neighborhood **12 Cobbossee U12**

Tree Growth Year **0**

X Coordinate **0**

Y Coordinate **0**

Zone/Land Use **15 Shoreland**

Secondary Zone

Topography **2 Rolling**

1.Level	4.Below St	7.
2.Rolling	5.Low	8.
3.Above St	6.Swampy	9.

Utilities **9 None**

1.Public	4.Dr Well	7.Hold/Ces
2.Water	5.Dug Well	8.Lk/PndWt
3.Sewer	6.Septic	9.None

Street **6 Gravel,PrivateWy**

1.Paved	4.Proposed	7.
2.Semi Imp	5.	8.
3.Gravel	6.	9.None

FLOOD PLAIN MAP **7**

CLASSIFICATION **0**

Sale Data

Sale Date

Price

Sale Type

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

Financing

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

Validity

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

Verified

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
2020	600	0	0	600

Land Data

Front Foot	Type	Effective Frontage	Effective Depth	Influence Factor	Influence Code
11.Regular Lot				%	
12.Delta Triangle				%	
13.Nabla Triangle				%	
14.Rear Land				%	
15.Miscellaneous				%	
				%	
				%	
Square Foot		**Square Feet**			
16.Regular Lot				%	
17.Secondary Lot				%	
18.Excess Land				%	
19.Condominium				%	
20.PAVING				%	
				%	
				%	
Fract. Acre		**Acreage/Sites**			
21.Homesite (Frac	25	0.05		50 %	9
22.Baselot (Fract				%	
23.Misc (Fract)				%	
Acres				%	
24.Homesite				%	
25.Second Tier				%	
26.Excess Road Ft				%	
27.Excess Shore F				%	
28.Rear Land 1-5					
29.Rear Land 6-10					

Total Acreage 0.05

Influence Codes

1.Unimproved
2.Excess Frtg
3.Topography
4.Size/Shape
5.Access
6.Restriction
7.Open Space
8.Economic
9.Fract Share
Acres
30.Rear Land 11-2
31.Rear Land 21-5
32.Rear Land 51+
33.Open Space
34.Horticulture
35.Pasture
36.Right of Way
37.Softwood
38.Mixed Wood
39.Hardwood
40.Wasteland
41.Gravel Pit
42.Mobile Home Si
43.Condo Site
44.Site Improveme
45.Municipal Wate
46.Golf Course

Manchester

Map Lot U12-029-00A | Account 1402 | Location CREEK LANE | Card 1 Of 1 | 9/24/2019

Building Style **0 Uncoded**		
0.Uncoded	4.Cape	8.Post/Log
1.Conv.	5.DOUBLE W	9.Seasonal
2.Ranch	6.Split	11.
3.R Ranch	7.Contemp	12.
Dwelling Units **0**		
Other Units **0**		
Stories **0**		
1.1	4.1.5	7.
2.2	5.1.75	8.
3.3	6.2.5	9.
Exterior Walls **0 Uncoded**		
0.Uncoded	4.Asb/Asp	8.Al/Vinyl
1.Clap	5.T-111	9.Other
2.Wood Shi	6.Br/Stone	11.
3.Compos.	7.Novelty	12.
Roof Surface **0**		
1.Asphalt	4.Composit	7.Metal RS
2.Slate	5.Wood	8.
3.Metal LC	6.Other	9.
SF Masonry Trim **0**		
OPEN-3-CUSTOM **0**		
OPEN-4-CUSTOM **0**		
Year Built **0**		
Year Remodeled **0**		
Foundation **0**		
1.Concrete	4.Wood	7.
2.C Block	5.Slab	8.
3.Br/Stone	6.Other	9.
Basement **0**		
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 **0**		
1.Dry	4.	7.
2.Damp	5.	8.
3.Wet	6.	9.

SF Bsmt Living **0**		
Fin Bsmt Grade **0 0**		
ELECTRICAL AMPS **0**		
Heat Type **100%** **0 Uncoded**		
0.Uncoded	4.Steam	8.Fl/Wall
1.HWBB	5.FWA	9.No Heat
2.Radiator	6.GravWA	11.
3.Rad Floo	7.Electric	12.
Cool Type **0%** **9 None**		
1.Central	4.	7.
2.SPLITSYS	5.	8.
3.	6.	9.None
Kitchen Style **0**		
1.Remodel	4.Obsolete	7.
2.Typical	5.	8.
3.Old Type	6.	9.None
Bath(s) Style **0**		
1.Remodel	4.Obsolete	7.
2.Typical	5.	8.
3.Old Type	6.	9.None
# Rooms **0**		
# Bedrooms **0**		
# Full Baths **0**		
# Half Baths **0**		
# Addn Fixtures **0**		
# Fireplaces **0**		

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Layout **0**		
1.Typical	4.	7.
2.Inadeq	5.	8.
3.Horrid	6.	9.
Attic **0**		
1.1/4 Fin	4.Full Fin	7.
2.1/2 Fin	5.Fl/Stair	8.
3.3/4 Fin	6.	9.None
Insulation **0**		
1.Full	4.Minimal	7.
2.Heavy	5.Partial	8.
3.Capped	6.	9.None
Unfinished % **0%**		
Grade & Factor **0 0%**		
1.E Grade	4.B Grade	7.AA
2.D Grade	5.A Grade	8.SC Grade
3.C Grade	6.A+	9.Same
SQFT (Footprint) **0**		
Condition **0**		
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 Si	7.Layout
2.O-Built	5.CDU	8.Other
3.Delap	6.Style	9.None
Econ. % Good **100%**		
Economic Code **None**		
0.None	3.Services	7.
1.Location	8.OTHER	8.
2.Encroach	9.None	9.
Entrance Code **0**		
1.Inspect	4.Vacant	7.
2.Refused	5.Estimate	8.
3.Informed	6.	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
					%	%	
					%	%	
					%	%	
					%	%	
					%	%	
					%	%	
					%	%	
					%	%	
					%	%	
					%	%	

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

Map Lot U12-030 | Account 888 | Location CREEK LANE | Card 1 Of 1 | 9/24/2019

DUVAL, JOHN J
DUVAL, MARCIA A
4 CREEK LN
MANCHESTER ME 04351

B12130P241

Property Data

Neighborhood	12 Cobbossee U12
Tree Growth Year	0
X Coordinate	0
Y Coordinate	0
Zone/Land Use	20 SHORELAND A
Secondary Zone	
Topography	2 Rolling

1.Level 4.Below St 7.
2.Rolling 5.Low 8.
3.Above St 6.Swampy 9.

Utilities	9 None

1.Public 4.Dr Well 7.Hold/Ces
2.Water 5.Dug Well 8.Lk/PndWt
3.Sewer 6.Septic 9.None

Street	6 Gravel,PrivateWy

1.Paved 4.Proposed 7.
2.Semi Imp 5. 8.
3.Gravel 6. 9.None

FLOOD PLAIN MAP	7
CLASSIFICATION	0

Sale Data

Sale Date	10/13/2015
Price	15,000
Sale Type	1 Land Only

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

Financing	9 Unknown

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

Validity	8 Other Non Valid

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

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
2020	7,800	0	0	7,800

Land Data

Front Foot	Type	Effective Frontage	Effective Depth	Influence Factor	Influence Code
11.Regular Lot				%	
12.Delta Triangle				%	
13.Nabla Triangle				%	
14.Rear Land				%	
15.Miscellaneous				%	
				%	
				%	
Square Foot		**Square Feet**			
16.Regular Lot				%	
17.Secondary Lot				%	
18.Excess Land				%	
19.Condominium				%	
20.PAVING				%	
				%	
				%	
Fract. Acre		**Acreage/Sites**			
21.Homesite (Frac	21	0.04	10	%	4
22.Baselot (Fract				%	
23.Misc (Fract)				%	
Acres				%	
24.Homesite				%	
25.Second Tier				%	
26.Excess Road Ft				%	
27.Excess Shore F				%	
28.Rear Land 1-5					
29.Rear Land 6-10					

Total Acreage 0.04

Influence Codes

1.Unimproved
2.Excess Frtg
3.Topography
4.Size/Shape
5.Access
6.Restriction
7.Open Space
8.Economic
9.Fract Share
Acres
30.Rear Land 11-2
31.Rear Land 21-5
32.Rear Land 51+
33.Open Space
34.Horticulture
35.Pasture
36.Right of Way
37.Softwood
38.Mixed Wood
39.Hardwood
40.Wasteland
41.Gravel Pit
42.Mobile Home Si
43.Condo Site
44.Site Improveme
45.Municipal Wate
46.Golf Course

Inspection Witnessed By:

X Date

No./Date	Description	Date Insp.

Notes:

Manchester

Manchester

Map Lot U12-030 | Account 888 | Location CREEK LANE | Card 1 Of 1 | 9/24/2019

Building Style		
0.Uncoded	4.Cape	8.Post/Log
1.Conv.	5.DOUBLE W	9.Seasonal
2.Ranch	6.Split	11.
3.R Ranch	7.Contemp	12.

Dwelling Units

Other Units

Stories		
1.1	4.1.5	7.
2.2	5.1.75	8.
3.3	6.2.5	9.

Exterior Walls		
0.Uncoded	4.Asb/Asp	8.Al/Vinyl
1.Clap	5.T-111	9.Other
2.Wood Shi	6.Br/Stone	11.
3.Compos.	7.Novelty	12.

Roof Surface		
1.Asphalt	4.Composit	7.Metal RS
2.Slate	5.Wood	8.
3.Metal LC	6.Other	9.

SF Masonry Trim

OPEN-3-CUSTOM

OPEN-4-CUSTOM

Year Built

Year Remodeled

Foundation		
1.Concrete	4.Wood	7.
2.C Block	5.Slab	8.
3.Br/Stone	6.Other	9.

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

Wet Basement		
1.Dry	4.	7.
2.Damp	5.	8.
3.Wet	6.	9.

SF Bsmt Living

Fin Bsmt Grade

ELECTRICAL AMPS

Heat Type **100%**		
0.Uncoded	4.Steam	8.Fl/Wall
1.HWBB	5.FWA	9.No Heat
2.Radiator	6.GravWA	11.
3.Rad Floo	7.Electric	12.

Cool Type **0%**		
1.Central	4.	7.
2.SPLITSYS	5.	8.
3.	6.	9.None

Kitchen Style		
1.Remodel	4.Obsolete	7.
2.Typical	5.	8.
3.Old Type	6.	9.None

Bath(s) Style		
1.Remodel	4.Obsolete	7.
2.Typical	5.	8.
3.Old Type	6.	9.None

Rooms

Bedrooms

Full Baths

Half Baths

Addn Fixtures

Fireplaces

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Layout		
1.Typical	4.	7.
2.Inadeq	5.	8.
3.Horrid	6.	9.

Attic		
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	4.Minimal	7.
2.Heavy	5.Partial	8.
3.Capped	6.	9.None

Unfinished %

Grade & Factor		
1.E Grade	4.B Grade	7.AA
2.D Grade	5.A Grade	8.SC Grade
3.C Grade	6.A+	9.Same

SQFT (Footprint)

Condition		
1.Poor	4.Avg	7.V G
2.Fair	5.Avg+	8.Exc
3.Avg-	6.Good	9.Same

Phys. % Good

Funct. % Good

Functional Code		
1.Incomp	4.Small Si	7.Layout
2.O-Built	5.CDU	8.Other
3.Delap	6.Style	9.None

Econ. % Good

Economic Code		
0.None	3.Services	7.
1.Location	8.OTHER	8.
2.Encroach	9.None	9.

Entrance Code **0**		
1.Inspect	4.Vacant	7.
2.Refused	5.Estimate	8.
3.Informed	6.	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
					%	%	
					%	%	
					%	%	
					%	%	
					%	%	
					%	%	
					%	%	
					%	%	
					%	%	
					%	%	

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

Map Lot U12-031 Account 574 Location 3 CREEK LN Card 1 Of 1 9/24/2019

MAINE FOUR GABLES JOHNSON 2 & 3, LLC
735 ALBA DRIVE
ORLANDO FL 32804

B13172P307

Previous Owner
JOHNSON, JOSEPH D., TODD I.
801 NORTH ORANGE AVE, SUITE 510

ORLANDO FL 32801
Sale Date: 11/06/2017

Inspection Witnessed By:

X Date

No./Date	Description	Date Insp.

Notes:

Manchester

Property Data

Neighborhood **12 Cobbossee U12**

Tree Growth Year **0**

X Coordinate **0**

Y Coordinate **0**

Zone/Land Use **20 SHORELAND A**

Secondary Zone

Topography **2 Rolling**

1.Level	4.Below St	7.
2.Rolling	5.Low	8.
3.Above St	6.Swampy	9.

Utilities **2 Public Water** **3 Public Sewer**

1.Public	4.Dr Well	7.Hold/Ces
2.Water	5.Dug Well	8.Lk/PndWt
3.Sewer	6.Septic	9.None

Street **6 Gravel,PrivateWy**

1.Paved	4.Proposed	7.
2.Semi Imp	5.	8.
3.Gravel	6.	9.None

FLOOD PLAIN MAP **7**

CLASSIFICATION **0**

Sale Data

Sale Date

Price

Sale Type

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

Financing

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

Validity

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

Verified

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
2020	213,000	77,300	0	290,300

Land Data

Front Foot	Type	Effective Frontage	Effective Depth	Influence Factor	Influence Code
11.Regular Lot				%	
12.Delta Triangle				%	
13.Nabla Triangle				%	
14.Rear Land				%	
15.Miscellaneous				%	
				%	
				%	
Square Foot		**Square Feet**			
16.Regular Lot				%	
17.Secondary Lot				%	
18.Excess Land				%	
19.Condominium				%	
20.PAVING				%	
				%	
				%	
Fract. Acre		**Acreage/Sites**			
21.Homesite (Frac	21	0.30		100 %	0
22.Baselot (Fract				%	
23.Misc (Fract)				%	
Acres				%	
24.Homesite				%	
25.Second Tier				%	
26.Excess Road Ft				%	
27.Excess Shore F				%	
28.Rear Land 1-5					
29.Rear Land 6-10					

Total Acreage 0.30

Influence Codes

1.Unimproved
2.Excess Frtg
3.Topography
4.Size/Shape
5.Access
6.Restriction
7.Open Space
8.Economic
9.Fract Share
Acres
30.Rear Land 11-2
31.Rear Land 21-5
32.Rear Land 51+
33.Open Space
34.Horticulture
35.Pasture
36.Right of Way
37.Softwood
38.Mixed Wood
39.Hardwood
40.Wasteland
41.Gravel Pit
42.Mobile Home Si
43.Condo Site
44.Site Improveme
45.Municipal Wate
46.Golf Course

Manchester

Map Lot U12-031 | Account 574 | Location 3 CREEK LN | Card 1 Of 1 | 9/24/2019

Building Style	**7 Contemporary**	
0.Uncoded	4.Cape	8.Post/Log
1.Conv.	5.DOUBLE W	9.Seasonal
2.Ranch	6.Split	11.
3.R Ranch	7.Contemp	12.
Dwelling Units	**1**	
Other Units	**0**	
Stories	**5 One & 3/4 Story**	
1.1	4.1.5	7.
2.2	5.1.75	8.
3.3	6.2.5	9.
Exterior Walls	**1 Clapboard**	
0.Uncoded	4.Asb/Asp	8.Al/Vinyl
1.Clap	5.T-111	9.Other
2.Wood Shi	6.Br/Stone	11.
3.Compos.	7.Novelty	12.
Roof Surface	**1 Asphalt Shingles**	
1.Asphalt	4.Composit	7.Metal RS
2.Slate	5.Wood	8.
3.Metal LC	6.Other	9.
SF Masonry Trim	**0**	
OPEN-3-CUSTOM	**0**	
OPEN-4-CUSTOM	**0**	
Year Built	**2019**	
Year Remodeled	**0**	
Foundation	**1 Concrete**	
1.Concrete	4.Wood	7.
2.C Block	5.Slab	8.
3.Br/Stone	6.Other	9.
Basement	**9 No 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**	
ELECTRICAL AMPS	**0**	
Heat Type	**100%**	**3 Radiant Floor**
0.Uncoded	4.Steam	8.Fl/Wall
1.HWBB	5.FWA	9.No Heat
2.Radiator	6.GravWA	11.
3.Rad Floo	7.Electric	12.
Cool Type	**0%**	**9 None**
1.Central	4.	7.
2.SPLITSYS	5.	8.
3.	6.	9.None
Kitchen Style	**2 Typical**	
1.Remodel	4.Obsolete	7.
2.Typical	5.	8.
3.Old Type	6.	9.None
Bath(s) Style	**2 Typical Bath(s)**	
1.Remodel	4.Obsolete	7.
2.Typical	5.	8.
3.Old Type	6.	9.None
# Rooms	**4**	
# Bedrooms	**3**	
# Full Baths	**3**	
# Half Baths	**1**	
# Addn Fixtures	**1**	
# Fireplaces	**0**	

