Map Lot 11-074 Account 1228 Location Huff Road Card 1 Of 1 8/30/2017

Lafreniere, Stephen M
ATTN: Saco Realty Associates LLC
840 Portland Rd

Saco ME 04072
B15924P922 B17407P672 B17459P448

Previous Owner
Canbury Homes, Inc.
220 Alfred Road

Sanford ME 04073
Sale Date: 7/27/2015

Previous Owner
Patterson Associates, LLC
12 Huckleberry Lane

Kennebunk ME 04043
Sale Date: 8/12/2010

Previous Owner
Canbury Homes, Inc.
220 Alfred Road

Sanford ME 04073
Sale Date: 7/06/2009

Inspection Witnessed By:

X Date

No./Date	Description	Date Insp.

Notes:

03.1016 - Removed from Tree Growth
03.1231 - split off 5.4 acres to new lot (now 11-074-1) per divorce
03.1231 - split off 6.39 acres to abutter (now part of 11-074-1)
09.0317 - split off 5.06 acres to new lot 11-074-2
10.1130 - changed acreage from 39.56 to 38.02 per deed.
15.0727 - Split off 5.05 to new parcel 11-074-A
17.0428 - corrected acreage from 32.97 per deed research

Lyman

Property Data

Neighborhood	**16 TOWN RD**	
Tree Growth Year	**0**	
Road Frontage/ft		**490**
Water Frontage/ft		**0**
Zone/Land Use	**11 Residential**	
Secondary Zone		
Topography	**1 Level**	**5 Swampy**
1.Level	4.Low	7.
2.Sloping	5.Swampy	8.
3.Rolling	6.Ledge	9.
Utilities	**9 None**	**9 None**
1.Public	4.Dr Well	7.Cesspool
2.Water	5.Dug Well	8.
3.Sewer	6.Septic	9.None
Street	**1 Paved**	
1.Paved	4.Proposed	7.
2.Gravel	5.R O W	8.
3.Semi-Imp	6.	9.None
Waterfront		**0**
Reinspection		**0**

Sale Data

Sale Date		**12/14/2016**
Price		
Sale Type	**1 Land Only**	
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	73,500	0	0	73,500
2006	73,500	0	0	73,500
2007	73,500	0	0	73,500
2008	73,500	0	0	73,500
2010	68,200	0	0	68,200
2011	68,200	0	0	68,200
2012	67,400	0	0	67,400
2013	67,400	0	0	67,400
2014	67,400	0	0	67,400
2015	67,400	0	0	67,400
2016	67,400	0	0	67,400
2017	64,900	0	0	64,900
2018	64,100	0	0	64,100

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.				%	
				%	
				%	
Square Foot		**Square Feet**			
16.Regular Lot				%	
17.Secondary Lot				%	
18.Excess Land				%	
19.Condominium				%	
20.				%	
				%	
				%	
Fract. Acre		**Acreage/Sites**			
21.Baselot Imp Fr	22	5.00	100	%	0
22.Baselot Unimp	28	10.00	100	%	0
24.Baselot Imp	29	16.50	100	%	0
Acres				%	
25.Baselot Unimp				%	
26.Frontage				%	
27.Secondary Lot				%	
28.Rear 1				%	
29.Rear 2					
30.Water Frontage		**Total Acreage**		31.50	

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.Conv	5.Log	9.....
2.Bi Level	6.Dbl Wd	10.
3.Split	7.Seasonal	11.
4.Contemp	8.Other	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		
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	4.Composit	7.
2.Slate	5.Wood	8.
3.Metal	6.Other	9.

SF Masonry Trim

DORMER #LF

CENTRAL

Year Built

Year Remodeled

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

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

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

SF Bsmt Living

Fin Bsmt Grade

Heat Type **100%**		
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%**		
1.Refrig	4.W&C Air	7.
2.Evapor	5.	8.
3.H Pump	6.	9.None

Kitchen Style		
1.Typical	4.	7.
2.Inadequa	5.	8.
3.Modern	6.	9.None

Bath(s) Style		
1.Typical	4.	7.
2.Inadequa	5.	8.
3.Modern	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.	6.	9.

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

Unfinished %

Grade & Factor		
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)

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.Other	7.
2.O-Built	5.	8.
3.Record	6.	9.

Econ. % Good

Economic Code		
0.None	3.Services	6.Comm Wal
1.Location	4.Vis Imp	8.Fraction
2.Encroach	5.Multi-fa	9.None

Entrance Code **0**		
1.Inspect	4.Estimate	7.
2.Refusal	5.	8.
3.Vacant	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 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