Map Lot 10-051 | Account 1045 | Location 82 Rumery Road | Card 1 Of 2 | 8/30/2017

Hutchins, Mark E.

82 Rumery Road

Lyman ME 04002
B14582P15

Previous Owner
Crockett, Peter A.
P.O. Box 688

Goodland FL 34140
Sale Date: 8/30/2005

Inspection Witnessed By:

X Date

No./Date	Description	Date Insp.

Notes:

LIVING AREA OVER GARAGE/WORKSHOP

BUILDING DESTROYED IN FIRE 12/28/02- TOTAL LOSS PER GEORGE DAVIS GMFD.
10/6/78 B2423/271 Pullen, C. Lessard P/O
6/29/88 D. Proulx B4785P252
4/12/94 Proulx B7006P016
6/28/99 Proulx to Crockett B9545P266
8/30/05 Crockett to Hutchins B14582P15

Lyman

Property Data

Neighborhood **17 PRIVATE RD**

Tree Growth Year **0**

Road Frontage/ft **700**

Water Frontage/ft **0**

Zone/Land Use **11 Residential**

Secondary Zone

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

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

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

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

Street **2 Gravel**

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 **8/30/2005**

Price **125,000**

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 **1 Arms Length Sale**

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	58,300	300	7,000	51,600
2006	58,300	75,200	0	133,500
2007	58,300	117,700	0	176,000
2008	58,300	117,700	0	176,000
2010	58,300	117,700	11,180	164,820
2011	58,300	117,700	9,000	167,000
2012	58,300	117,700	9,500	166,500
2013	58,300	117,700	10,000	166,000
2014	58,300	117,700	10,000	166,000
2015	58,300	117,700	10,000	166,000
2016	58,300	117,700	10,000	166,000
2017	58,300	130,300	15,000	173,600
2018	58,300	130,300	20,000	168,600

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.				%	
				%	
				%	
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	5.00		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 5.00

Influence Codes

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

Acres

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

Lyman

Map Lot 10-051 | Account 1045 | Location 82 Rumery Road | Card 1 Of 2 | 8/30/2017

Building Style	**1 Conventional**		
1.Conv	5.Log	9.....	
2.Bi Level	6.Dbl Wd	10.	
3.Split	7.Seasonal	11.	
4.Contemp	8.Other	12.	
Dwelling Units	**1**		
Other Units	**0**		
Stories	**1 One Story**		
1.1	4.1.5	7.	
2.2	5.1.75	8.	
3.3	6.2.5	9.	
Exterior Walls	**2 Aluminum/Vinyl**		
1.Wood	5.Stucco	9.....	
2.Al/Vinyl	6.Mas Ven	10.	
3.Compostn	7.Masonry	11.	
4.Asb/Asp	8.Other	12.	
Roof Surface	**1 Asphalt**		
1.Asphalt	4.Composit	7.	
2.Slate	5.Wood	8.	
3.Metal	6.Other	9.	
SF Masonry Trim	**0**		
DORMER #LF	**0**		
CENTRAL	**0**		
Year Built	**2005**		
Year Remodeled	**0**		
Foundation	**1 Concrete**		
1.Concrete	4.Wood	7.	
2.C Block	5.Slab	8.	
3.Br/Stone	6.Piers	9.	
Basement	**4 Full Basement**		
1.1/4 Bmt	4.Full Bmt	7.	
2.1/2 Bmt	5.Crawlsp	8.	
3.3/4 Bmt	6.	9.None	
Bsmt Gar # Cars	**2**		
Wet Basement	**1 Dry Basement**		
1.Dry	4.	7.	
2.Damp	5.	8.	
3.Wet	6.	9.	