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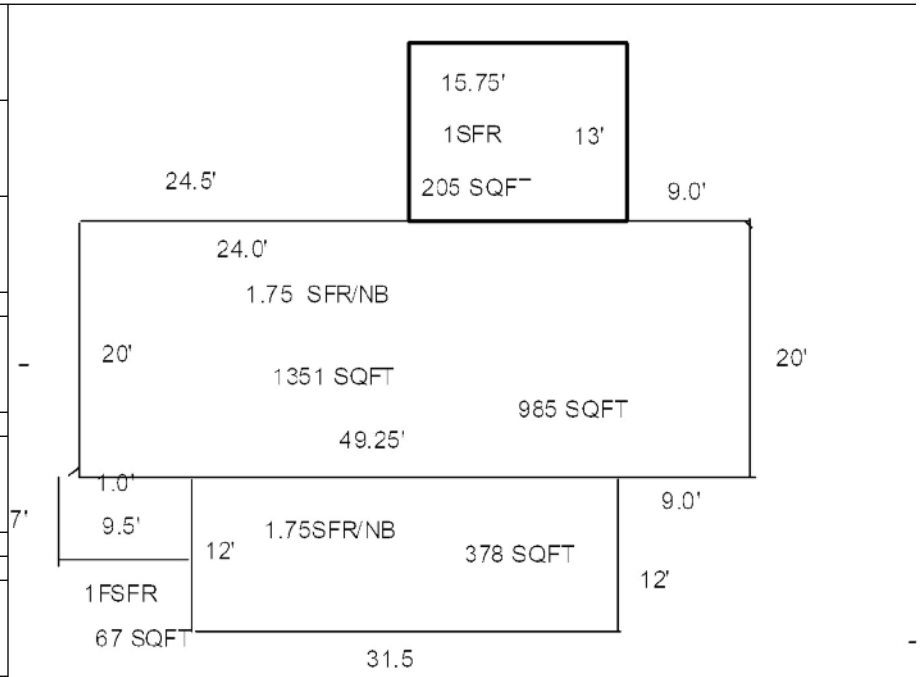
Layout	**1 Typical**	
1.Typical	4.	7.
2.Inadeq	5.	8.
3.Horrid	6.	9.
Attic	**9 None**	
1.1/4 Fin	4.Full Fin	7.
2.1/2 Fin	5.Fl/Stair	8.
3.3/4 Fin	6.	9.None
Insulation	**1 Full**	
1.Full	4.Minimal	7.
2.Heavy	5.Partial	8.
3.Capped	6.	9.None
Unfinished %	**0%**	
Grade & Factor	**4 Good 110%**	
1.E Grade	4.B Grade	7.AA
2.D Grade	5.A Grade	8.SC Grade
3.C Grade	6.A+	9.Same
SQFT (Footprint)	**1363**	
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	**30%**	
Functional Code	**1 Incomplete**	
1.Incomp	4.Small Si	7.Layout
2.O-Built	5.CDU	8.Other
3.Delap	6.Style	9.None
Econ. % Good	**100%**	
Economic Code	**None**	
0.None	3.Services	7.
1.Location	8.OTHER	8.
2.Encroach	9.None	9.
Entrance Code	**5 Estimated**	
1.Inspect	4.Vacant	7.
2.Refused	5.Estimate	8.
3.Informed	6.	9.
Information Code	**5 Estimate**	
1.Owner	4.Agent	7.
2.Relative	5.Estimate	8.
3.Tenant	6.Other	9.



Date Inspected 10/17/2005

Additions, Outbuildings & Improvements

Type	Year	Units	Grade	Cond	Phys.	Funct.	Sound Value
1 ONE STORY	2019	205	4 110	4	0 %	30 %	
1 ONE STORY	2019	67	4 110	4	0 %	30 %	
					%	%	
					%	%	
					%	%	
					%	%	
					%	%	
					%	%	
					%	%	
					%	%	

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

Map Lot U12-032 Account 286 Location 79 HAMMONDS GROVE Card 1 Of 1 9/24/2019

DAVIS CAMP TRUST
c/o F. LANGDON DAVIS III
c/o F. LANGDON DAVIS III
6471 SEMINOLE DR
WEST CHESTER OH 45069
B11719P208

Property Data

Neighborhood **12 Cobbossee U12**

Tree Growth Year **0**

X Coordinate **0**

Y Coordinate **0**

Zone/Land Use **20 SHORELAND A**

Secondary Zone

Topography **2 Rolling**

1.Level	4.Below St	7.
2.Rolling	5.Low	8.
3.Above St	6.Swampy	9.

Utilities **2 Public Water** **3 Public Sewer**

1.Public	4.Dr Well	7.Hold/Ces
2.Water	5.Dug Well	8.Lk/PndWt
3.Sewer	6.Septic	9.None

Street **6 Gravel,PrivateWy**

1.Paved	4.Proposed	7.
2.Semi Imp	5.	8.
3.Gravel	6.	9.None

FLOOD PLAIN MAP **7**

CLASSIFICATION **0**

Sale Data

Sale Date

Price

Sale Type

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

Financing

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

Validity

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

Verified

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
2020	220,000	107,700	0	327,700

Land Data

Front Foot	Type	Effective Frontage	Effective Depth	Influence Factor	Influence Code
11.Regular Lot				%	
12.Delta Triangle				%	
13.Nabla Triangle				%	
14.Rear Land				%	
15.Miscellaneous				%	
				%	
				%	
Square Foot		**Square Feet**			
16.Regular Lot				%	
17.Secondary Lot				%	
18.Excess Land				%	
19.Condominium				%	
20.PAVING				%	
				%	
				%	
Fract. Acre		**Acreage/Sites**			
21.Homesite (Frac	21	0.32		100 %	0
22.Baselot (Fract				%	
23.Misc (Fract)				%	
Acres				%	
24.Homesite				%	
25.Second Tier				%	
26.Excess Road Ft				%	
27.Excess Shore F				%	
28.Rear Land 1-5					
29.Rear Land 6-10					

Total Acreage 0.32

Influence Codes

1.Unimproved
2.Excess Frtg
3.Topography
4.Size/Shape
5.Access
6.Restriction
7.Open Space
8.Economic
9.Fract Share
Acres
30.Rear Land 11-2
31.Rear Land 21-5
32.Rear Land 51+
33.Open Space
34.Horticulture
35.Pasture
36.Right of Way
37.Softwood
38.Mixed Wood
39.Hardwood
40.Wasteland
41.Gravel Pit
42.Mobile Home Si
43.Condo Site
44.Site Improveme
45.Municipal Wate
46.Golf Course

Inspection Witnessed By:

X Date

No./Date	Description	Date Insp.

Notes:

Manchester

Manchester

Map Lot U12-032 | Account 286 | Location 79 HAMMONDS GROVE | Card 1 Of 1 | 9/24/2019

Building Style	**9 Seasonal**	
0.Uncoded	4.Cape	8.Post/Log
1.Conv.	5.DOUBLE W	9.Seasonal
2.Ranch	6.Split	11.
3.R Ranch	7.Contemp	12.
Dwelling Units	**1**	
Other Units	**0**	
Stories	**5 One & 3/4 Story**	
1.1	4.1.5	7.
2.2	5.1.75	8.
3.3	6.2.5	9.
Exterior Walls	**8 Al/Vinyl**	
0.Uncoded	4.Asb/Asp	8.Al/Vinyl
1.Clap	5.T-111	9.Other
2.Wood Shi	6.Br/Stone	11.
3.Compos.	7.Novelty	12.
Roof Surface	**1 Asphalt Shingles**	
1.Asphalt	4.Composit	7.Metal RS
2.Slate	5.Wood	8.
3.Metal LC	6.Other	9.
SF Masonry Trim	**0**	
OPEN-3-CUSTOM	**0**	
OPEN-4-CUSTOM	**0**	
Year Built	**1920**	
Year Remodeled	**0**	
Foundation	**6 Other**	
1.Concrete	4.Wood	7.
2.C Block	5.Slab	8.
3.Br/Stone	6.Other	9.
Basement	**9 No 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	**9 No Basement**	
1.Dry	4.	7.
2.Damp	5.	8.
3.Wet	6.	9.

SF Bsmt Living	**0**	
Fin Bsmt Grade	**0 0**	
ELECTRICAL AMPS	**0**	
Heat Type	**65%**	**8 Floor/Wall Unit**
0.Uncoded	4.Steam	8.Fl/Wall
1.HWBB	5.FWA	9.No Heat
2.Radiator	6.GravWA	11.
3.Rad Floo	7.Electric	12.
Cool Type	**0%**	**9 None**
1.Central	4.	7.
2.SPLITSYS	5.	8.
3.	6.	9.None
Kitchen Style	**2 Typical**	
1.Remodel	4.Obsolete	7.
2.Typical	5.	8.
3.Old Type	6.	9.None
Bath(s) Style	**2 Typical Bath(s)**	
1.Remodel	4.Obsolete	7.
2.Typical	5.	8.
3.Old Type	6.	9.None
# Rooms	**5**	
# Bedrooms	**3**	
# Full Baths	**1**	
# Half Baths	**1**	
# Addn Fixtures	**0**	
# Fireplaces	**1**	

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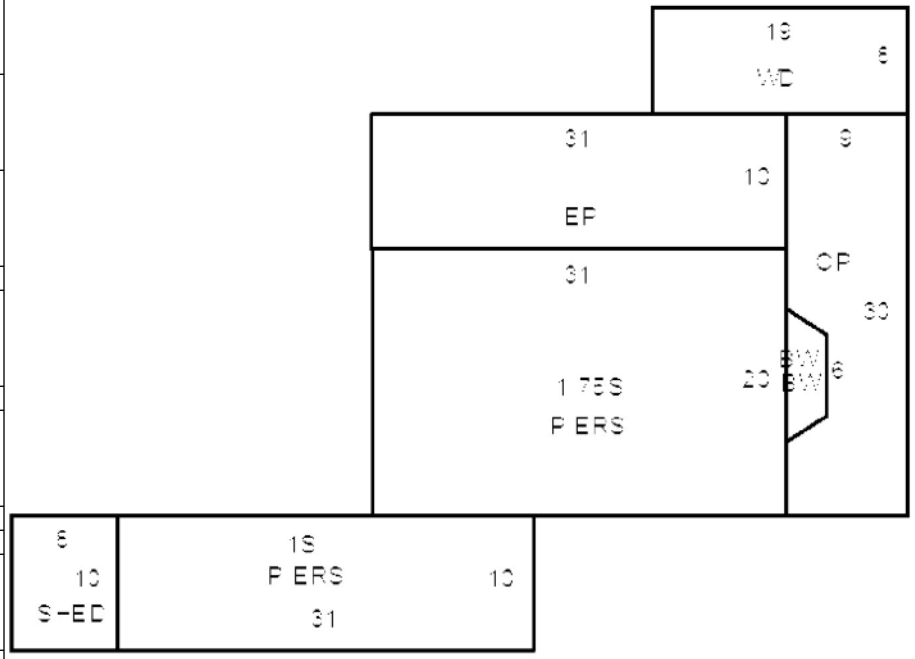
Layout	**1 Typical**	
1.Typical	4.	7.
2.Inadeq	5.	8.
3.Horrid	6.	9.
Attic	**9 None**	
1.1/4 Fin	4.Full Fin	7.
2.1/2 Fin	5.Fl/Stair	8.
3.3/4 Fin	6.	9.None
Insulation	**9 None**	
1.Full	4.Minimal	7.
2.Heavy	5.Partial	8.
3.Capped	6.	9.None
Unfinished %	**0%**	
Grade & Factor	**4 Good 100%**	
1.E Grade	4.B Grade	7.AA
2.D Grade	5.A Grade	8.SC Grade
3.C Grade	6.A+	9.Same
SQFT (Footprint)	**620**	
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 Si	7.Layout
2.O-Built	5.CDU	8.Other
3.Delap	6.Style	9.None
Econ. % Good	**100%**	
Economic Code	**None**	
0.None	3.Services	7.
1.Location	8.OTHER	8.
2.Encroach	9.None	9.
Entrance Code	**5 Estimated**	
1.Inspect	4.Vacant	7.
2.Refused	5.Estimate	8.
3.Informed	6.	9.
Information Code	**5 Estimate**	
1.Owner	4.Agent	7.
2.Relative	5.Estimate	8.
3.Tenant	6.Other	9.

Date Inspected 10/17/2005



Additions, Outbuildings & Improvements

Type	Year	Units	Grade	Cond	Phys.	Funct.	Sound Value
1 ONE STORY	0	310	0 0	0	0 %	0 %	
24 Frame Shed	0	80	0 0	0	0 %	0 %	
45 2S Fr Bay	0	24	0 0	0	0 %	0 %	
21 Open Frame	0	270	0 0	0	0 %	0 %	
22 Encl Frame Porch	0	310	0 0	0	0 %	0 %	
68 Wood Deck	1990	152	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

Map Lot U12-033 Account 936 Location 77 HAMMONDS GROVE Card 1 Of 1 9/24/2019

GUSTAFSON, LINDA A
DECLARATION OF TRUST
466 FOOTHILL BLVD #239
LA CANIDA CA 91011

B12983P314 B13053P137

Previous Owner
GUSTAFSON, LINDA A.
4720 LACANADA BLVD.

LACANADA CA 91011
Sale Date: 9/19/2008

Previous Owner
GUSTAFSON TRUST, THE
C/O DAVID & LINDA GUSTAFSON
4720 LACANADA BLVD.
LACANADA CA 91011
Sale Date: 4/04/2008

Inspection Witnessed By:

X Date

No./Date	Description	Date Insp.

Notes:

Manchester

Property Data

Neighborhood	**12 Cobbossee U12**
Tree Growth Year	**0**
X Coordinate	**0**
Y Coordinate	**0**
Zone/Land Use	**20 SHORELAND A**
Secondary Zone	
Topography	**2 Rolling**

1.Level	4.Below St	7.
2.Rolling	5.Low	8.
3.Above St	6.Swampy	9.

Utilities **3 Public Sewer** **4 Drilled Well**

1.Public	4.Dr Well	7.Hold/Ces
2.Water	5.Dug Well	8.Lk/PndWt
3.Sewer	6.Septic	9.None

Street **6 Gravel,PrivateWy**

1.Paved	4.Proposed	7.
2.Semi Imp	5.	8.
3.Gravel	6.	9.None

FLOOD PLAIN MAP	**7**
CLASSIFICATION	**0**

Sale Data

Sale Date	**1/01/2003**
Price	**238,000**
Sale Type	**2 Land & Buildings**

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

Financing **9 Unknown**

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.Altered
2.Related	5.Partial	8.Other
3.Distress	6.Exempt	9.Review

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
2020	173,900	135,800	0	309,700

Land Data

Front Foot	Type	Effective Frontage	Effective Depth	Influence Factor	Influence Code
11.Regular Lot				%	
12.Delta Triangle				%	
13.Nabla Triangle				%	
14.Rear Land				%	
15.Miscellaneous				%	
				%	
				%	
Square Foot		**Square Feet**			
16.Regular Lot				%	
17.Secondary Lot				%	
18.Excess Land				%	
19.Condominium				%	
20.PAVING				%	
				%	
				%	
Fract. Acre		**Acreage/Sites**			
21.Homesite (Frac	21	0.20		100 %	0
22.Baselot (Fract				%	
23.Misc (Fract)				%	
Acres				%	
24.Homesite				%	
25.Second Tier				%	
26.Excess Road Ft				%	
27.Excess Shore F				%	
28.Rear Land 1-5					
29.Rear Land 6-10					

Total Acreage 0.20

Influence Codes

1.Unimproved
2.Excess Frtg
3.Topography
4.Size/Shape
5.Access
6.Restriction
7.Open Space
8.Economic
9.Fract Share
Acres
30.Rear Land 11-2
31.Rear Land 21-5
32.Rear Land 51+
33.Open Space
34.Horticulture
35.Pasture
36.Right of Way
37.Softwood
38.Mixed Wood
39.Hardwood
40.Wasteland
41.Gravel Pit
42.Mobile Home Si
43.Condo Site
44.Site Improveme
45.Municipal Wate
46.Golf Course

Manchester

Map Lot U12-033 | Account 936 | Location 77 HAMMONDS GROVE | Card 1 Of 1 | 9/24/2019

