Map Lot 27-015-1 Account 2004 Location 280 Wadleigh Pond Road Card 1 Of 1 9/01/2017

Quint, John J.

2064 Bangor Road

Clinton ME 04927
B13100P171

Previous Owner
GROVER, SANDRA L.& SINKO,DEBORAH A

6723 RALSTON BEACH CIRCLE
TAMPA FL 33614
Sale Date: 6/27/2003

Inspection Witnessed By:

X Date

| No./Date | Description | Date Insp. |
|---|---|---|
| | | |
| | | |
| | | |

Notes:

Check for finish-of loft
House built in 1954 but totally remodeled in 2005

7-27-93 NORTON B6642P266

10-31-00 SAGARINO TRUST B10286P218
6/27/03 SINKO/GROVER TO QUINT; B13100P171

**Lyman**

## Property Data

Neighborhood **69 WADLEIGH POND**

Tree Growth Year **0**

Road Frontage/ft **60**

Water Frontage/ft **60**

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 **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 **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 **6/27/2003**

Price **89,175**

Sale Type **2 Land & Buildings**

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

Financing **1 Conventional**

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 | 94,600 | 22,400 | 0 | 117,000 |
| 2006 | 94,600 | 62,400 | 0 | 157,000 |
| 2007 | 94,600 | 103,300 | 0 | 197,900 |
| 2008 | 94,600 | 103,300 | 0 | 197,900 |
| 2010 | 94,600 | 105,400 | 0 | 200,000 |
| 2011 | 94,600 | 105,400 | 0 | 200,000 |
| 2012 | 94,600 | 103,300 | 0 | 197,900 |
| 2013 | 94,600 | 103,300 | 0 | 197,900 |
| 2014 | 94,600 | 103,300 | 0 | 197,900 |
| 2015 | 94,600 | 103,300 | 0 | 197,900 |
| 2016 | 94,600 | 103,300 | 0 | 197,900 |
| 2017 | 94,600 | 103,300 | 0 | 197,900 |
| 2018 | 94,600 | 103,300 | 0 | 197,900 |

## 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
27.Secondary Lot
28.Rear 1
29.Rear 2
30.Water Frontage

| Type | Effective Frontage | Effective Depth | Influence Factor | Influence Code |
|---|---|---|---|---|
| | | | % | |
| | | | % | |
| | | | % | |
| | | | % | |
| | | | % | |
| | | | % | |
| | | | % | |
| | Square Feet | | | |
| | | | % | |
| | | | % | |
| | | | % | |
| | | | % | |
| | | | % | |
| | | | % | |
| | | | % | |
| | Acreage/Sites | | | |
| 21 | 0.14 | | 100 % | 0 |
| 44 | 2.00 | | 100 % | 0 |
| | | | % | |
| | | | % | |
| | | | % | |
| | | | % | |
| | | | % | |

**Total Acreage** 0.14

**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 27-015-1 | Account 2004 | Location 280 Wadleigh Pond Road | Card 1 Of 1 | 9/01/2017

| | | | |
|---|---|---|---|
| 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 | **3 Sheet Metal** | | |
| 1.Asphalt | 4.Composit | 7. | |
| 2.Slate | 5.Wood | 8. | |
| 3.Metal | 6.Other | 9. | |
| SF Masonry Trim | **0** | | |
| DORMER #LF | **20** | | |
| CENTRAL | **0** | | |
| Year Built | **2005** | | |
| Year Remodeled | **0** | | |
| Foundation | **2 Concrete Block** | | |
| 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 | **0** | | |
| Wet Basement | **1 Dry Basement** | | |
| 1.Dry | 4. | 7. | |
| 2.Damp | 5. | 8. | |
| 3.Wet | 6. | 9. | |

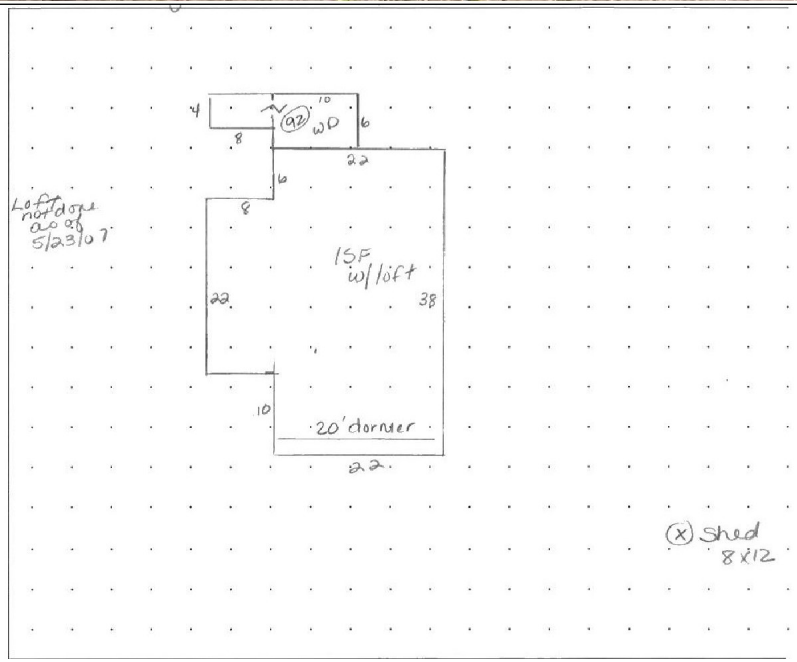
| | | | |
|---|---|---|---|
| SF Bsmt Living | **0** | | |
| Fin Bsmt Grade | **0 0** | | |
| | **0** | | |
| Heat Type | **100%** | **1 Hot Water** | |
| 1.HW | 5.FWA | 9.No Heat | |
| 2.HW Floor | 6.GravWA | 10. | |
| 3.H Pump | 7.Electric | 11. | |
| 4.Steam | 8.Fl/Wall | 12. | |
| Cool Type | **0%** | **9 None** | |
| 1.Refrig | 4.W&C Air | 7. | |
| 2.Evapor | 5. | 8. | |
| 3.H Pump | 6. | 9.None | |
| Kitchen Style | **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 | **5** | | |
| # Bedrooms | **1** | | |
| # Full Baths | **1** | | |
| # Half Baths | **0** | | |
| # Addn Fixtures | **2** | | |
| # Fireplaces | **0** | | |

TRIO Software
A Division of Harris Computer Systems

| | | | |
|---|---|---|---|
| Layout | **1 Typical** | | |
| 1.Typical | 4. | 7. | |
| 2.Inadeq | 5. | 8. | |
| 3. | 6. | 9. | |
| Attic | **3 1/2 Finished** | | |
| 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 % | **10%** | | |
| Grade & Factor | **3 Fair 110%** | | |
| 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) | **1012** | | |
| 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 | **1 Owner** | | |
| 1.Owner | 4.Agent | 7. | |
| 2.Relative | 5.Estimate | 8. | |
| 3.Tenant | 6.Other | 9. | |

Date Inspected 3/24/2008

## Additions, Outbuildings & Improvements

| Type | Year | Units | Grade | Cond | Phys. | Funct. | Sound Value |
|---|---|---|---|---|---|---|---|
| 24 Fr Shed | 2000 | 96 | 0 0 | 0 | 0 % | 100 % | |
| 67 Wood Deck | 2006 | 92 | 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