SF Bsmt Living	**112**		
Fin Bsmt Grade	**4 100**		
	0		
Heat Type	**100%**	**1 Hot Water**	
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	**1 Typical**		
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	**5**		
# Bedrooms	**3**		
# Full Baths	**2**		
# Half Baths	**0**		
# Addn Fixtures	**1**		
# Fireplaces	**0**		

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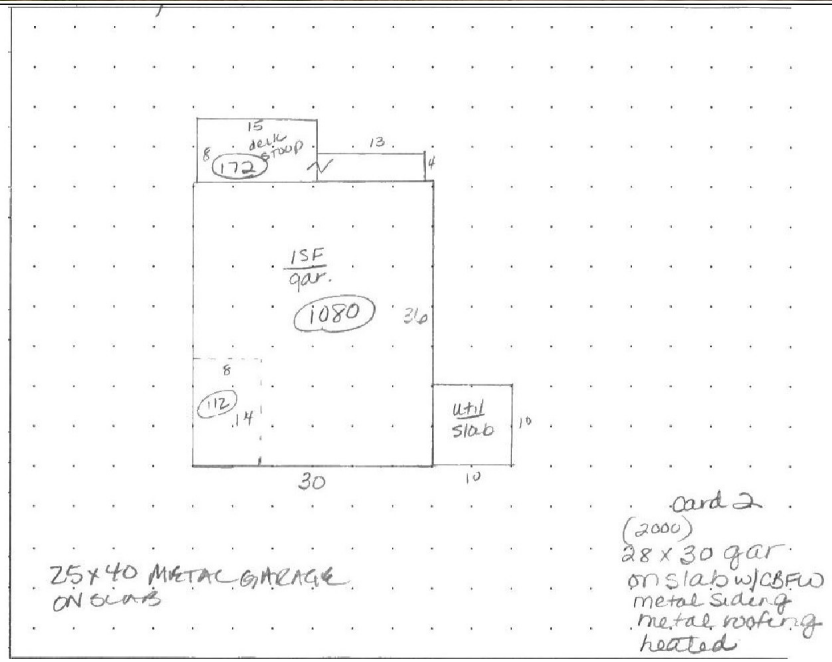
Date Inspected 6/14/2016

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 100%**		
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)	**1080**		
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.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	**5 Estimate**		
1.Owner	4.Agent	7.	
2.Relative	5.Estimate	8.	
3.Tenant	6.Other	9.	



Additions, Outbuildings & Improvements

Type	Year	Units	Grade	Cond	Phys.	Funct.	Sound Value
1 One Story Fr	0	100	4 95	4	0 %	100 %	
78 Slab	0	100	0 0	0	0 %	100 %	
67 Wood Deck	0	172	0 0	0	0 %	100 %	
115 Metal Garage	2015	1000	3 100	4	0 %	100 %	
78 Slab	2015	1000	3 100	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

Map Lot 10-051 | Account 1045 | Location 82 Rumery Road | Card 2 Of 2 | 8/30/2017

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Lyman ME 04002
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Inspection Witnessed By:

X Date

No./Date	Description	Date Insp.

Notes:

Lyman

Property Data

Neighborhood **17 PRIVATE RD**

Tree Growth Year **0**

Road Frontage/ft **700**

Water Frontage/ft **0**

Zone/Land Use **11 Residential**

Secondary Zone

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

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

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

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

Street **2 Gravel**

1.Paved 4.Proposed 7.
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Waterfront **0**

Reinspection **0**

Sale Data

Sale Date **8/30/2005**

Price **125,000**

Sale Type **2 Land & Buildings**

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Validity **1 Arms Length Sale**

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Verified **5 Public Record**

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

Assessment Record

Year	Land	Buildings	Exempt	Total
2006	0	11,500	0	11,500
2007	0	17,600	0	17,600
2008	0	17,600	0	17,600
2010	0	17,600	0	17,600
2011	0	17,600	0	17,600
2012	0	17,600	0	17,600
2013	0	17,600	0	17,600
2014	0	17,600	0	17,600
2015	0	17,600	0	17,600
2016	0	17,600	0	17,600
2017	0	17,600	0	17,600
2018	0	17,600	0	17,600