Building Style	**1 Conventional**	
0.Uncoded	4.Cape	8.Post/Log
1.Conv.	5.DOUBLE W	9.Seasonal
2.Ranch	6.Split	11.
3.R Ranch	7.Contemp	12.
Dwelling Units	**1**	
Other Units	**0**	
Stories	**5 One & 3/4 Story**	
1.1	4.1.5	7.
2.2	5.1.75	8.
3.3	6.2.5	9.
Exterior Walls	**2 Wood Shingle**	
0.Uncoded	4.Asb/Asp	8.Al/Vinyl
1.Clap	5.T-111	9.Other
2.Wood Shi	6.Br/Stone	11.
3.Compos.	7.Novelty	12.
Roof Surface	**1 Asphalt Shingles**	
1.Asphalt	4.Composit	7.Metal RS
2.Slate	5.Wood	8.
3.Metal LC	6.Other	9.
SF Masonry Trim	**0**	
OPEN-3-CUSTOM	**0**	
OPEN-4-CUSTOM	**0**	
Year Built	**1940**	
Year Remodeled	**0**	
Foundation	**1 Concrete**	
1.Concrete	4.Wood	7.
2.C Block	5.Slab	8.
3.Br/Stone	6.Other	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	**792**	
Fin Bsmt Grade	**3 90**	
ELECTRICAL AMPS	**200**	
Heat Type	**100% 1 Hot Water BB**	
0.Uncoded	4.Steam	8.Fl/Wall
1.HWBB	5.FWA	9.No Heat
2.Radiator	6.GravWA	11.
3.Rad Floo	7.Electric	12.
Cool Type	**0% 9 None**	
1.Central	4.	7.
2.SPLITSYS	5.	8.
3.	6.	9.None
Kitchen Style	**2 Typical**	
1.Remodel	4.Obsolete	7.
2.Typical	5.	8.
3.Old Type	6.	9.None
Bath(s) Style	**2 Typical Bath(s)**	
1.Remodel	4.Obsolete	7.
2.Typical	5.	8.
3.Old Type	6.	9.None
# Rooms	**6**	
# Bedrooms	**3**	
# Full Baths	**2**	
# Half Baths	**0**	
# Addn Fixtures	**0**	
# Fireplaces	**1**	

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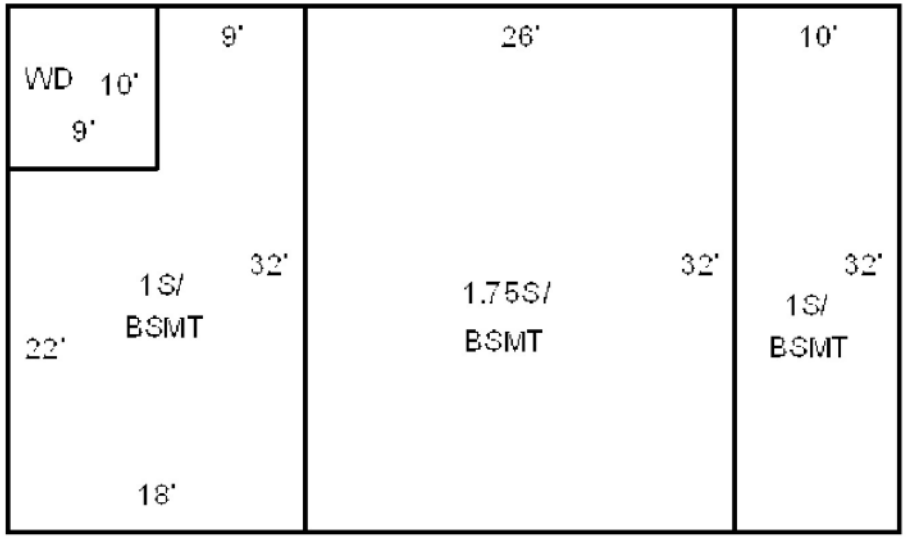
Layout	**1 Typical**	
1.Typical	4.	7.
2.Inadeq	5.	8.
3.Horrid	6.	9.
Attic	**9 None**	
1.1/4 Fin	4.Full Fin	7.
2.1/2 Fin	5.Fl/Stair	8.
3.3/4 Fin	6.	9.None
Insulation	**3 Capped Only**	
1.Full	4.Minimal	7.
2.Heavy	5.Partial	8.
3.Capped	6.	9.None
Unfinished %	**0%**	
Grade & Factor	**3 Average 100%**	
1.E Grade	4.B Grade	7.AA
2.D Grade	5.A Grade	8.SC Grade
3.C Grade	6.A+	9.Same
SQFT (Footprint)	**832**	
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 Si	7.Layout
2.O-Built	5.CDU	8.Other
3.Delap	6.Style	9.None
Econ. % Good	**100%**	
Economic Code	**None**	
0.None	3.Services	7.
1.Location	8.OTHER	8.
2.Encroach	9.None	9.
Entrance Code	**5 Estimated**	
1.Inspect	4.Vacant	7.
2.Refused	5.Estimate	8.
3.Informed	6.	9.
Information Code	**5 Estimate**	
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
11 1	0	320	0 0	0	0 %	0 %	
11 1	0	486	0 0	0	0 %	0 %	
68 Wood Deck	0	90	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

Map Lot U12-034 | Account 182 | Location 73 HAMMONDS GROVE | Card 1 Of 1 | 9/24/2019

MCGRAIL, MARY E
PAGE, THOMAS E
87 GRANDVIEW AVE
AUBURN ME 04210

B10780P330

Property Data

Neighborhood	**12 Cobbossee U12**
Tree Growth Year	**0**
X Coordinate	**0**
Y Coordinate	**0**
Zone/Land Use	**20 SHORELAND A**
Secondary Zone	
Topography	**2 Rolling**

1.Level	4.Below St	7.
2.Rolling	5.Low	8.
3.Above St	6.Swampy	9.

Utilities	**4 Drilled Well**	**3 Public Sewer**

1.Public	4.Dr Well	7.Hold/Ces
2.Water	5.Dug Well	8.Lk/PndWt
3.Sewer	6.Septic	9.None

Street	**6 Gravel,PrivateWy**	

1.Paved	4.Proposed	7.
2.Semi Imp	5.	8.
3.Gravel	6.	9.None

FLOOD PLAIN MAP	**7**
CLASSIFICATION	**0**

Sale Data

Sale Date	**7/15/2011**
Price	**150,000**
Sale Type	**2 Land & Buildings**

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

Financing	**9 Unknown**	

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

Validity	**8 Other Non Valid**	

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

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
2020	124,000	191,400	0	315,400

Land Data

Front Foot	Type	Effective Frontage	Effective Depth	Influence Factor	Influence Code
11.Regular Lot				%	
12.Delta Triangle				%	
13.Nabla Triangle				%	
14.Rear Land				%	
15.Miscellaneous				%	
				%	
				%	
Square Foot		**Square Feet**			
16.Regular Lot				%	
17.Secondary Lot				%	
18.Excess Land				%	
19.Condominium				%	
20.PAVING				%	
				%	
				%	
Fract. Acre		**Acreage/Sites**			
21.Homesite (Frac	21	0.10	100	%	0
22.Baselot (Fract	44	0.30	100	%	0
23.Misc (Fract)				%	
Acres				%	
24.Homesite				%	
25.Second Tier				%	
26.Excess Road Ft				%	
27.Excess Shore F				%	
28.Rear Land 1-5					
29.Rear Land 6-10					

Total Acreage 0.10

Influence Codes

1.Unimproved
2.Excess Frtg
3.Topography
4.Size/Shape
5.Access
6.Restriction
7.Open Space
8.Economic
9.Fract Share
Acres
30.Rear Land 11-2
31.Rear Land 21-5
32.Rear Land 51+
33.Open Space
34.Horticulture
35.Pasture
36.Right of Way
37.Softwood
38.Mixed Wood
39.Hardwood
40.Wasteland
41.Gravel Pit
42.Mobile Home Si
43.Condo Site
44.Site Improveme
45.Municipal Wate
46.Golf Course

Inspection Witnessed By:

X Date

No./Date	Description	Date Insp.

Notes:

Manchester

Manchester

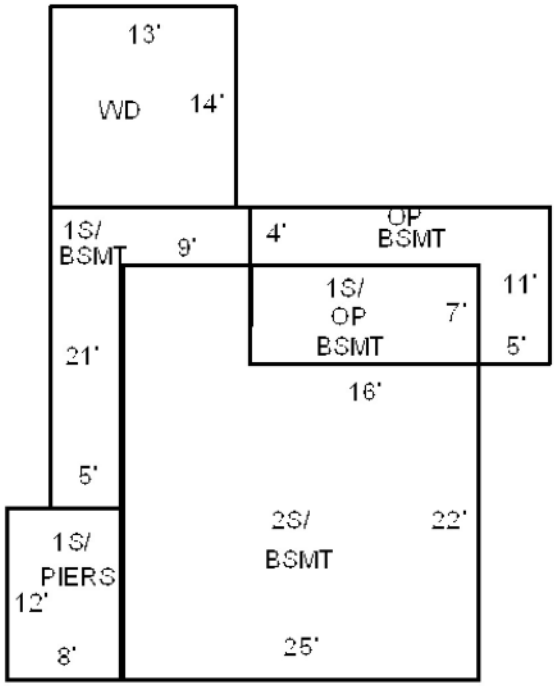
Map Lot U12-034 | Account 182 | Location 73 HAMMONDS GROVE | Card 1 Of 1 | 9/24/2019

Building Style	**7 Contemporary**	
0.Uncoded	4.Cape	8.Post/Log
1.Conv.	5.DOUBLE W	9.Seasonal
2.Ranch	6.Split	11.
3.R Ranch	7.Contemp	12.
Dwelling Units	**1**	
Other Units	**0**	
Stories	**2 Two Story**	
1.1	4.1.5	7.
2.2	5.1.75	8.
3.3	6.2.5	9.
Exterior Walls	**8 Al/Vinyl**	
0.Uncoded	4.Asb/Asp	8.Al/Vinyl
1.Clap	5.T-111	9.Other
2.Wood Shi	6.Br/Stone	11.
3.Compos.	7.Novelty	12.
Roof Surface	**1 Asphalt Shingles**	
1.Asphalt	4.Composit	7.Metal RS
2.Slate	5.Wood	8.
3.Metal LC	6.Other	9.
SF Masonry Trim	**0**	
OPEN-3-CUSTOM	**0**	
OPEN-4-CUSTOM	**0**	
Year Built	**2015**	
Year Remodeled	**0**	
Foundation	**1 Concrete**	
1.Concrete	4.Wood	7.
2.C Block	5.Slab	8.
3.Br/Stone	6.Other	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**	
ELECTRICAL AMPS	**100**	
Heat Type	**100% 3 Radiant Floor**	
0.Uncoded	4.Steam	8.Fl/Wall
1.HWBB	5.FWA	9.No Heat
2.Radiator	6.GravWA	11.
3.Rad Floo	7.Electric	12.
Cool Type	**0% 9 None**	
1.Central	4.	7.
2.SPLITSYS	5.	8.
3.	6.	9.None
Kitchen Style	**2 Typical**	
1.Remodel	4.Obsolete	7.
2.Typical	5.	8.
3.Old Type	6.	9.None
Bath(s) Style	**2 Typical Bath(s)**	
1.Remodel	4.Obsolete	7.
2.Typical	5.	8.
3.Old Type	6.	9.None
# Rooms	**5**	
# Bedrooms	**3**	
# Full Baths	**2**	
# 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.Horrid	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	**2 Heavy**	
1.Full	4.Minimal	7.
2.Heavy	5.Partial	8.
3.Capped	6.	9.None
Unfinished %	**0%**	
Grade & Factor	**4 Good 100%**	
1.E Grade	4.B Grade	7.AA
2.D Grade	5.A Grade	8.SC Grade
3.C Grade	6.A+	9.Same
SQFT (Footprint)	**840**	
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 Si	7.Layout
2.O-Built	5.CDU	8.Other
3.Delap	6.Style	9.None
Econ. % Good	**100%**	
Economic Code	**None**	
0.None	3.Services	7.
1.Location	8.OTHER	8.
2.Encroach	9.None	9.
Entrance Code	**1 Inspect**	
1.Inspect	4.Vacant	7.
2.Refused	5.Estimate	8.
3.Informed	6.	9.
Information Code	**4 Agent**	
1.Owner	4.Agent	7.
2.Relative	5.Estimate	8.
3.Tenant	6.Other	9.



Date Inspected 4/01/2015

Additions, Outbuildings & Improvements

Type	Year	Units	Grade	Cond	Phys.	Funct.	Sound Value
1 ONE STORY	2015	120	4 100	4	0 %	100 %	
21 Open Frame	2015	165	4 100	4	0 %	100 %	
68 Wood Deck	2015	274	4 100	4	0 %	100 %	
					%	%	
					%	%	
					%	%	
					%	%	
					%	%	
					%	%	
					%	%	

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

Map Lot U12-035 Account 530 Location 71 HAMMONDS GROVE Card 1 Of 1 9/24/2019

ALBISON, STEPHEN W.
ALBISON, SUZANNE W.
71 HAMMOND GORVE
MANCHESTER ME 04351

B13189P131

Property Data

Neighborhood **12 Cobbossee U12**

Tree Growth Year **0**

X Coordinate **0**

Y Coordinate **0**

Zone/Land Use **20 SHORELAND A**

Secondary Zone

Topography **2 Rolling**

1.Level	4.Below St	7.
2.Rolling	5.Low	8.
3.Above St	6.Swampy	9.

Utilities **2 Public Water** **3 Public Sewer**

1.Public	4.Dr Well	7.Hold/Ces
2.Water	5.Dug Well	8.Lk/PndWt
3.Sewer	6.Septic	9.None

Street **6 Gravel,PrivateWy**

1.Paved	4.Proposed	7.
2.Semi Imp	5.	8.
3.Gravel	6.	9.None

FLOOD PLAIN MAP **7**

CLASSIFICATION **0**

Sale Data

Sale Date

Price

Sale Type

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

Financing

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

Validity

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

Verified

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
2020	204,300	126,500	0	330,800

Land Data

Front Foot	Type	Effective Frontage	Effective Depth	Influence Factor	Influence Code
11.Regular Lot				%	
12.Delta Triangle				%	
13.Nabla Triangle				%	
14.Rear Land				%	
15.Miscellaneous				%	
				%	
				%	

Square Foot		Square Feet		
16.Regular Lot			%	
17.Secondary Lot			%	
18.Excess Land			%	
19.Condominium			%	
20.PAVING			%	
			%	
			%	

Fract. Acre		Acreage/Sites		
21.Homesite (Frac	21	0.23	100 %	0
22.Baselot (Fract	44	5.00	100 %	0
23.Misc (Fract)	44	0.40	100 %	0
Acres			%	
24.Homesite			%	
25.Second Tier			%	
26.Excess Road Ft			%	
27.Excess Shore F			%	
28.Rear Land 1-5				
29.Rear Land 6-10				

Total Acreage 0.23

Influence Codes

1.Unimproved
2.Excess Frtg
3.Topography
4.Size/Shape
5.Access
6.Restriction
7.Open Space
8.Economic
9.Fract Share
Acres
30.Rear Land 11-2
31.Rear Land 21-5
32.Rear Land 51+
33.Open Space
34.Horticulture
35.Pasture
36.Right of Way
37.Softwood
38.Mixed Wood
39.Hardwood
40.Wasteland
41.Gravel Pit
42.Mobile Home Si
43.Condo Site
44.Site Improveme
45.Municipal Wate
46.Golf Course

Inspection Witnessed By:

X Date

No./Date	Description	Date Insp.

