Map Lot 04-054-A2 | Account 386 | Location 15 Sunset Trail | Card 1 Of 1 | 8/30/2017

Muir, Mary

15 Sunset Trail

Lyman ME 04002
B16193P140

Previous Owner
Muir, Robin & Mary JT
PO Box 104

West Kennebunk ME 04094
Sale Date: 10/20/2011

Previous Owner
US Bank National Association
10790 Rancho Bernardo Road

San Diego CA 92127
Sale Date: 3/26/2010

Previous Owner
Melanson, Wane J. & Patricia A.
P.O. Box 472

West Kennebunk ME 04094
Sale Date: 1/08/2009

Inspection Witnessed By:

X Date

No./Date	Description	Date Insp.

Notes:

AKA ERICA BROWN
3-22-02 MR. WANE MALANSON LOOKING FOR MTG. INFO ON PROP. NONE FOUND UNDER E.BROWN OR SMITH. SLG
6/13/02 SMITH, E TO MELANSON, W & P; BK11704PG328
4/3/09 payoff requested as of 4/30/09 $1491.58 sjb
4/7/09 Sent 706 form.
Bk15623P659 Foreclosure- US Bank National Association on 1/8/2009
03/26/2010 US Bank to Muir - B15837P570 0 $33,000.
Lyman 2010 Changed condition to fair for 2010-2011 tax year.
2011 Check for ongoing renovations

Property Data

Neighborhood	**17 PRIVATE RD**	
Tree Growth Year	**0**	
Road Frontage/ft		**0**
Water Frontage/ft		**0**
Zone/Land Use	**11 Residential**	
Secondary Zone		
Topography	**1 Level**	**1 Level**
1.Level	4.Low	7.
2.Sloping	5.Swampy	8.
3.Rolling	6.Ledge	9.
Utilities	**5 Dug Well**	**6 Septic**
1.Public	4.Dr Well	7.Cesspool
2.Water	5.Dug Well	8.
3.Sewer	6.Septic	9.None
Street	**5 Right of Way**	
1.Paved	4.Proposed	7.
2.Gravel	5.R O W	8.
3.Semi-Imp	6.	9.None
Waterfront		**0**
Reinspection		**0**

Sale Data

Sale Date		**10/20/2011**
Price		
Sale Type	**2 Land & Buildings**	
1.Land	4.Mobile	7.
2.L & B	5.Comm	8.
3.Building	6.Other	9.
Financing	**9 Unknown**	
1.Conv	4.Seller	7.
2.FHA/VA	5.Private	8.
3.Assumed	6.Cash	9.Unknown
Validity	**2 Related Parties**	
1.Valid	4.Split/Asm	7.Changes
2.Related	5.Partial	8.Other
3.Distress	6.Exempt	9.questionab
Verified	**5 Public Record**	
1.Buyer	4.Agent	7.Family
2.Seller	5.Pub Rec	8.Other
3.Lender	6.MLS	9.Confid

Assessment Record

Year	Land	Buildings	Exempt	Total
2005	42,300	39,900	7,000	75,200
2006	42,300	62,300	11,011	93,589
2007	42,300	112,800	12,090	143,010
2008	42,300	112,800	11,310	143,790
2010	42,300	112,800	0	155,100
2011	42,300	42,100	0	84,400
2012	42,300	188,000	0	230,300
2013	42,300	199,500	10,000	231,800
2014	42,300	199,500	10,000	231,800
2015	42,300	199,500	10,000	231,800
2016	42,300	199,500	10,000	231,800
2017	42,300	199,500	15,000	226,800
2018	42,300	199,500	20,000	221,800

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.				%	
				%	
				%	
Square Foot		**Square Feet**			
16.Regular Lot				%	
17.Secondary Lot				%	
18.Excess Land				%	
19.Condominium				%	
20.				%	
				%	
				%	
Fract. Acre		**Acreage/Sites**			
21.Baselot Imp Fr	21	1.06	100	%	0
22.Baselot Unimp	44	2.00	100	%	0
24.Baselot Imp				%	
Acres				%	
25.Baselot Unimp				%	
26.Frontage				%	
27.Secondary Lot				%	
28.Rear 1				%	
29.Rear 2				%	
30.Water Frontage				%	

Total Acreage 1.06

Influence Codes

1.Misimproved
2.Excess Frontag
3.Topography
4.Size/Shape
5.Access
6.Restrict/Servi
7.Corner
8.View/Environme
9.Fractional Sha
Acres
31.Tillable/Orcha
32.Pasture
33.Horticultural/
34.Blueberry Barr
35.Gravel Pit
36.Farm/Open Spac
37.Softwood (TG)
38.Mixed Wood (TG
39.Hardwood (TG)
40.Wasteland
41.Roadway
42.Mobile Home Si
43.Condominium Si
44.Lot Improvemen
45.Campsite
46.Secondary Use/
47.Softwood (Farm

