Map Lot 26-013 | Account 1971 | Location Wadleigh Pond Road | Card 1 Of 1 | 8/30/2017

Smith, Laurence & Colleen

109 Middle Street

Portland ME 04101
B15182P315

Previous Owner
Rapid Lending, LLC
17 Bristol Lane

North Yarmouth ME 04097
Sale Date: 6/14/2007

Previous Owner
Lafreniere, Suzanne
135 Portland Ave. #304

Old Orchard Beach ME 04064
Sale Date: 9/29/2006

Previous Owner
Pioneer Capital Corporation
PO Box 4787

Portland ME 04101
Sale Date: 9/29/2006

Inspection Witnessed By:

X Date

No./Date	Description	Date Insp.

Notes:

Spoke with the CEO 11/17/05 and he has determined that not even a shed would be allowed on this property because none of the setbacks can be met. Abatement done by assessor for tax year 05-06.

05/19/97 St. Michel to Dinardo B8263P263
6/14/06 Pioneer Capital Corporation forclosed on property from Dinardo B14866P988
9/29/06 Pioneer Capital Corp. to Lavreniere, S. B14968P744
6/14/07 Lafreniere, S. to Rapid Lending LLC B14964P746
6/14/07 Rapid Lending to Smith B15182P315

Lyman

Property Data

Neighborhood	69 WADLEIGH POND	
Tree Growth Year	0	
Road Frontage/ft	260	
Water Frontage/ft	423	
Zone/Land Use	11 Residential	
Secondary Zone	41 & Shoreland	
Topography	1 Level	2 Sloping
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	2 Gravel	
1.Paved	4.Proposed	7.
2.Gravel	5.R O W	8.
3.Semi-Imp	6.	9.None
Waterfront	1	
Reinspection	0	

Sale Data

Sale Date	6/14/2007	
Price	35,000	
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	8 Other Non Valid	
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	86,400	0	0	86,400
2006	13,000	0	0	13,000
2007	13,000	0	0	13,000
2008	13,000	0	0	13,000
2010	13,000	0	0	13,000
2011	13,000	0	0	13,000
2012	13,000	0	0	13,000
2013	13,000	0	0	13,000
2014	13,000	0	0	13,000
2015	13,000	0	0	13,000
2016	13,000	0	0	13,000
2017	13,000	0	0	13,000
2018	13,000	0	0	13,000

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.				%	
				%	
				%	
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	0.66		15 %	4
22.Baselot Unimp				%	
24.Baselot Imp				%	
Acres				%	
25.Baselot Unimp				%	
26.Frontage				%	
27.Secondary Lot				%	
28.Rear 1				%	
29.Rear 2				%	
30.Water Frontage				%	

Total Acreage 0.66

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