Notes:

Manchester

Manchester

Map Lot U12-035 | Account 530 | Location 71 HAMMONDS GROVE | Card 1 Of 1 | 9/24/2019

Building Style	**1 Conventional**	
0.Uncoded	4.Cape	8.Post/Log
1.Conv.	5.DOUBLE W	9.Seasonal
2.Ranch	6.Split	11.
3.R Ranch	7.Contemp	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	**8 Al/Vinyl**	
0.Uncoded	4.Asb/Asp	8.Al/Vinyl
1.Clap	5.T-111	9.Other
2.Wood Shi	6.Br/Stone	11.
3.Compos.	7.Novelty	12.
Roof Surface	**1 Asphalt Shingles**	
1.Asphalt	4.Composit	7.Metal RS
2.Slate	5.Wood	8.
3.Metal LC	6.Other	9.
SF Masonry Trim	**0**	
OPEN-3-CUSTOM	**0**	
OPEN-4-CUSTOM	**0**	
Year Built	**1940**	
Year Remodeled	**2003**	
Foundation	**1 Concrete**	
1.Concrete	4.Wood	7.
2.C Block	5.Slab	8.
3.Br/Stone	6.Other	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	**900**	
Fin Bsmt Grade	**4 100**	
ELECTRICAL AMPS	**0**	
Heat Type	**100%**	**1 Hot Water BB**
0.Uncoded	4.Steam	8.Fl/Wall
1.HWBB	5.FWA	9.No Heat
2.Radiator	6.GravWA	11.
3.Rad Floo	7.Electric	12.
Cool Type	**0%**	**9 None**
1.Central	4.	7.
2.SPLITSYS	5.	8.
3.	6.	9.None
Kitchen Style	**2 Typical**	
1.Remodel	4.Obsolete	7.
2.Typical	5.	8.
3.Old Type	6.	9.None
Bath(s) Style	**2 Typical Bath(s)**	
1.Remodel	4.Obsolete	7.
2.Typical	5.	8.
3.Old Type	6.	9.None
# Rooms	**6**	
# Bedrooms	**3**	
# Full Baths	**2**	
# Half Baths	**0**	
# Addn Fixtures	**0**	
# Fireplaces	**0**	

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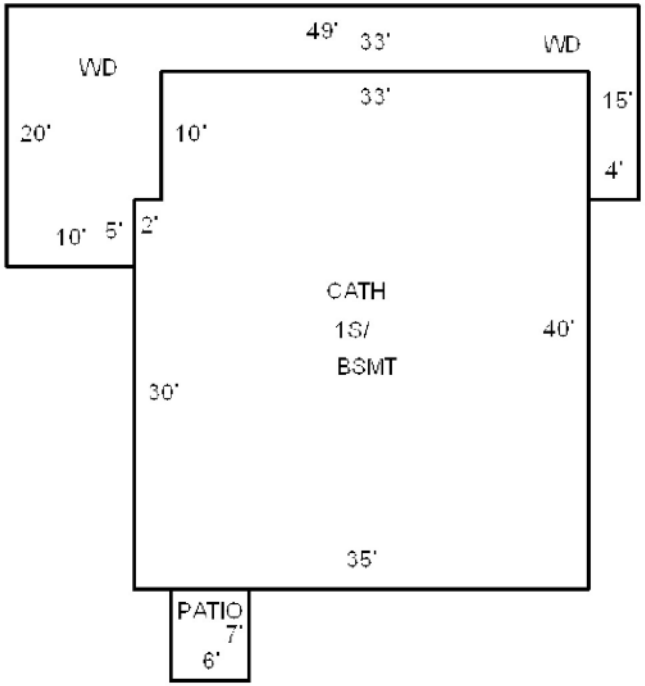
Layout	**1 Typical**	
1.Typical	4.	7.
2.Inadeq	5.	8.
3.Horrid	6.	9.
Attic	**9 None**	
1.1/4 Fin	4.Full Fin	7.
2.1/2 Fin	5.Fl/Stair	8.
3.3/4 Fin	6.	9.None
Insulation	**1 Full**	
1.Full	4.Minimal	7.
2.Heavy	5.Partial	8.
3.Capped	6.	9.None
Unfinished %	**0%**	
Grade & Factor	**3 Average 110%**	
1.E Grade	4.B Grade	7.AA
2.D Grade	5.A Grade	8.SC Grade
3.C Grade	6.A+	9.Same
SQFT (Footprint)	**1380**	
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.Small Si	7.Layout
2.O-Built	5.CDU	8.Other
3.Delap	6.Style	9.None
Econ. % Good	**100%**	
Economic Code	**None**	
0.None	3.Services	7.
1.Location	8.OTHER	8.
2.Encroach	9.None	9.
Entrance Code	**0**	
1.Inspect	4.Vacant	7.
2.Refused	5.Estimate	8.
3.Informed	6.	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
62 Patio	0	42	0 0	0	0 %	0 %	
68 Wood Deck	0	455	0 0	0	0 %	0 %	
23 Frame Garage	0	414	3 100	4	0 %	100 %	
					%	%	
					%	%	
					%	%	
					%	%	
					%	%	
					%	%	
					%	%	

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

Map Lot U12-037-&38 | Account 77 | Location 69 HAMMONDS GROVE | Card 1 Of 1 | 9/24/2019

PLUMMER, MARK C
PLUMMER, ALISON E
89 HAMMONDS GROVE #1
MANCHESTER ME 04351

B9213P168 B11807P36

Property Data

Neighborhood	**12 Cobbossee U12**
Tree Growth Year	**0**
X Coordinate	**0**
Y Coordinate	**0**
Zone/Land Use	**20 SHORELAND A**
Secondary Zone	
Topography	**2 Rolling**

1.Level	4.Below St	7.
2.Rolling	5.Low	8.
3.Above St	6.Swampy	9.

Utilities **3 Public Sewer** **4 Drilled Well**

1.Public	4.Dr Well	7.Hold/Ces
2.Water	5.Dug Well	8.Lk/PndWt
3.Sewer	6.Septic	9.None

Street **6 Gravel,PrivateWy**

1.Paved	4.Proposed	7.
2.Semi Imp	5.	8.
3.Gravel	6.	9.None

FLOOD PLAIN MAP	**7**
CLASSIFICATION	**0**

Sale Data

Sale Date	**1/09/2007**
Price	**380,000**

Sale Type **2 Land & Buildings**

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

Financing **9 Unknown**

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.Altered
2.Related	5.Partial	8.Other
3.Distress	6.Exempt	9.Review

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
2020	298,400	175,800	20,000	454,200

Land Data

Front Foot	Type	Effective Frontage	Effective Depth	Influence Factor	Influence Code
11.Regular Lot				%	
12.Delta Triangle				%	
13.Nabla Triangle				%	
14.Rear Land				%	
15.Miscellaneous				%	
				%	
				%	

Square Foot		Square Feet		
16.Regular Lot			%	
17.Secondary Lot			%	
18.Excess Land			%	
19.Condominium			%	
20.PAVING			%	
			%	
			%	

Fract. Acre		Acreage/Sites		
21.Homesite (Frac	21	0.60	100 %	0
22.Baselot (Fract	44	0.80	100 %	0
23.Misc (Fract)			%	
Acres			%	
24.Homesite			%	
25.Second Tier			%	
26.Excess Road Ft			%	
27.Excess Shore F			%	
28.Rear Land 1-5				
29.Rear Land 6-10				

Total Acreage 0.60

Influence Codes

1.Unimproved
2.Excess Frtg
3.Topography
4.Size/Shape
5.Access
6.Restriction
7.Open Space
8.Economic
9.Fract Share
Acres
30.Rear Land 11-2
31.Rear Land 21-5
32.Rear Land 51+
33.Open Space
34.Horticulture
35.Pasture
36.Right of Way
37.Softwood
38.Mixed Wood
39.Hardwood
40.Wasteland
41.Gravel Pit
42.Mobile Home Si
43.Condo Site
44.Site Improveme
45.Municipal Wate
46.Golf Course

Inspection Witnessed By:

X Date

No./Date	Description	Date Insp.

Notes:

Manchester

Manchester

Map Lot U12-037-&38 | Account 77 | Location 69 HAMMONDS GROVE | Card 1 Of 1 | 9/24/2019

Building Style	**2 Ranch**	
0.Uncoded	4.Cape	8.Post/Log
1.Conv.	5.DOUBLE W	9.Seasonal
2.Ranch	6.Split	11.
3.R Ranch	7.Contemp	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 Wood Shingle**	
0.Uncoded	4.Asb/Asp	8.Al/Vinyl
1.Clap	5.T-111	9.Other
2.Wood Shi	6.Br/Stone	11.
3.Compos.	7.Novelty	12.
Roof Surface	**1 Asphalt Shingles**	
1.Asphalt	4.Composit	7.Metal RS
2.Slate	5.Wood	8.
3.Metal LC	6.Other	9.
SF Masonry Trim	**0**	
OPEN-3-CUSTOM	**0**	
OPEN-4-CUSTOM	**0**	
Year Built	**1972**	
Year Remodeled	**0**	
Foundation	**1 Concrete**	
1.Concrete	4.Wood	7.
2.C Block	5.Slab	8.
3.Br/Stone	6.Other	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	**1400**	
Fin Bsmt Grade	**3 100**	
ELECTRICAL AMPS	**200**	
Heat Type	**100% 7 Electric**	
0.Uncoded	4.Steam	8.Fl/Wall
1.HWBB	5.FWA	9.No Heat
2.Radiator	6.GravWA	11.
3.Rad Floo	7.Electric	12.
Cool Type	**0% 9 None**	
1.Central	4.	7.
2.SPLITSYS	5.	8.
3.	6.	9.None
Kitchen Style	**2 Typical**	
1.Remodel	4.Obsolete	7.
2.Typical	5.	8.
3.Old Type	6.	9.None
Bath(s) Style	**2 Typical Bath(s)**	
1.Remodel	4.Obsolete	7.
2.Typical	5.	8.
3.Old Type	6.	9.None
# Rooms	**7**	
# Bedrooms	**4**	
# Full Baths	**2**	
# Half Baths	**0**	
# Addn Fixtures	**0**	
# Fireplaces	**1**	

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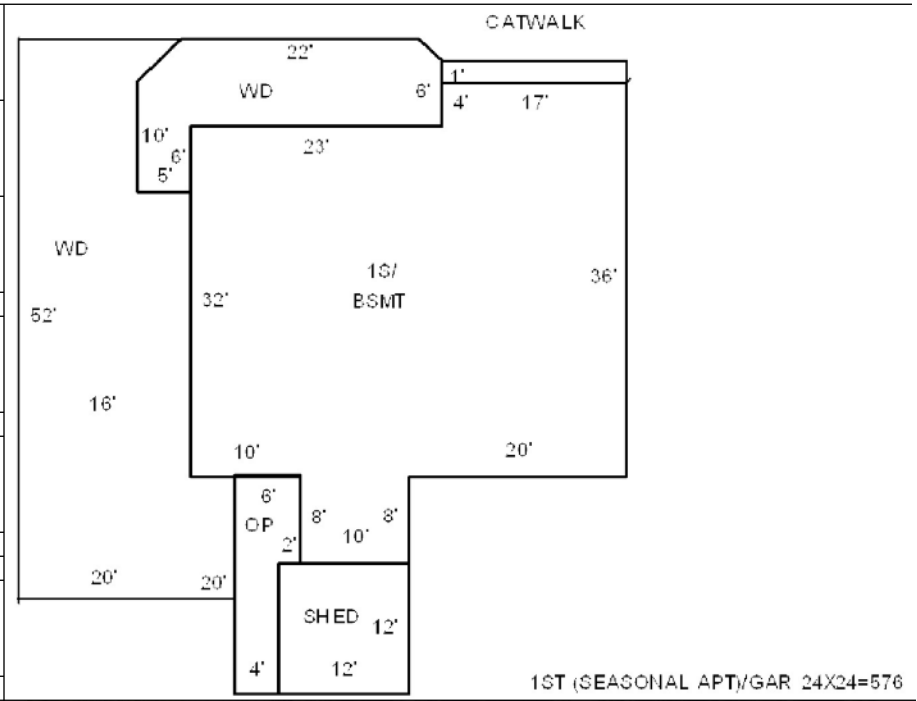
Layout	**1 Typical**	
1.Typical	4.	7.
2.Inadeq	5.	8.
3.Horrid	6.	9.
Attic	**9 None**	
1.1/4 Fin	4.Full Fin	7.
2.1/2 Fin	5.Fl/Stair	8.
3.3/4 Fin	6.	9.None
Insulation	**1 Full**	
1.Full	4.Minimal	7.
2.Heavy	5.Partial	8.
3.Capped	6.	9.None
Unfinished %	**0%**	
Grade & Factor	**3 Average 110%**	
1.E Grade	4.B Grade	7.AA
2.D Grade	5.A Grade	8.SC Grade
3.C Grade	6.A+	9.Same
SQFT (Footprint)	**1428**	
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 Si	7.Layout
2.O-Built	5.CDU	8.Other
3.Delap	6.Style	9.None
Econ. % Good	**100%**	
Economic Code	**None**	
0.None	3.Services	7.
1.Location	8.OTHER	8.
2.Encroach	9.None	9.
Entrance Code	**1 Inspect**	
1.Inspect	4.Vacant	7.
2.Refused	5.Estimate	8.
3.Informed	6.	9.
Information Code	**1 Owner**	
1.Owner	4.Agent	7.
2.Relative	5.Estimate	8.
3.Tenant	6.Other	9.



Date Inspected 10/18/2005

Additions, Outbuildings & Improvements

Type	Year	Units	Grade	Cond	Phys.	Funct.	Sound Value
24 Frame Shed	0	144	0 0	0	0 %	0 %	
21 Open Frame	0	96	0 0	0	0 %	0 %	
68 Wood Deck	0	244	0 0	0	0 %	0 %	
91 1S AD/GAR.....	2007	576	3 100	4	0 %	95 %	
68 Wood Deck	2007	810	3 100	4	0 %	100 %	
68 Wood Deck	2007	17	0 0	0	0 %	100 %	
					%	%	
					%	%	
					%	%	
					%	%	

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

Map Lot U12-041 Account 527 Location 16 HAYWARDS WY Card 1 Of 1 9/24/2019

HAYWARD FAMILY LLC
C/O CHRISTINA BOUCHARD
28 ROCK RIDGE RUN
CUMBERLAND CENTER ME 04021 3730

B6956P213

Property Data

Neighborhood **12 Cobbossee U12**

Tree Growth Year **0**

X Coordinate **0**

Y Coordinate **0**

Zone/Land Use **20 SHORELAND A**

Secondary Zone

Topography **2 Rolling**

1.Level	4.Below St	7.
2.Rolling	5.Low	8.
3.Above St	6.Swampy	9.

Utilities **2 Public Water** **3 Public Sewer**

1.Public	4.Dr Well	7.Hold/Ces
2.Water	5.Dug Well	8.Lk/PndWt
3.Sewer	6.Septic	9.None

Street **1 Paved**

1.Paved	4.Proposed	7.
2.Semi Imp	5.	8.
3.Gravel	6.	9.None

FLOOD PLAIN MAP **7**

CLASSIFICATION **0**

Sale Data

Sale Date

Price

Sale Type

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

Financing

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

Validity

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

Verified

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
2020	290,700	56,700	0	347,400

Land Data

Front Foot	Type	Effective Frontage	Effective Depth	Influence Factor	Influence Code
11.Regular Lot				%	
12.Delta Triangle				%	
13.Nabla Triangle				%	
14.Rear Land				%	
15.Miscellaneous				%	
				%	
				%	

Square Foot		Square Feet		
16.Regular Lot			%	
17.Secondary Lot			%	
18.Excess Land			%	
19.Condominium			%	
20.PAVING			%	
			%	
			%	

Fract. Acre	Acreage/Sites			
21.Homesite (Frac	21	0.45	100 %	0
22.Baselot (Fract	25	1.00	100 %	0
23.Misc (Fract)	28	0.85	100 %	0
Acres			%	
24.Homesite			%	
25.Second Tier			%	
26.Excess Road Ft			%	
27.Excess Shore F			%	
28.Rear Land 1-5				
29.Rear Land 6-10				

Total Acreage 2.30

Influence Codes

1.Unimproved
2.Excess Frtg
3.Topography
4.Size/Shape
5.Access
6.Restriction
7.Open Space
8.Economic
9.Fract Share

Acres

30.Rear Land 11-2
31.Rear Land 21-5
32.Rear Land 51+
33.Open Space
34.Horticulture
35.Pasture
36.Right of Way
37.Softwood
38.Mixed Wood
39.Hardwood
40.Wasteland
41.Gravel Pit
42.Mobile Home Si
43.Condo Site
44.Site Improveme
45.Municipal Wate
46.Golf Course

Inspection Witnessed By:

X Date

No./Date	Description	Date Insp.