Land Data

Front Foot

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

Square Foot

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

Fract. Acre

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

Acres

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

Type	Effective Frontage	Effective Depth	Influence Factor	Influence Code
			%	
			%	
			%	
			%	
			%	
			%	
			%	
	Square Feet			
			%	
			%	
			%	
			%	
			%	
			%	
			%	
	Acreage/Sites			
			%	
			%	
			%	
			%	
			%	
			%	
			%	

Total Acreage 0.00

Influence Codes

1.Misimproved
2.Excess Frontag
3.Topography
4.Size/Shape
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9.Fractional Sha

Acres

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34.Blueberry Barr
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Lyman

Map Lot 10-051 | Account 1045 | Location 82 Rumery Road | Card 2 Of 2 | 8/30/2017

Occupancy Code		134 Lt Coml Utility	
No. of Dwelling Units		0	0
Building Class/Quality		5 Rigid Frame	
1.Steel	1.Low Cost	2 Average	
2.Rein Conc	2.Average		
3.Masonry	3.Good		
4.Wood Frm	4.Excellent		
5.Rigid Frm			
Grade Factor		1.00	
Exterior Walls		8 Steel	
1.Br/St	6.Compos		
2.C Block	7.Al/Vinyl		
3.Concrete	8.Steel		
4.Wood	9.Other		
5.Stucco			
Stories/Height		1 12	
Ground Floor Area		840	
Perimeter Units/Fl		116	
Heating/Cooling		13 Forced Warm Air	
11.Elec BB	19.Wall/Fl		
12.Wall	20.Heat/Co		
13.FWA	21.Package		
14.HW	22.W/C Air		
15.Space	23.H/C Wat		
16.Steam w	24.HeatPum		
17.Steam N	25.Indiv H		
18.Vent	26.		
Year Built		2000	
Year Remodeled		0	
Condition		5 Above Average	
1.Poor	6.Good		
2.Fair	7.Very Good		
3.Below Ave	8.Excellent		
4.Average	9.Same		
5.Above Ave			
Physical % Good		0	
Functional % Good		100	
Economic % Good		100	

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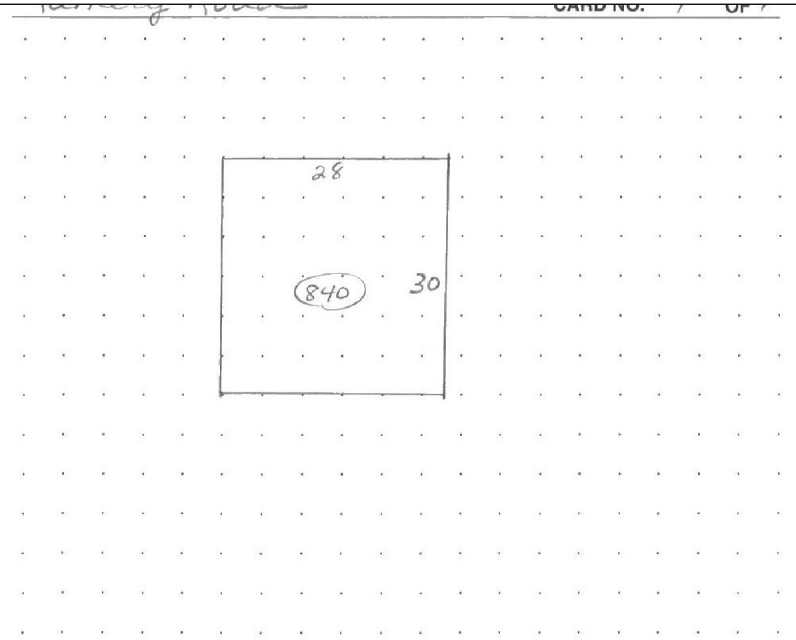
Entrance Code	
1.Inspect	6.
2.Refusal	7.
3.Vacant	8.
4.Estimate	9.
5.	

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

Date Inspected 5/21/2015

Additions, Outbuildings & Improvements

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

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