Lyman

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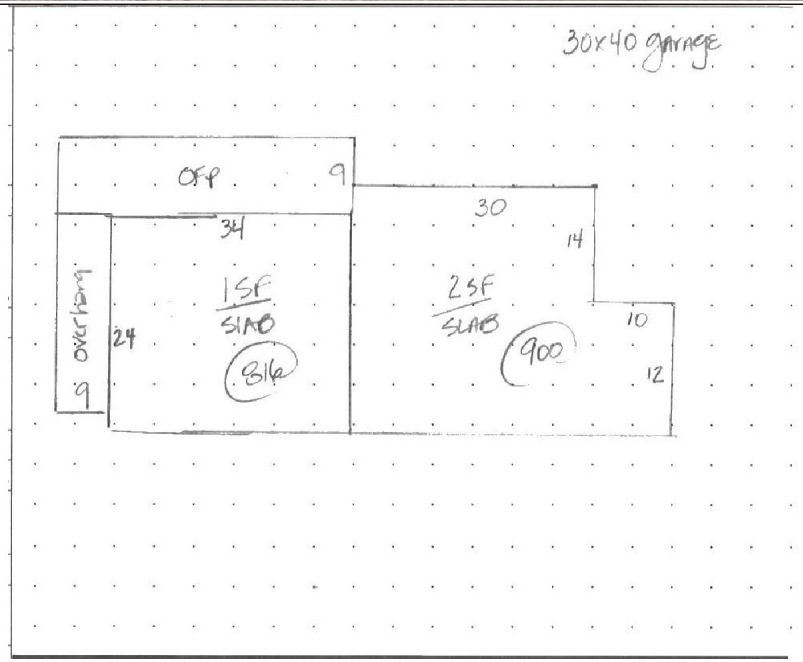
Building Style	**1 Conventional**	
1.Conv	5.Log	9.....
2.Bi Level	6.Dbl Wd	10.
3.Split	7.Seasonal	11.
4.Contemp	8.Other	12.
Dwelling Units	**1**	
Other Units	**0**	
Stories	**2 Two Story**	
1.1	4.1.5	7.
2.2	5.1.75	8.
3.3	6.2.5	9.
Exterior Walls	**1 Wood Siding**	
1.Wood	5.Stucco	9.....
2.Al/Vinyl	6.Mas Ven	10.
3.Compostn	7.Masonry	11.
4.Asb/Asp	8.Other	12.
Roof Surface	**1 Asphalt**	
1.Asphalt	4.Composit	7.
2.Slate	5.Wood	8.
3.Metal	6.Other	9.
SF Masonry Trim	**0**	
DORMER #LF	**0**	
CENTRAL	**0**	
Year Built	**2010**	
Year Remodeled	**0**	
Foundation	**5 Concrete Slab**	
1.Concrete	4.Wood	7.
2.C Block	5.Slab	8.
3.Br/Stone	6.Piers	9.
Basement	**9 No Basement**	
1.1/4 Bmt	4.Full Bmt	7.
2.1/2 Bmt	5.Crawlsp	8.
3.3/4 Bmt	6.	9.None
Bsmt Gar # Cars	**0**	
Wet Basement	**9 No Basement**	
1.Dry	4.	7.
2.Damp	5.	8.
3.Wet	6.	9.

SF Bsmt Living	**0**	
Fin Bsmt Grade	**0 0**	
	0	
Heat Type	**100%**	**5 Forced Warm Air**
1.HW	5.FWA	9.No Heat
2.HW Floor	6.GravWA	10.
3.H Pump	7.Electric	11.
4.Steam	8.Fl/Wall	12.
Cool Type	**0%**	**9 None**
1.Refrig	4.W&C Air	7.
2.Evapor	5.	8.
3.H Pump	6.	9.None
Kitchen Style	**3 Modern**	
1.Typical	4.	7.
2.Inadequa	5.	8.
3.Modern	6.	9.None
Bath(s) Style	**3 Modern**	
1.Typical	4.	7.
2.Inadequa	5.	8.
3.Modern	6.	9.None
# Rooms	**7**	
# Bedrooms	**4**	
# Full Baths	**2**	
# Half Baths	**0**	
# Addn Fixtures	**1**	
# Fireplaces	**1**	

TRIO Software
A Division of Harris Computer Systems

Layout	**1 Typical**	
1.Typical	4.	7.
2.Inadeq	5.	8.
3.	6.	9.
Attic	**9 None**	
1.Fl/Stair	4.3/4 Fin	7.
2.1/4 Fin	5.Full Fin	8.
3.1/2 Fin	6.	9.None
Insulation	**1 Full**	
1.Full	4.	7.
2.Capped	5.	8.
3.Minimal	6.	9.None
Unfinished %	**0%**	
Grade & Factor	**4 Average 95%**	
1.E Grade	4.B Grade	7.A+ Grade
2.D Grade	5.B+ Grade	8.AA Grade
3.C Grade	6.A Grade	9.Same
SQFT (Footprint)	**900**	
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	**90%**	
Functional Code	**9 None**	
1.Incomp	4.Other	7.
2.O-Built	5.	8.
3.Record	6.	9.
Econ. % Good	**100%**	
Economic Code	**None**	
0.None	3.Services	6.Comm Wal
1.Location	4.Vis Imp	8.Fraction
2.Encroach	5.Multi-fa	9.None
Entrance Code	**1 Inspect**	
1.Inspect	4.Estimate	7.
2.Refusal	5.	8.
3.Vacant	6.	9.
Information Code	**1 Owner**	
1.Owner	4.Agent	7.
2.Relative	5.Estimate	8.
3.Tenant	6.Other	9.



Date Inspected 3/31/2011

Additions, Outbuildings & Improvements

Type	Year	Units	Grade	Cond	Phys.	Funct.	Sound Value
1 One Story Fr	2010	816	4 100	4	0 %	100 %	
78 Slab	2010	816	4 100	4	0 %	100 %	
21 Open Fr Porch	2010	387	4 100	4	0 %	100 %	
43 2S Fr Garage	2010	1200	4 100	4	0 %	100 %	
					%	%	
					%	%	
					%	%	
					%	%	
					%	%	
					%	%	

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