Notes:

Manchester

Manchester

Map Lot U12-041 | Account 527 | Location 16 HAYWARDS WY | Card 1 Of 1 | 9/24/2019

Building Style **9 Seasonal**		
0.Uncoded	4.Cape	8.Post/Log
1.Conv.	5.DOUBLE W	9.Seasonal
2.Ranch	6.Split	11.
3.R Ranch	7.Contemp	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 Wood Shingle**		
0.Uncoded	4.Asb/Asp	8.Al/Vinyl
1.Clap	5.T-111	9.Other
2.Wood Shi	6.Br/Stone	11.
3.Compos.	7.Novelty	12.
Roof Surface **1 Asphalt Shingles**		
1.Asphalt	4.Composit	7.Metal RS
2.Slate	5.Wood	8.
3.Metal LC	6.Other	9.
SF Masonry Trim **0**		
OPEN-3-CUSTOM **0**		
OPEN-4-CUSTOM **0**		
Year Built **1890**		
Year Remodeled **0**		
Foundation **4 Wood**		
1.Concrete	4.Wood	7.
2.C Block	5.Slab	8.
3.Br/Stone	6.Other	9.
Basement **3 3/4 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**		
ELECTRICAL AMPS **60**		
Heat Type **100%**	**5 Forced Warm Air**	
0.Uncoded	4.Steam	8.Fl/Wall
1.HWBB	5.FWA	9.No Heat
2.Radiator	6.GravWA	11.
3.Rad Floo	7.Electric	12.
Cool Type **0%**	**9 None**	
1.Central	4.	7.
2.SPLITSYS	5.	8.
3.	6.	9.None
Kitchen Style	**2 Typical**	
1.Remodel	4.Obsolete	7.
2.Typical	5.	8.
3.Old Type	6.	9.None
Bath(s) Style	**2 Typical Bath(s)**	
1.Remodel	4.Obsolete	7.
2.Typical	5.	8.
3.Old Type	6.	9.None
# Rooms **4**		
# Bedrooms **2**		
# Full Baths **1**		
# Half Baths **0**		
# Addn Fixtures **0**		
# Fireplaces **1**		

TRIO Software
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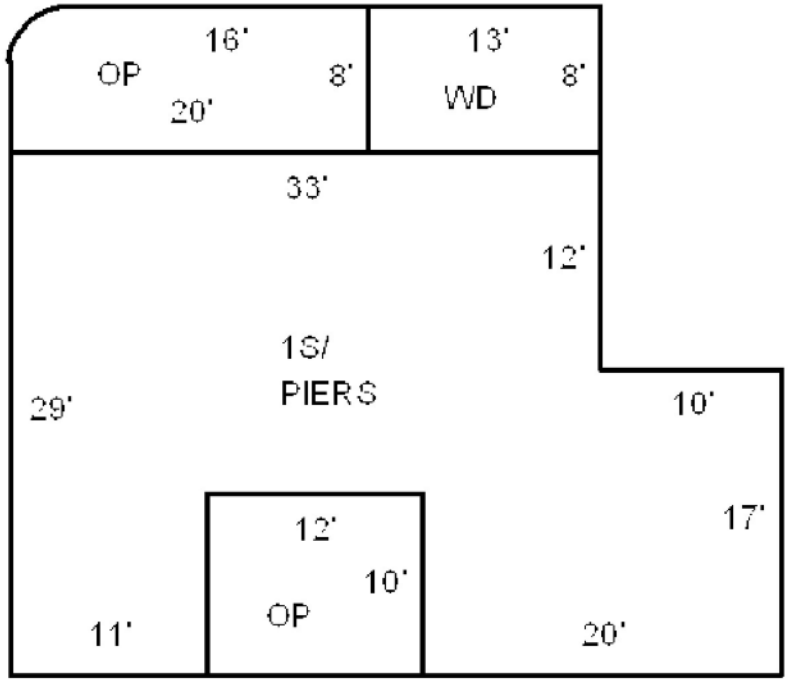
Layout **1 Typical**		
1.Typical	4.	7.
2.Inadeq	5.	8.
3.Horrid	6.	9.
Attic **9 None**		
1.1/4 Fin	4.Full Fin	7.
2.1/2 Fin	5.Fl/Stair	8.
3.3/4 Fin	6.	9.None
Insulation **9 None**		
1.Full	4.Minimal	7.
2.Heavy	5.Partial	8.
3.Capped	6.	9.None
Unfinished % **0%**		
Grade & Factor **3 Average 100%**		
1.E Grade	4.B Grade	7.AA
2.D Grade	5.A Grade	8.SC Grade
3.C Grade	6.A+	9.Same
SQFT (Footprint) **1007**		
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 Si	7.Layout
2.O-Built	5.CDU	8.Other
3.Delap	6.Style	9.None
Econ. % Good **100%**		
Economic Code **None**		
0.None	3.Services	7.
1.Location	8.OTHER	8.
2.Encroach	9.None	9.
Entrance Code **5 Estimated**		
1.Inspect	4.Vacant	7.
2.Refused	5.Estimate	8.
3.Informed	6.	9.
Information Code **5 Estimate**		
1.Owner	4.Agent	7.
2.Relative	5.Estimate	8.
3.Tenant	6.Other	9.



Date Inspected 10/19/2005

Additions, Outbuildings & Improvements

Type	Year	Units	Grade	Cond	Phys.	Funct.	Sound Value
21 Open Frame	0	120	0 0	0	0 %	0 %	
68 Wood Deck	0	104	0 0	0	0 %	0 %	
21 Open Frame	0	158	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

Map Lot U12-042 Account 1020 Location 7 TREETOPS LN Card 1 Of 1 9/24/2019

RUBINSTEIN,PETER J. & JOHN, TRUSTEES
J. RUBINSTEIN TRUST, P.J. RUBUNSTEIN TRUST
40 WEST 116th #A1008
NEW YORK NY 10026

B11889P71

Property Data

Neighborhood	**12 Cobbossee U12**
Tree Growth Year	**0**
X Coordinate	**0**
Y Coordinate	**0**
Zone/Land Use	**20 SHORELAND A**
Secondary Zone	
Topography	**2 Rolling**

1.Level	4.Below St	7.
2.Rolling	5.Low	8.
3.Above St	6.Swampy	9.

Utilities	**2 Public Water**	**3 Public Sewer**

1.Public	4.Dr Well	7.Hold/Ces
2.Water	5.Dug Well	8.Lk/PndWt
3.Sewer	6.Septic	9.None

Street	**6 Gravel,PrivateWy**

1.Paved	4.Proposed	7.
2.Semi Imp	5.	8.
3.Gravel	6.	9.None

FLOOD PLAIN MAP	**7**
CLASSIFICATION	**0**

Sale Data

Sale Date	**1/06/2015**
Price	**410,000**
Sale Type	**2 Land & Buildings**

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

Financing	**9 Unknown**

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

Validity	**2 Related Parties**

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

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
2020	311,200	129,300	0	440,500

Land Data

Front Foot	Type	Effective Frontage	Effective Depth	Influence Factor	Influence Code
11.Regular Lot				%	
12.Delta Triangle				%	
13.Nabla Triangle				%	
14.Rear Land				%	
15.Miscellaneous				%	
				%	
				%	

Square Foot	Square Feet		
16.Regular Lot		%	
17.Secondary Lot		%	
18.Excess Land		%	
19.Condominium		%	
20.PAVING		%	
		%	
		%	

Fract. Acre	Acreage/Sites		
21.Homesite (Frac	21	0.66	100 %	0
22.Baselot (Fract	25	0.14	100 %	0
23.Misc (Fract)			%	
Acres			%	
24.Homesite			%	
25.Second Tier			%	
26.Excess Road Ft			%	
27.Excess Shore F			%	
28.Rear Land 1-5				
29.Rear Land 6-10				

Total Acreage 0.80

Influence Codes

1.Unimproved
2.Excess Frtg
3.Topography
4.Size/Shape
5.Access
6.Restriction
7.Open Space
8.Economic
9.Fract Share
Acres
30.Rear Land 11-2
31.Rear Land 21-5
32.Rear Land 51+
33.Open Space
34.Horticulture
35.Pasture
36.Right of Way
37.Softwood
38.Mixed Wood
39.Hardwood
40.Wasteland
41.Gravel Pit
42.Mobile Home Si
43.Condo Site
44.Site Improveme
45.Municipal Wate
46.Golf Course

Inspection Witnessed By:

X Date

No./Date	Description	Date Insp.

Notes:

Manchester

Manchester

Map Lot U12-042 | Account 1020 | Location 7 TREETOPS LN | Card 1 Of 1 | 9/24/2019

Building Style	**9 Seasonal**	
0.Uncoded	4.Cape	8.Post/Log
1.Conv.	5.DOUBLE W	9.Seasonal
2.Ranch	6.Split	11.
3.R Ranch	7.Contemp	12.
Dwelling Units	**1**	
Other Units	**0**	
Stories	**2 Two Story**	
1.1	4.1.5	7.
2.2	5.1.75	8.
3.3	6.2.5	9.
Exterior Walls	**8 Al/Vinyl**	
0.Uncoded	4.Asb/Asp	8.Al/Vinyl
1.Clap	5.T-111	9.Other
2.Wood Shi	6.Br/Stone	11.
3.Compos.	7.Novelty	12.
Roof Surface	**1 Asphalt Shingles**	
1.Asphalt	4.Composit	7.Metal RS
2.Slate	5.Wood	8.
3.Metal LC	6.Other	9.
SF Masonry Trim	**0**	
OPEN-3-CUSTOM	**0**	
OPEN-4-CUSTOM	**0**	
Year Built	**1940**	
Year Remodeled	**1980**	
Foundation	**1 Concrete**	
1.Concrete	4.Wood	7.
2.C Block	5.Slab	8.
3.Br/Stone	6.Other	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	**1**	
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**	
ELECTRICAL AMPS	**0**	
Heat Type	**100%**	**5 Forced Warm Air**
0.Uncoded	4.Steam	8.Fl/Wall
1.HWBB	5.FWA	9.No Heat
2.Radiator	6.GravWA	11.
3.Rad Floo	7.Electric	12.
Cool Type	**100%**	**9 None**
1.Central	4.	7.
2.SPLITSYS	5.	8.
3.	6.	9.None
Kitchen Style	**3 Old Style**	
1.Remodel	4.Obsolete	7.
2.Typical	5.	8.
3.Old Type	6.	9.None
Bath(s) Style	**2 Typical Bath(s)**	
1.Remodel	4.Obsolete	7.
2.Typical	5.	8.
3.Old Type	6.	9.None
# Rooms	**6**	
# Bedrooms	**3**	
# Full Baths	**2**	
# Half Baths	**0**	
# Addn Fixtures	**0**	
# Fireplaces	**1**	

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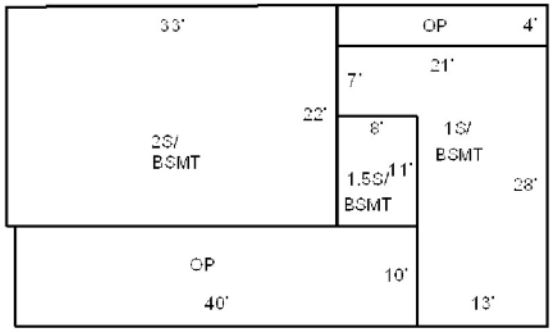
Layout	**1 Typical**	
1.Typical	4.	7.
2.Inadeq	5.	8.
3.Horrid	6.	9.
Attic	**2 1/2 Finished**	
1.1/4 Fin	4.Full Fin	7.
2.1/2 Fin	5.Fl/Stair	8.
3.3/4 Fin	6.	9.None
Insulation	**1 Full**	
1.Full	4.Minimal	7.
2.Heavy	5.Partial	8.
3.Capped	6.	9.None
Unfinished %	**0%**	
Grade & Factor	**3 Average 110%**	
1.E Grade	4.B Grade	7.AA
2.D Grade	5.A Grade	8.SC Grade
3.C Grade	6.A+	9.Same
SQFT (Footprint)	**726**	
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 Si	7.Layout
2.O-Built	5.CDU	8.Other
3.Delap	6.Style	9.None
Econ. % Good	**100%**	
Economic Code	**None**	
0.None	3.Services	7.
1.Location	8.OTHER	8.
2.Encroach	9.None	9.
Entrance Code	**5 Estimated**	
1.Inspect	4.Vacant	7.
2.Refused	5.Estimate	8.
3.Informed	6.	9.
Information Code	**5 Estimate**	
1.Owner	4.Agent	7.
2.Relative	5.Estimate	8.
3.Tenant	6.Other	9.

Date Inspected 10/19/2005

2000 ALUM DOCK 4X60=240 4.4



1999 CARPORT 18X19=342 4.4

1999 BOARDWALK 4X70=280 3.4

Additions, Outbuildings & Improvements

Type	Year	Units	Grade	Cond	Phys.	Funct.	Sound Value
14 1.5 Story/BSMT	0	88	0 0	0	0 %	0 %	
21 Open Frame	0	400	0 0	0	0 %	0 %	
11 1	0	420	0 0	0	0 %	0 %	
21 Open Frame	0	84	0 0	0	0 %	0 %	
177 PIER.....	2000	240	4 100	4	0 %	100 %	
68 Wood Deck	1999	280	3 100	4	0 %	100 %	
61 Canopy	1999	342	4 100	4	0 %	100 %	
					%	%	
					%	%	
					%	%	

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

Map Lot U12-043-044-045 Account 1017 Location 11 TREETOPS LN Card 1 Of 2 9/24/2019

CAIN, DAVID W
CAIN, LINDA R.T.
6713 MELLON COURT
BAKERSFIELD CA 93308

B13139P318

Property Data

Neighborhood	**12 Cobbossee U12**
Tree Growth Year	**0**
X Coordinate	**0**
Y Coordinate	**0**
Zone/Land Use	**20 SHORELAND A**
Secondary Zone	
Topography	**2 Rolling**

1.Level	4.Below St	7.
2.Rolling	5.Low	8.
3.Above St	6.Swampy	9.

Utilities	**2 Public Water**	**3 Public Sewer**

1.Public	4.Dr Well	7.Hold/Ces
2.Water	5.Dug Well	8.Lk/PndWt
3.Sewer	6.Septic	9.None

Street	**6 Gravel,PrivateWy**	

1.Paved	4.Proposed	7.
2.Semi Imp	5.	8.
3.Gravel	6.	9.None

FLOOD PLAIN MAP	**7**
CLASSIFICATION	**0**

Sale Data

Sale Date	**1/31/2019**
Price	**1,500,000**
Sale Type	**2 Land & Buildings**

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

Financing	**9 Unknown**	

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.Altered
2.Related	5.Partial	8.Other
3.Distress	6.Exempt	9.Review

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
2020	591,900	596,100	0	1,188,000

Land Data

Front Foot	Type	Effective Frontage	Effective Depth	Influence Factor	Influence Code
11.Regular Lot				%	
12.Delta Triangle				%	
13.Nabla Triangle				%	
14.Rear Land				%	
15.Miscellaneous				%	
				%	
				%	

Square Foot		Square Feet		
16.Regular Lot			%	
17.Secondary Lot			%	
18.Excess Land			%	
19.Condominium			%	
20.PAVING			%	
			%	
			%	

Fract. Acre		Acreage/Sites		
21.Homesite (Frac	21	1.00	100 %	0
22.Baselot (Fract	27	1.00	100 %	0
23.Misc (Fract)	28	0.48	87 %	0
Acres	44	2.40	100 %	0
24.Homesite			%	
25.Second Tier			%	
26.Excess Road Ft			%	
27.Excess Shore F				
28.Rear Land 1-5				
29.Rear Land 6-10				

Total Acreage 2.48

Influence Codes

1.Unimproved
2.Excess Frtg
3.Topography
4.Size/Shape
5.Access
6.Restriction
7.Open Space
8.Economic
9.Fract Share
Acres
30.Rear Land 11-2
31.Rear Land 21-5
32.Rear Land 51+
33.Open Space
34.Horticulture
35.Pasture
36.Right of Way
37.Softwood
38.Mixed Wood
39.Hardwood
40.Wasteland
41.Gravel Pit
42.Mobile Home Si
43.Condo Site
44.Site Improveme
45.Municipal Wate
46.Golf Course

Inspection Witnessed By:

X Date

No./Date	Description	Date Insp.

Notes:

Manchester

Manchester

Map Lot U12-043-044-045 | Account 1017 | Location 11 TREETOPS LN | Card 1 Of 2 | 9/24/2019

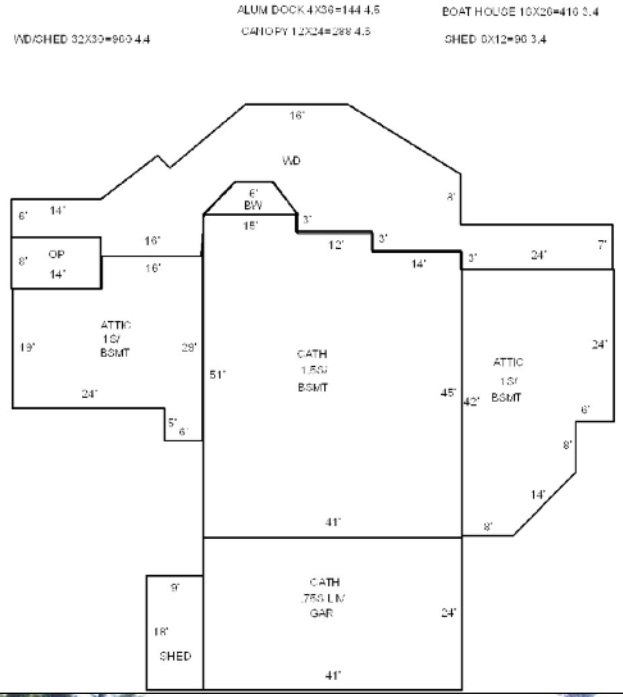
Building Style	**7 Contemporary**	
0.Uncoded	4.Cape	8.Post/Log
1.Conv.	5.DOUBLE W	9.Seasonal
2.Ranch	6.Split	11.
3.R Ranch	7.Contemp	12.
Dwelling Units	**1**	
Other Units	**0**	
Stories	**4 One & 1/2 Story**	
1.1	4.1.5	7.
2.2	5.1.75	8.
3.3	6.2.5	9.
Exterior Walls	**1 Clapboard**	
0.Uncoded	4.Asb/Asp	8.Al/Vinyl
1.Clap	5.T-111	9.Other
2.Wood Shi	6.Br/Stone	11.
3.Compos.	7.Novelty	12.
Roof Surface	**1 Asphalt Shingles**	
1.Asphalt	4.Composit	7.Metal RS
2.Slate	5.Wood	8.
3.Metal LC	6.Other	9.
SF Masonry Trim	**176**	
OPEN-3-CUSTOM	**0**	
OPEN-4-CUSTOM	**0**	
Year Built	**1983**	
Year Remodeled	**0**	
Foundation	**1 Concrete**	
1.Concrete	4.Wood	7.
2.C Block	5.Slab	8.
3.Br/Stone	6.Other	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	**1000**	
Fin Bsmt Grade	**5 100**	
ELECTRICAL AMPS	**0**	
Heat Type	**100%**	**5 Forced Warm Air**
0.Uncoded	4.Steam	8.Fl/Wall
1.HWBB	5.FWA	9.No Heat
2.Radiator	6.GravWA	11.
3.Rad Floo	7.Electric	12.
Cool Type	**0%**	**9 None**
1.Central	4.	7.
2.SPLITSYS	5.	8.
3.	6.	9.None
Kitchen Style	**1 Remodeled**	
1.Remodel	4.Obsolete	7.
2.Typical	5.	8.
3.Old Type	6.	9.None
Bath(s) Style	**1 Remodeled**	
1.Remodel	4.Obsolete	7.
2.Typical	5.	8.
3.Old Type	6.	9.None
# Rooms	**12**	
# Bedrooms	**5**	
# Full Baths	**3**	
# Half Baths	**1**	
# Addn Fixtures	**0**	
# Fireplaces	**3**	

TRIO Software
A Division of Harris Computer Systems

Layout	**1 Typical**	
1.Typical	4.	7.
2.Inadeq	5.	8.
3.Horrid	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	**2 Heavy**	
1.Full	4.Minimal	7.
2.Heavy	5.Partial	8.
3.Capped	6.	9.None
Unfinished %	**0%**	
Grade & Factor	**6 Excellent 100%**	
1.E Grade	4.B Grade	7.AA
2.D Grade	5.A Grade	8.SC Grade
3.C Grade	6.A+	9.Same
SQFT (Footprint)	**1971**	
Condition	**8 Excellent**	
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 Si	7.Layout
2.O-Built	5.CDU	8.Other
3.Delap	6.Style	9.None
Econ. % Good	**100%**	
Economic Code	**None**	
0.None	3.Services	7.
1.Location	8.OTHER	8.
2.Encroach	9.None	9.
Entrance Code	**5 Estimated**	
1.Inspect	4.Vacant	7.
2.Refused	5.Estimate	8.
3.Informed	6.	9.
Information Code	**5 Estimate**	
1.Owner	4.Agent	7.
2.Relative	5.Estimate	8.
3.Tenant	6.Other	9.

Date Inspected 10/19/2005



Additions, Outbuildings & Improvements

Type	Year	Units	Grade	Cond	Phys.	Funct.	Sound Value
92 3/4S AD/GAR.....	0	984	0 0	0	0 %	0 %	
11 1	0	850	0 0	0	0 %	0 %	
25 Frame Bay	0	52	0 0	0	0 %	0 %	
68 Wood Deck	0	1126	0 0	0	0 %	0 %	
11 1	0	680	0 0	0	0 %	0 %	
21 Open Frame	0	112	0 0	0	0 %	0 %	
24 Frame Shed	0	162	0 0	0	0 %	0 %	
28 Unfinished Attic	0	850	0 0	0	0 %	0 %	
28 Unfinished Attic	0	380	0 0	0	0 %	0 %	
68 Wood Deck	0	960	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

Map Lot U12-043-044-045 Account 1017 Location 11 TREETOPS LN Card 2 Of 2 9/24/2019

CAIN, DAVID W
CAIN, LINDA R.T.
6713 MELLON COURT
BAKERSFIELD CA 93308

B13139P318

Property Data

Neighborhood	**12 Cobbossee U12**
Tree Growth Year	**0**
X Coordinate	**0**
Y Coordinate	**0**
Zone/Land Use	**15 Shoreland**
Secondary Zone	
Topography	**2 Rolling**

1.Level	4.Below St	7.
2.Rolling	5.Low	8.
3.Above St	6.Swampy	9.

Utilities **2 Public Water** **3 Public Sewer**

1.Public	4.Dr Well	7.Hold/Ces
2.Water	5.Dug Well	8.Lk/PndWt
3.Sewer	6.Septic	9.None

Street **6 Gravel,PrivateWy**

1.Paved	4.Proposed	7.
2.Semi Imp	5.	8.
3.Gravel	6.	9.None

FLOOD PLAIN MAP	**6**
CLASSIFICATION	**0**

Sale Data

Sale Date	**1/31/2019**
Price	**1,500,000**

Sale Type **2 Land & Buildings**

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

Financing **9 Unknown**

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.Altered
2.Related	5.Partial	8.Other
3.Distress	6.Exempt	9.Review

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
2020	0	18,100	0	18,100

Land Data

Front Foot	Type	Effective Frontage	Effective Depth	Influence Factor	Influence Code
11.Regular Lot				%	
12.Delta Triangle				%	
13.Nabla Triangle				%	
14.Rear Land				%	
15.Miscellaneous				%	
				%	
				%	
Square Foot		**Square Feet**			
16.Regular Lot				%	
17.Secondary Lot				%	
18.Excess Land				%	
19.Condominium				%	
20.PAVING				%	
				%	
				%	
Fract. Acre		**Acreage/Sites**			
21.Homesite (Frac				%	
22.Baselot (Fract				%	
23.Misc (Fract)				%	
Acres				%	
24.Homesite				%	
25.Second Tier				%	
26.Excess Road Ft				%	
27.Excess Shore F				%	
28.Rear Land 1-5					
29.Rear Land 6-10					

Total Acreage 0.00

Influence Codes

1.Unimproved
2.Excess Frtg
3.Topography
4.Size/Shape
5.Access
6.Restriction
7.Open Space
8.Economic
9.Fract Share

Acres

30.Rear Land 11-2
31.Rear Land 21-5
32.Rear Land 51+
33.Open Space
34.Horticulture
35.Pasture
36.Right of Way
37.Softwood
38.Mixed Wood
39.Hardwood
40.Wasteland
41.Gravel Pit
42.Mobile Home Si
43.Condo Site
44.Site Improveme
45.Municipal Wate
46.Golf Course

Inspection Witnessed By:

X Date

No./Date	Description	Date Insp.

Notes:

Manchester

Manchester

Map Lot U12-043-044-045 | Account 1017 | Location 11 TREETOPS LN | Card 2 Of 2 | 9/24/2019

Building Style		
0.Uncoded	4.Cape	8.Post/Log
1.Conv.	5.DOUBLE W	9.Seasonal
2.Ranch	6.Split	11.
3.R Ranch	7.Contemp	12.

Dwelling Units

Other Units

Stories		
1.1	4.1.5	7.
2.2	5.1.75	8.
3.3	6.2.5	9.

Exterior Walls		
0.Uncoded	4.Asb/Asp	8.Al/Vinyl
1.Clap	5.T-111	9.Other
2.Wood Shi	6.Br/Stone	11.
3.Compos.	7.Novelty	12.

Roof Surface		
1.Asphalt	4.Composit	7.Metal RS
2.Slate	5.Wood	8.
3.Metal LC	6.Other	9.

SF Masonry Trim

OPEN-3-CUSTOM

OPEN-4-CUSTOM

Year Built

Year Remodeled

Foundation		
1.Concrete	4.Wood	7.
2.C Block	5.Slab	8.
3.Br/Stone	6.Other	9.

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

Wet Basement		
1.Dry	4.	7.
2.Damp	5.	8.
3.Wet	6.	9.

SF Bsmt Living

Fin Bsmt Grade

ELECTRICAL AMPS

Heat Type **100%**		
0.Uncoded	4.Steam	8.Fl/Wall
1.HWBB	5.FWA	9.No Heat
2.Radiator	6.GravWA	11.
3.Rad Floo	7.Electric	12.

Cool Type **0%**		
1.Central	4.	7.
2.SPLITSYS	5.	8.
3.	6.	9.None

Kitchen Style		
1.Remodel	4.Obsolete	7.
2.Typical	5.	8.
3.Old Type	6.	9.None

Bath(s) Style		
1.Remodel	4.Obsolete	7.
2.Typical	5.	8.
3.Old Type	6.	9.None

Rooms

Bedrooms

Full Baths

Half Baths

Addn Fixtures

Fireplaces

TRIO Software
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Layout		
1.Typical	4.	7.
2.Inadeq	5.	8.
3.Horrid	6.	9.

Attic		
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	4.Minimal	7.
2.Heavy	5.Partial	8.
3.Capped	6.	9.None

Unfinished %

Grade & Factor		
1.E Grade	4.B Grade	7.AA
2.D Grade	5.A Grade	8.SC Grade
3.C Grade	6.A+	9.Same

SQFT (Footprint)

Condition		
1.Poor	4.Avg	7.V G
2.Fair	5.Avg+	8.Exc
3.Avg-	6.Good	9.Same

Phys. % Good

Funct. % Good

Functional Code		
1.Incomp	4.Small Si	7.Layout
2.O-Built	5.CDU	8.Other
3.Delap	6.Style	9.None

Econ. % Good

Economic Code		
0.None	3.Services	7.
1.Location	8.OTHER	8.
2.Encroach	9.None	9.

Entrance Code **0**		
1.Inspect	4.Vacant	7.
2.Refused	5.Estimate	8.
3.Informed	6.	9.

Information Code **0**		
1.Owner	4.Agent	7.
2.Relative	5.Estimate	8.
3.Tenant	6.Other	9.

Date Inspected 10/19/2005

Additions, Outbuildings & Improvements

Type	Year	Units	Grade	Cond	Phys.	Funct.	Sound Value
24 Frame Shed	0	960	4 100	4	0 %	100 %	
61 Canopy	0	288	4 100	5	0 %	100 %	
24 Frame Shed	0	416	3 100	4	0 %	100 %	
24 Frame Shed	0	96	3 100	4	0 %	100 %	
420	2007	1	4 100	4	0 %	100 %	
					%	%	
					%	%	
					%	%	
					%	%	
					%	%	

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

Map Lot U12-046 Account 1018 Location 41 HAMMONDS GROVE Card 1 Of 1 9/24/2019

GUERRETTE, GLEN
P.O. BOX 275
AUGUSTA ME 04330

B11054P317

Property Data

Neighborhood	22 Hammonds Grv Nhb (Cobb Access)
Tree Growth Year	0
X Coordinate	0
Y Coordinate	0
Zone/Land Use	12 Community Res.
Secondary Zone	
Topography	2 Rolling

1.Level 4.Below St 7.
2.Rolling 5.Low 8.
3.Above St 6.Swampy 9.

Utilities 4 Drilled Well 6 Septic System

1.Public 4.Dr Well 7.Hold/Ces
2.Water 5.Dug Well 8.Lk/PndWt
3.Sewer 6.Septic 9.None

Street 6 Gravel,PrivateWy

1.Paved 4.Proposed 7.
2.Semi Imp 5. 8.
3.Gravel 6. 9.None

FLOOD PLAIN MAP	7
CLASSIFICATION	0

Sale Data

Sale Date	6/01/2012
Price	200,200

Sale Type 2 Land & Buildings

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

Financing 9 Unknown

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.Altered
2.Related 5.Partial 8.Other
3.Distress 6.Exempt 9.Review

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
2020	70,200	105,700	0	175,900

Land Data

Front Foot	Type	Effective Frontage	Effective Depth	Influence Factor	Influence Code
11.Regular Lot				%	
12.Delta Triangle				%	
13.Nabla Triangle				%	
14.Rear Land				%	
15.Miscellaneous				%	
				%	
				%	
Square Foot		**Square Feet**			
16.Regular Lot				%	
17.Secondary Lot				%	
18.Excess Land				%	
19.Condominium				%	
20.PAVING				%	
				%	
				%	
Fract. Acre		**Acreage/Sites**			
21.Homesite (Frac	21	1.00	100	%	0
22.Baselot (Fract	28	0.39	100	%	0
23.Misc (Fract)	48	1.00	100	%	0
Acres				%	
24.Homesite				%	
25.Second Tier				%	
26.Excess Road Ft				%	
27.Excess Shore F				%	
28.Rear Land 1-5					
29.Rear Land 6-10					

Total Acreage 1.39

Influence Codes

1.Unimproved
2.Excess Frtg
3.Topography
4.Size/Shape
5.Access
6.Restriction
7.Open Space
8.Economic
9.Fract Share
Acres
30.Rear Land 11-2
31.Rear Land 21-5
32.Rear Land 51+
33.Open Space
34.Horticulture
35.Pasture
36.Right of Way
37.Softwood
38.Mixed Wood
39.Hardwood
40.Wasteland
41.Gravel Pit
42.Mobile Home Si
43.Condo Site
44.Site Improveme
45.Municipal Wate
46.Golf Course

Inspection Witnessed By:

X Date

No./Date	Description	Date Insp.

Notes:

Manchester

Manchester

Map Lot U12-046 | Account 1018 | Location 41 HAMMONDS GROVE | Card 1 Of 1 | 9/24/2019

Building Style		
0.Uncoded	4.Cape	8.Post/Log
1.Conv.	5.DOUBLE W	9.Seasonal
2.Ranch	6.Split	11.
3.R Ranch	7.Contemp	12.

Dwelling Units

Other Units

Stories		
1.1	4.1.5	7.
2.2	5.1.75	8.
3.3	6.2.5	9.

Exterior Walls		
0.Uncoded	4.Asb/Asp	8.Al/Vinyl
1.Clap	5.T-111	9.Other
2.Wood Shi	6.Br/Stone	11.
3.Compos.	7.Novelty	12.

Roof Surface		
1.Asphalt	4.Composit	7.Metal RS
2.Slate	5.Wood	8.
3.Metal LC	6.Other	9.

SF Masonry Trim

OPEN-3-CUSTOM

OPEN-4-CUSTOM

Year Built

Year Remodeled

Foundation		
1.Concrete	4.Wood	7.
2.C Block	5.Slab	8.
3.Br/Stone	6.Other	9.

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

Wet Basement		
1.Dry	4.	7.
2.Damp	5.	8.
3.Wet	6.	9.

SF Bsmt Living

Fin Bsmt Grade

ELECTRICAL AMPS

Heat Type **100%**		
0.Uncoded	4.Steam	8.Fl/Wall
1.HWBB	5.FWA	9.No Heat
2.Radiator	6.GravWA	11.
3.Rad Floo	7.Electric	12.

Cool Type **0%**		
1.Central	4.	7.
2.SPLITSYS	5.	8.
3.	6.	9.None

Kitchen Style		
1.Remodel	4.Obsolete	7.
2.Typical	5.	8.
3.Old Type	6.	9.None

Bath(s) Style		
1.Remodel	4.Obsolete	7.
2.Typical	5.	8.
3.Old Type	6.	9.None

Rooms

Bedrooms

Full Baths

Half Baths

Addn Fixtures

Fireplaces

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Layout		
1.Typical	4.	7.
2.Inadeq	5.	8.
3.Horrid	6.	9.

Attic		
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	4.Minimal	7.
2.Heavy	5.Partial	8.
3.Capped	6.	9.None

Unfinished %

Grade & Factor		
1.E Grade	4.B Grade	7.AA
2.D Grade	5.A Grade	8.SC Grade
3.C Grade	6.A+	9.Same

SQFT (Footprint)

Condition		
1.Poor	4.Avg	7.V G
2.Fair	5.Avg+	8.Exc
3.Avg-	6.Good	9.Same

Phys. % Good

Funct. % Good

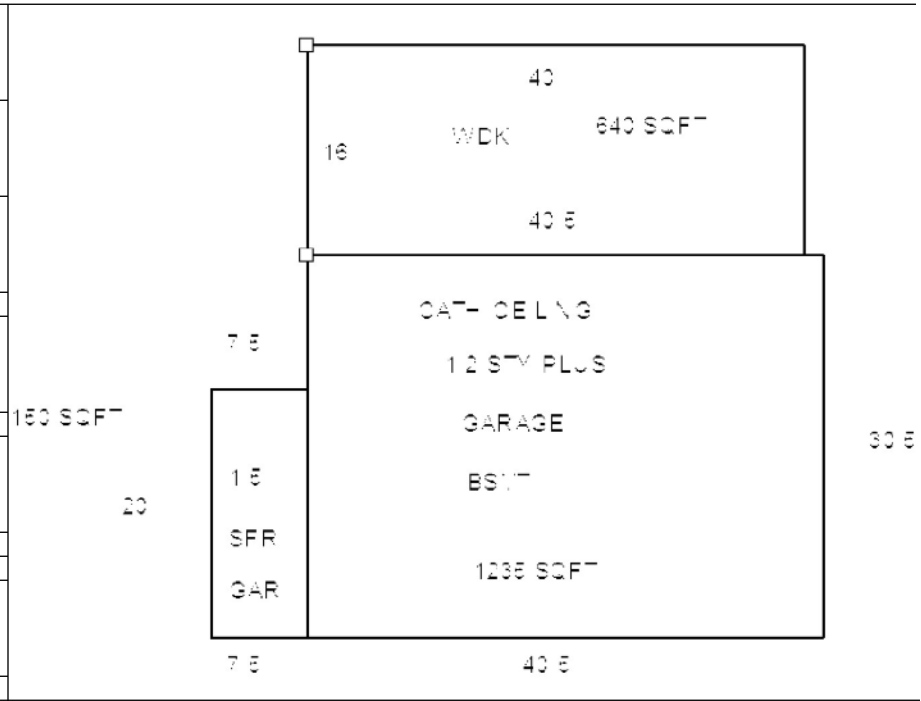
Functional Code		
1.Incomp	4.Small Si	7.Layout
2.O-Built	5.CDU	8.Other
3.Delap	6.Style	9.None

Econ. % Good

Economic Code		
0.None	3.Services	7.
1.Location	8.OTHER	8.
2.Encroach	9.None	9.

Entrance Code **1 Inspect**		
1.Inspect	4.Vacant	7.
2.Refused	5.Estimate	8.
3.Informed	6.	9.

Information Code **1 Owner**		
1.Owner	4.Agent	7.
2.Relative	5.Estimate	8.
3.Tenant	6.Other	9.



Date Inspected 10/21/2005

Additions, Outbuildings & Improvements

Type	Year	Units	Grade	Cond	Phys.	Funct.	Sound Value
92 3/4S AD/GAR.....	1994	1235	4 100	4	0 %	100 %	
27 Unfin Basement	1994	1235	4 100	4	0 %	100 %	
77 1.50 ST	1994	150	4 100	4	0 %	100 %	
68 Wood Deck	2012	640	4 100	4	0 %	100 %	
					%	%	
					%	%	
					%	%	
					%	%	
					%	%	
					%	%	

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

Map Lot U12-048 Account 80 Location 49 HAMMONDS GROVE Card 1 Of 1 9/24/2019

FRANK, MONIQUE B
49 HAMMONDS GROVE
MANCHESTER ME 04351

B12949P201

Property Data

Neighborhood	**22 Hammonds Grv Nhb (Cobb Access)**
Tree Growth Year	**0**
X Coordinate	**0**
Y Coordinate	**0**
Zone/Land Use	**12 Community Res.**
Secondary Zone	
Topography	**2 Rolling** **9**

1.Level	4.Below St	7.
2.Rolling	5.Low	8.
3.Above St	6.Swampy	9.

Utilities	**3 Public Sewer**	**2 Public Water**

1.Public	4.Dr Well	7.Hold/Ces
2.Water	5.Dug Well	8.Lk/PndWt
3.Sewer	6.Septic	9.None

Street	**6 Gravel,PrivateWy**

1.Paved	4.Proposed	7.
2.Semi Imp	5.	8.
3.Gravel	6.	9.None

FLOOD PLAIN MAP	**7**
CLASSIFICATION	**0**

Sale Data

Sale Date	**10/28/2010**
Price	**64,000**
Sale Type	**1 Land Only**

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

Financing	**9 Unknown**

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

Validity	**8 Other Non Valid**

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

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
2020	69,500	281,200	20,000	330,700

Land Data

Front Foot	Type	Effective Frontage	Effective Depth	Influence Factor	Influence Code
11.Regular Lot				%	
12.Delta Triangle				%	
13.Nabla Triangle				%	
14.Rear Land				%	
15.Miscellaneous				%	
				%	
				%	

Square Foot		Square Feet		
16.Regular Lot			%	
17.Secondary Lot			%	
18.Excess Land			%	
19.Condominium			%	
20.PAVING			%	
			%	
			%	

Fract. Acre	Acreage/Sites			
21.Homesite (Frac	21	1.00	100 %	0
22.Baselot (Fract	28	0.10	100 %	0
23.Misc (Fract)	48	1.00	100 %	0
Acres			%	
24.Homesite			%	
25.Second Tier			%	
26.Excess Road Ft			%	
27.Excess Shore F			%	
28.Rear Land 1-5				
29.Rear Land 6-10				

Total Acreage 1.10

Influence Codes

1.Unimproved
2.Excess Frtg
3.Topography
4.Size/Shape
5.Access
6.Restriction
7.Open Space
8.Economic
9.Fract Share

Acres

30.Rear Land 11-2
31.Rear Land 21-5
32.Rear Land 51+
33.Open Space
34.Horticulture
35.Pasture
36.Right of Way
37.Softwood
38.Mixed Wood
39.Hardwood
40.Wasteland
41.Gravel Pit
42.Mobile Home Si
43.Condo Site
44.Site Improveme
45.Municipal Wate
46.Golf Course

Inspection Witnessed By:

X Date

No./Date	Description	Date Insp.

Notes:

Manchester

Manchester

Map Lot U12-048 | Account 80 | Location 49 HAMMONDS GROVE | Card 1 Of 1 | 9/24/2019

Building Style	**1 Conventional**	
0.Uncoded	4.Cape	8.Post/Log
1.Conv.	5.DOUBLE W	9.Seasonal
2.Ranch	6.Split	11.
3.R Ranch	7.Contemp	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	**1 Clapboard**	
0.Uncoded	4.Asb/Asp	8.Al/Vinyl
1.Clap	5.T-111	9.Other
2.Wood Shi	6.Br/Stone	11.
3.Compos.	7.Novelty	12.
Roof Surface	**1 Asphalt Shingles**	
1.Asphalt	4.Composit	7.Metal RS
2.Slate	5.Wood	8.
3.Metal LC	6.Other	9.
SF Masonry Trim	**0**	
OPEN-3-CUSTOM	**0**	
OPEN-4-CUSTOM	**0**	
Year Built	**2012**	
Year Remodeled	**0**	
Foundation	**1 Concrete**	
1.Concrete	4.Wood	7.
2.C Block	5.Slab	8.
3.Br/Stone	6.Other	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	**0**	
1.Dry	4.	7.
2.Damp	5.	8.
3.Wet	6.	9.

SF Bsmt Living	**0**	
Fin Bsmt Grade	**0 0**	
ELECTRICAL AMPS	**200**	
Heat Type	**100%**	**5 Forced Warm Air**
0.Uncoded	4.Steam	8.Fl/Wall
1.HWBB	5.FWA	9.No Heat
2.Radiator	6.GravWA	11.
3.Rad Floo	7.Electric	12.
Cool Type	**100%**	**1 Central**
1.Central	4.	7.
2.SPLITSYS	5.	8.
3.	6.	9.None
Kitchen Style	**2 Typical**	
1.Remodel	4.Obsolete	7.
2.Typical	5.	8.
3.Old Type	6.	9.None
Bath(s) Style	**2 Typical Bath(s)**	
1.Remodel	4.Obsolete	7.
2.Typical	5.	8.
3.Old Type	6.	9.None
# Rooms	**5**	
# Bedrooms	**2**	
# Full Baths	**3**	
# Half Baths	**0**	
# Addn Fixtures	**1**	
# Fireplaces	**0**	

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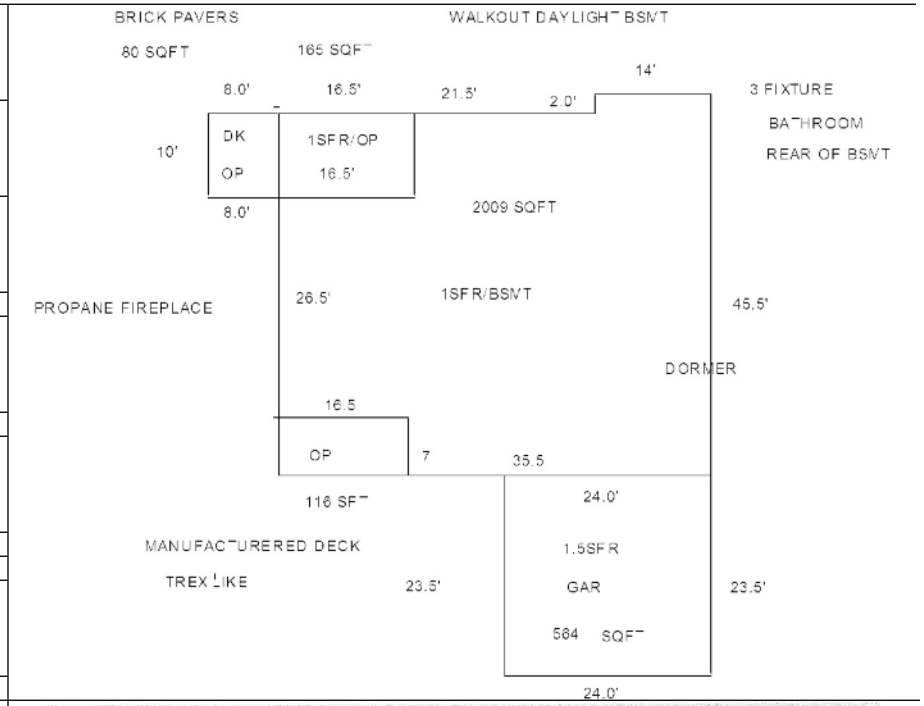
Layout	**1 Typical**	
1.Typical	4.	7.
2.Inadeq	5.	8.
3.Horrid	6.	9.
Attic	**9 None**	
1.1/4 Fin	4.Full Fin	7.
2.1/2 Fin	5.Fl/Stair	8.
3.3/4 Fin	6.	9.None
Insulation	**1 Full**	
1.Full	4.Minimal	7.
2.Heavy	5.Partial	8.
3.Capped	6.	9.None
Unfinished %	**0%**	
Grade & Factor	**5 Very Good 100%**	
1.E Grade	4.B Grade	7.AA
2.D Grade	5.A Grade	8.SC Grade
3.C Grade	6.A+	9.Same
SQFT (Footprint)	**2009**	
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	**1 Incomplete**	
1.Incomp	4.Small Si	7.Layout
2.O-Built	5.CDU	8.Other
3.Delap	6.Style	9.None
Econ. % Good	**100%**	
Economic Code	**None**	
0.None	3.Services	7.
1.Location	8.OTHER	8.
2.Encroach	9.None	9.
Entrance Code	**0**	
1.Inspect	4.Vacant	7.
2.Refused	5.Estimate	8.
3.Informed	6.	9.
Information Code	**0**	
1.Owner	4.Agent	7.
2.Relative	5.Estimate	8.
3.Tenant	6.Other	9.



Date Inspected 5/20/2013

Additions, Outbuildings & Improvements

Type	Year	Units	Grade	Cond	Phys.	Funct.	Sound Value
21 Open Frame	2012	116	5 100	4	0 %	100 %	
77 1.50 ST	2012	564	5 100	4	0 %	100 %	
68 Wood Deck	2012	80	5 100	4	0 %	100 %	
1 ONE STORY	2012	165	5 100	4	0 %	100 %	
					%	%	
					%	%	
					%	%	
					%	%	
					%	%	
					%	%	

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

Map Lot U12-23&-24A | Account 1163 | Location 83 HAMMONDS GROVE | Card 1 Of 1 | 9/24/2019

ESTATE OF MARJORIE TRIBOU
C/O JOHN TRIBOU
9 TABLAZON LANE
TIJERAS NM 87059

B1668P123 B9107P39 B9107P41

Property Data

Neighborhood	22 Hammonds Grv Nhb (Cobb Access)
Tree Growth Year	0
X Coordinate	0
Y Coordinate	0
Zone/Land Use	12 Community Res.
Secondary Zone	
Topography	1 Level

1.Level 4.Below St 7.
2.Rolling 5.Low 8.
3.Above St 6.Swampy 9.

Utilities 2 Public Water 3 Public Sewer

1.Public 4.Dr Well 7.Hold/Ces
2.Water 5.Dug Well 8.Lk/PndWt
3.Sewer 6.Septic 9.None

Street 5 Paved,PrivateWay

1.Paved 4.Proposed 7.
2.Semi Imp 5. 8.
3.Gravel 6. 9.None

FLOOD PLAIN MAP	7
CLASSIFICATION	0

Sale Data

Sale Date
Price

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

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

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

Verified
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
2020	45,300	161,700	0	207,000

Land Data

Front Foot	Type	Effective Frontage	Effective Depth	Influence Factor	Influence Code
11.Regular Lot				%	
12.Delta Triangle				%	
13.Nabla Triangle				%	
14.Rear Land				%	
15.Miscellaneous				%	
				%	
				%	
Square Foot		**Square Feet**			
16.Regular Lot				%	
17.Secondary Lot				%	
18.Excess Land				%	
19.Condominium				%	
20.PAVING				%	
				%	
				%	
Fract. Acre		**Acreage/Sites**			
21.Homesite (Frac	21	0.20		100 %	0
22.Baselot (Fract	48	1.00		100 %	0
23.Misc (Fract)				%	
Acres				%	
24.Homesite				%	
25.Second Tier				%	
26.Excess Road Ft				%	
27.Excess Shore F				%	
28.Rear Land 1-5					
29.Rear Land 6-10					

Total Acreage 0.20

Influence Codes

1.Unimproved
2.Excess Frtg
3.Topography
4.Size/Shape
5.Access
6.Restriction
7.Open Space
8.Economic
9.Fract Share
Acres
30.Rear Land 11-2
31.Rear Land 21-5
32.Rear Land 51+
33.Open Space
34.Horticulture
35.Pasture
36.Right of Way
37.Softwood
38.Mixed Wood
39.Hardwood
40.Wasteland
41.Gravel Pit
42.Mobile Home Si
43.Condo Site
44.Site Improveme
45.Municipal Wate
46.Golf Course

Inspection Witnessed By:

X Date

No./Date	Description	Date Insp.

Notes:

Manchester

Manchester

Map Lot U12-23&-24A | Account 1163 | Location 83 HAMMONDS GROVE | Card 1 Of 1 | 9/24/2019

Building Style	**1 Conventional**	
0.Uncoded	4.Cape	8.Post/Log
1.Conv.	5.DOUBLE W	9.Seasonal
2.Ranch	6.Split	11.
3.R Ranch	7.Contemp	12.
Dwelling Units	**1**	
Other Units	**0**	
Stories	**4 One & 1/2 Story**	
1.1	4.1.5	7.
2.2	5.1.75	8.
3.3	6.2.5	9.
Exterior Walls	**8 Al/Vinyl**	
0.Uncoded	4.Asb/Asp	8.Al/Vinyl
1.Clap	5.T-111	9.Other
2.Wood Shi	6.Br/Stone	11.
3.Compos.	7.Novelty	12.
Roof Surface	**1 Asphalt Shingles**	
1.Asphalt	4.Composit	7.Metal RS
2.Slate	5.Wood	8.
3.Metal LC	6.Other	9.
SF Masonry Trim	**0**	
OPEN-3-CUSTOM	**0**	
OPEN-4-CUSTOM	**0**	
Year Built	**1992**	
Year Remodeled	**0**	
Foundation	**1 Concrete**	
1.Concrete	4.Wood	7.
2.C Block	5.Slab	8.
3.Br/Stone	6.Other	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**	
ELECTRICAL AMPS	**200**	
Heat Type	**100%**	**1 Hot Water BB**
0.Uncoded	4.Steam	8.Fl/Wall
1.HWBB	5.FWA	9.No Heat
2.Radiator	6.GravWA	11.
3.Rad Floo	7.Electric	12.
Cool Type	**0%**	**9 None**
1.Central	4.	7.
2.SPLITSYS	5.	8.
3.	6.	9.None
Kitchen Style	**2 Typical**	
1.Remodel	4.Obsolete	7.
2.Typical	5.	8.
3.Old Type	6.	9.None
Bath(s) Style	**2 Typical Bath(s)**	
1.Remodel	4.Obsolete	7.
2.Typical	5.	8.
3.Old Type	6.	9.None
# Rooms	**7**	
# Bedrooms	**3**	
# Full Baths	**2**	
# Half Baths	**0**	
# Addn Fixtures	**0**	
# Fireplaces	**1**	

TRIO Software
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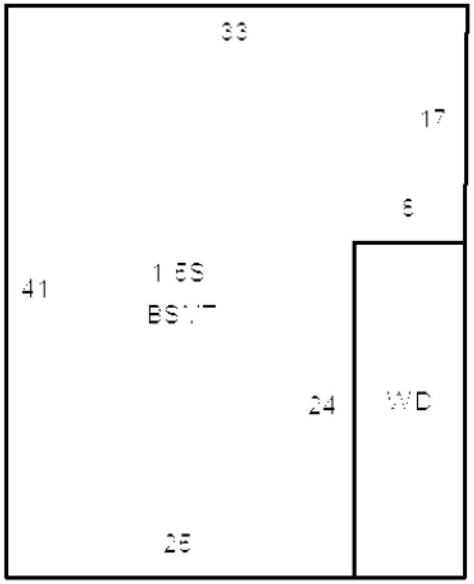
Layout	**1 Typical**	
1.Typical	4.	7.
2.Inadeq	5.	8.
3.Horrid	6.	9.
Attic	**9 None**	
1.1/4 Fin	4.Full Fin	7.
2.1/2 Fin	5.Fl/Stair	8.
3.3/4 Fin	6.	9.None
Insulation	**1 Full**	
1.Full	4.Minimal	7.
2.Heavy	5.Partial	8.
3.Capped	6.	9.None
Unfinished %	**0%**	
Grade & Factor	**3 Average 110%**	
1.E Grade	4.B Grade	7.AA
2.D Grade	5.A Grade	8.SC Grade
3.C Grade	6.A+	9.Same
SQFT (Footprint)	**1161**	
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.Small Si	7.Layout
2.O-Built	5.CDU	8.Other
3.Delap	6.Style	9.None
Econ. % Good	**100%**	
Economic Code	**None**	
0.None	3.Services	7.
1.Location	8.OTHER	8.
2.Encroach	9.None	9.
Entrance Code	**1 Inspect**	
1.Inspect	4.Vacant	7.
2.Refused	5.Estimate	8.
3.Informed	6.	9.
Information Code	**10 Outbuilding Life**	
1.Owner	4.Agent	7.
2.Relative	5.Estimate	8.
3.Tenant	6.Other	9.



2012 GARAGE CONNECTOR

5 X 17 85 SQFT

GAR 20X20=400 3 4

Date Inspected 10/19/2005

Additions, Outbuildings & Improvements

Type	Year	Units	Grade	Cond	Phys.	Funct.	Sound Value
68 Wood Deck	0	192	0 0	0	0 %	0 %	
23 Frame Garage	0	485	3 110	5	0 %	100 %	
					%	%	
					%	%	
					%	%	
					%	%	
					%	%	
					%	%	
					%	%	
					%	%	

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

Map Lot U12-394-047 Account 1229 Location 67 HAMMONDS GROVE Card 1 Of 2 9/24/2019

HANNA, GLENN
HANNA, SUSAN L
67 HAMMONDS GROVE
MANCHESTER ME 04351 9509

B12396P256

Property Data

Neighborhood	**99 HammondsGrv 2Tr (Cobb Access)**
Tree Growth Year	**0**
X Coordinate	**0**
Y Coordinate	**0**
Zone/Land Use	**15 Shoreland**
Secondary Zone	
Topography	**2 Rolling**

1.Level 4.Below St 7.
2.Rolling 5.Low 8.
3.Above St 6.Swampy 9.

Utilities **2 Public Water** **3 Public Sewer**

1.Public 4.Dr Well 7.Hold/Ces
2.Water 5.Dug Well 8.Lk/PndWt
3.Sewer 6.Septic 9.None

Street **6 Gravel,PrivateWy**

1.Paved 4.Proposed 7.
2.Semi Imp 5. 8.
3.Gravel 6. 9.None

FLOOD PLAIN MAP	**7**
CLASSIFICATION	**0**

Sale Data

Sale Date	**8/31/2016**
Price	**173,188**

Sale Type **2 Land & Buildings**

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

Financing **9 Unknown**

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

Validity **2 Related Parties**

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

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
2020	68,500	190,700	20,000	239,200

Land Data

Front Foot	Type	Effective Frontage	Effective Depth	Influence Factor	Influence Code
11.Regular Lot				%	
12.Delta Triangle				%	
13.Nabla Triangle				%	
14.Rear Land				%	
15.Miscellaneous				%	
				%	
				%	
Square Foot		**Square Feet**			
16.Regular Lot				%	
17.Secondary Lot				%	
18.Excess Land				%	
19.Condominium				%	
20.PAVING				%	
				%	
				%	
Fract. Acre		**Acreage/Sites**			
21.Homesite (Frac	21	0.80		100 %	0
22.Baselot (Fract	44	0.80		100 %	0
23.Misc (Fract)	48	1.00		100 %	0
Acres				%	
24.Homesite				%	
25.Second Tier				%	
26.Excess Road Ft				%	
27.Excess Shore F				%	
28.Rear Land 1-5					
29.Rear Land 6-10					

Total Acreage 0.80

Influence Codes

1.Unimproved
2.Excess Frtg
3.Topography
4.Size/Shape
5.Access
6.Restriction
7.Open Space
8.Economic
9.Fract Share
Acres
30.Rear Land 11-2
31.Rear Land 21-5
32.Rear Land 51+
33.Open Space
34.Horticulture
35.Pasture
36.Right of Way
37.Softwood
38.Mixed Wood
39.Hardwood
40.Wasteland
41.Gravel Pit
42.Mobile Home Si
43.Condo Site
44.Site Improveme
45.Municipal Wate
46.Golf Course

Inspection Witnessed By:

X Date

No./Date	Description	Date Insp.

Notes:

Manchester

Manchester

Map Lot U12-394-047 | Account 1229 | Location 67 HAMMONDS GROVE | Card 1 Of 2 | 9/24/2019

Building Style	**1 Conventional**		
0.Uncoded	4.Cape	8.Post/Log	
1.Conv.	5.DOUBLE W	9.Seasonal	
2.Ranch	6.Split	11.	
3.R Ranch	7.Contemp	12.	
Dwelling Units	**1**		
Other Units	**0**		
Stories	**2 Two Story**		
1.1	4.1.5	7.	
2.2	5.1.75	8.	
3.3	6.2.5	9.	
Exterior Walls	**2 Wood Shingle**		
0.Uncoded	4.Asb/Asp	8.Al/Vinyl	
1.Clap	5.T-111	9.Other	
2.Wood Shi	6.Br/Stone	11.	
3.Compos.	7.Novelty	12.	
Roof Surface	**1 Asphalt Shingles**		
1.Asphalt	4.Composit	7.Metal RS	
2.Slate	5.Wood	8.	
3.Metal LC	6.Other	9.	
SF Masonry Trim	**0**		
OPEN-3-CUSTOM	**0**		
OPEN-4-CUSTOM	**0**		
Year Built	**1930**		
Year Remodeled	**1972**		
Foundation	**2 Concrete Block**		
1.Concrete	4.Wood	7.	
2.C Block	5.Slab	8.	
3.Br/Stone	6.Other	9.	
Basement	**5 Crawl Space**		
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	**2 Damp Basement**		
1.Dry	4.	7.	
2.Damp	5.	8.	
3.Wet	6.	9.	

SF Bsmt Living	**320**		
Fin Bsmt Grade	**3 100**		
ELECTRICAL AMPS	**0**		
Heat Type	**100%**	**5 Forced Warm Air**	
0.Uncoded	4.Steam	8.Fl/Wall	
1.HWBB	5.FWA	9.No Heat	
2.Radiator	6.GravWA	11.	
3.Rad Floo	7.Electric	12.	
Cool Type	**100%**	**1 Central**	
1.Central	4.	7.	
2.SPLITSYS	5.	8.	
3.	6.	9.None	
Kitchen Style	**2 Typical**		
1.Remodel	4.Obsolete	7.	
2.Typical	5.	8.	
3.Old Type	6.	9.None	
Bath(s) Style	**2 Typical Bath(s)**		
1.Remodel	4.Obsolete	7.	
2.Typical	5.	8.	
3.Old Type	6.	9.None	
# Rooms	**7**		
# Bedrooms	**3**		
# Full Baths	**2**		
# Half Baths	**1**		
# Addn Fixtures	**0**		
# Fireplaces	**1**		

TRIO Software
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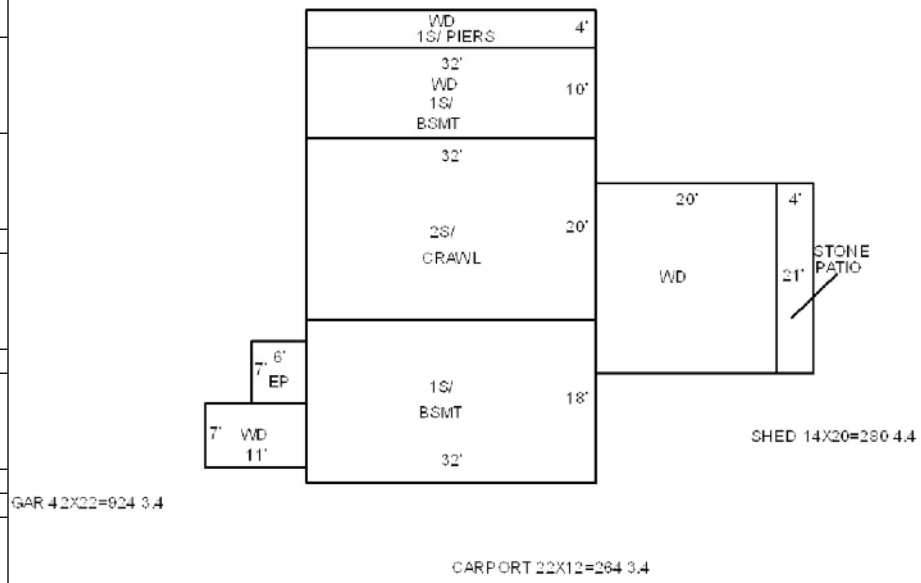
Layout	**1 Typical**		
1.Typical	4.	7.	
2.Inadeq	5.	8.	
3.Horrid	6.	9.	
Attic	**9 None**		
1.1/4 Fin	4.Full Fin	7.	
2.1/2 Fin	5.Fl/Stair	8.	
3.3/4 Fin	6.	9.None	
Insulation	**1 Full**		
1.Full	4.Minimal	7.	
2.Heavy	5.Partial	8.	
3.Capped	6.	9.None	
Unfinished %	**0%**		
Grade & Factor	**4 Good 100%**		
1.E Grade	4.B Grade	7.AA	
2.D Grade	5.A Grade	8.SC Grade	
3.C Grade	6.A+	9.Same	
SQFT (Footprint)	**640**		
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 Si	7.Layout	
2.O-Built	5.CDU	8.Other	
3.Delap	6.Style	9.None	
Econ. % Good	**100%**		
Economic Code	**None**		
0.None	3.Services	7.	
1.Location	8.OTHER	8.	
2.Encroach	9.None	9.	
Entrance Code	**1 Inspect**		
1.Inspect	4.Vacant	7.	
2.Refused	5.Estimate	8.	
3.Informed	6.	9.	
Information Code	**1 Owner**		
1.Owner	4.Agent	7.	
2.Relative	5.Estimate	8.	
3.Tenant	6.Other	9.	

Date Inspected 10/19/2005



Additions, Outbuildings & Improvements

Type	Year	Units	Grade	Cond	Phys.	Funct.	Sound Value
11 1	0	576	0 0	0	0 %	0 %	
68 Wood Deck	0	420	0 0	0	0 %	0 %	
62 Patio	0	84	0 0	0	0 %	0 %	
11 1	0	320	0 0	0	0 %	0 %	
1 ONE STORY	0	128	0 0	0	0 %	0 %	
68 Wood Deck	0	448	0 0	0	0 %	0 %	
22 Encl Frame Porch	0	42	0 0	0	0 %	0 %	
68 Wood Deck	0	77	0 0	0	0 %	0 %	
23 Frame Garage	0	924	3 100	4	0 %	100 %	
61 Canopy	0	264	3 100	4	0 %	100 %	

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

Map Lot U12-394-047 Account 1229 Location 67 HAMMONDS GROVE Card 2 Of 2 9/24/2019

HANNA, GLENN
HANNA, SUSAN L
67 HAMMONDS GROVE
MANCHESTER ME 04351 9509

B12396P256

Property Data

Neighborhood	**99 HammondsGrv 2Tr (Cobb Access)**
Tree Growth Year	**0**
X Coordinate	**0**
Y Coordinate	**0**
Zone/Land Use	**15 Shoreland**
Secondary Zone	
Topography	**2 Rolling**

1.Level	4.Below St	7.
2.Rolling	5.Low	8.
3.Above St	6.Swampy	9.

Utilities **2 Public Water** **3 Public Sewer**

1.Public	4.Dr Well	7.Hold/Ces
2.Water	5.Dug Well	8.Lk/PndWt
3.Sewer	6.Septic	9.None

Street **6 Gravel,PrivateWy**

1.Paved	4.Proposed	7.
2.Semi Imp	5.	8.
3.Gravel	6.	9.None

FLOOD PLAIN MAP	**6**
CLASSIFICATION	**0**

Sale Data

Sale Date	**8/31/2016**
Price	**173,188**
Sale Type	**2 Land & Buildings**

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

Financing **9 Unknown**

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

Validity **2 Related Parties**

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

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
2020	0	2,400	0	2,400

Land Data

Front Foot	Type	Effective Frontage	Effective Depth	Influence Factor	Influence Code
11.Regular Lot				%	
12.Delta Triangle				%	
13.Nabla Triangle				%	
14.Rear Land				%	
15.Miscellaneous				%	
				%	
				%	
Square Foot		**Square Feet**			
16.Regular Lot				%	
17.Secondary Lot				%	
18.Excess Land				%	
19.Condominium				%	
20.PAVING				%	
				%	
				%	
Fract. Acre		**Acreage/Sites**			
21.Homesite (Frac				%	
22.Baselot (Fract				%	
23.Misc (Fract)				%	
Acres				%	
24.Homesite				%	
25.Second Tier				%	
26.Excess Road Ft				%	
27.Excess Shore F				%	
28.Rear Land 1-5					
29.Rear Land 6-10					

Total Acreage 0.00

Influence Codes

1.Unimproved
2.Excess Frtg
3.Topography
4.Size/Shape
5.Access
6.Restriction
7.Open Space
8.Economic
9.Fract Share

Acres

30.Rear Land 11-2
31.Rear Land 21-5
32.Rear Land 51+
33.Open Space
34.Horticulture
35.Pasture
36.Right of Way
37.Softwood
38.Mixed Wood
39.Hardwood
40.Wasteland
41.Gravel Pit
42.Mobile Home Si
43.Condo Site
44.Site Improveme
45.Municipal Wate
46.Golf Course

Inspection Witnessed By:

X Date

No./Date	Description	Date Insp.

Notes:

Manchester

Manchester

Map Lot U12-394-047 | Account 1229 | Location 67 HAMMONDS GROVE | Card 2 Of 2 | 9/24/2019

Building Style		
0.Uncoded	4.Cape	8.Post/Log
1.Conv.	5.DOUBLE W	9.Seasonal
2.Ranch	6.Split	11.
3.R Ranch	7.Contemp	12.

Dwelling Units

Other Units

Stories		
1.1	4.1.5	7.
2.2	5.1.75	8.
3.3	6.2.5	9.

Exterior Walls		
0.Uncoded	4.Asb/Asp	8.Al/Vinyl
1.Clap	5.T-111	9.Other
2.Wood Shi	6.Br/Stone	11.
3.Compos.	7.Novelty	12.

Roof Surface		
1.Asphalt	4.Composit	7.Metal RS
2.Slate	5.Wood	8.
3.Metal LC	6.Other	9.

SF Masonry Trim

OPEN-3-CUSTOM

OPEN-4-CUSTOM

Year Built

Year Remodeled

Foundation		
1.Concrete	4.Wood	7.
2.C Block	5.Slab	8.
3.Br/Stone	6.Other	9.

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

Wet Basement		
1.Dry	4.	7.
2.Damp	5.	8.
3.Wet	6.	9.

SF Bsmt Living

Fin Bsmt Grade

ELECTRICAL AMPS

Heat Type **100%**		
0.Uncoded	4.Steam	8.Fl/Wall
1.HWBB	5.FWA	9.No Heat
2.Radiator	6.GravWA	11.
3.Rad Floo	7.Electric	12.

Cool Type **100%**		
1.Central	4.	7.
2.SPLITSYS	5.	8.
3.	6.	9.None

Kitchen Style		
1.Remodel	4.Obsolete	7.
2.Typical	5.	8.
3.Old Type	6.	9.None

Bath(s) Style		
1.Remodel	4.Obsolete	7.
2.Typical	5.	8.
3.Old Type	6.	9.None

Rooms

Bedrooms

Full Baths

Half Baths

Addn Fixtures

Fireplaces

TRIO Software
A Division of Harris Computer Systems

Layout		
1.Typical	4.	7.
2.Inadeq	5.	8.
3.Horrid	6.	9.

Attic		
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	4.Minimal	7.
2.Heavy	5.Partial	8.
3.Capped	6.	9.None

Unfinished %

Grade & Factor		
1.E Grade	4.B Grade	7.AA
2.D Grade	5.A Grade	8.SC Grade
3.C Grade	6.A+	9.Same

SQFT (Footprint)

Condition		
1.Poor	4.Avg	7.V G
2.Fair	5.Avg+	8.Exc
3.Avg-	6.Good	9.Same

Phys. % Good

Funct. % Good

Functional Code		
1.Incomp	4.Small Si	7.Layout
2.O-Built	5.CDU	8.Other
3.Delap	6.Style	9.None

Econ. % Good

Economic Code		
0.None	3.Services	7.
1.Location	8.OTHER	8.
2.Encroach	9.None	9.

Entrance Code **0**		
1.Inspect	4.Vacant	7.
2.Refused	5.Estimate	8.
3.Informed	6.	9.

Information Code **0**		
1.Owner	4.Agent	7.
2.Relative	5.Estimate	8.
3.Tenant	6.Other	9.

Date Inspected 10/19/2005

Additions, Outbuildings & Improvements

Type	Year	Units	Grade	Cond	Phys.	Funct.	Sound Value
24 Frame Shed	0	280	4 100	4	0 %	100 %	
					%	%	
					%	%	
					%	%	
					%	%	
					%	%	
					%	%	
					%	%	
					%	%	
					%	%	

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