

NEUMAN, MATTHEW W  
126 MEETINGHOUSE RD  
BEDFORD NH 03110

B40211P120

Previous Owner  
KINNEY, RICHARD A  
C/O JOE KINNEY  
42 SYLVAN AVE  
LEWISTON ME 04240  
Sale Date: 6/29/2023

Inspection Witnessed By:

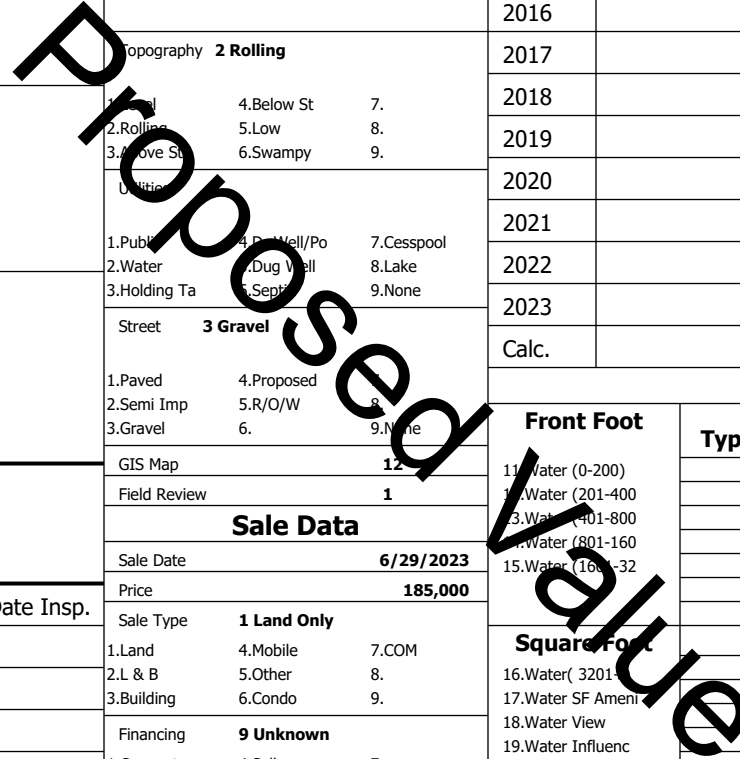
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No./Date	Description	Date Insp.

Notes:

Gray

Property Data			Assessment Record						
Neighborhood <b>5 Little Sebago</b>			Year	Land	Buildings	Exempt	Total		
Tree Growth Year <b>0</b>			2011	34,350	0	0	34,350		
REVIEW <b>0</b>			2012	34,350	0	0	34,350		
Building Permit <b>0</b>			2013	34,350	0	0	34,350		
Zone/Land Use <b>12 Limited Residential</b>			2014	34,350	0	0	34,350		
Secondary Zone			2015	34,400	0	0	34,400		
Topography <b>2 Rolling</b>			2016	34,400	0	0	34,400		
1. Above St 2. Rolling 3. Above St			2017	34,400	0	0	34,400		
4. Below St 5. Low 6. Swampy			2018	34,400	0	0	34,400		
7. Cesspool 8. Lake 9. None			2019	75,300	0	0	75,300		
1. Public 2. Water 3. Holding Ta			2020	75,300	0	0	75,300		
4. Dug Well/Po 5. Septic 6. Swampy			2021	75,300	0	0	75,300		
7. Cesspool 8. Lake 9. None			2022	75,300	0	0	75,300		
Street <b>3 Gravel</b>			2023	81,500	0	0	81,500		
1. Paved 2. Semi Imp 3. Gravel			Calc.	171,100	0	0	171,100		
4. Proposed 5. R/O/W 6. None			<b>Land Data</b>						
GIS Map <b>12</b>			<b>Front Foot</b>	<b>Type</b>	<b>Effective</b>		<b>Influence</b>		<b>Influence Codes</b>
Field Review <b>1</b>					Frontage	Depth	Factor	Code	
<b>Sale Data</b>			11. Water (0-200)			%		1. Unimproved	
Sale Date <b>6/29/2023</b>			12. Water (201-400)			%		2. Excess Frtg	
Price <b>185,000</b>			13. Water (401-800)			%		3. Topography	
Sale Type <b>1 Land Only</b>			14. Water (801-160)			%		4. Size/Shape	
1. Land 2. L & B 3. Building			15. Water (161-320)			%		5. Access	
4. Mobile 5. Other 6. Condo			<b>Square Foot</b>		<b>Square Feet</b>			6. Restriction	
7. COM 8. 9.			16. Water ( 3201-6400)			%		7. Open Space	
Financing <b>9 Unknown</b>			17. Water SF Amen			%		8. Environmental	
1. Convent 2. FHA/VA 3. Assumed			18. Water View			%		9. Condo	
4. Seller 5. Private 6. Cash			19. Water Influen			%		<b>Acres</b>	
7. 8. 9. Unknown			20. ShoreFront A			%		30. Blueberry(1-20	
Validity <b>1 Arms Length Sale</b>			<b>Fract. Acre</b>		<b>Acreege/Sites</b>			31. Blueberry(21 -	
1. Valid 2. Related 3. Distress			21. Base Lot	22	1.84	100 %	0	32. Crop Land	
4. Split 5. Partial 6. Exempt			22. Base Lot Vacan	24	0.03	100 %	0	33. Pasture	
7. Multiple 8. Other 9. Estate			23. Base Lot Unpav			%		34. Shorefront B	
Verified <b>5 Public Record</b>			<b>Acres</b>		<b>Acreege/Sites</b>			35. Shorefront C	
1. Buyer 2. Seller 3. Lender			24. Acres to 10			%		36. ANTENNA SITE	
4. Agent 5. Pub Rec 6. MLS			25. Acres 11-30			%		37. Softwood TG	
7. Family 8. Other 9.			26. Acres 31-50			%		38. Mixed Wood TG	
			27. Acres 51& over			%		39. Hardwood TG	
			28. Acres 71 & Ove			%		40. Wasteland	
			29. Woods (41+)			%		41. Woodland	
			<b>Total Acreage</b>		<b>1.87</b>			42. Mobile Home Si	
								43. Camp Site	
								44. Lot Improvemen	
								45. BA SF - Oce	
								46. SP Meadow Cond	



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Map Lot 012-308-005-001

Account 3778

Location 73 BIRCHWOOD RD

Card 1

Of 1

8/05/2024

Building Style <b>0</b>	SF Bsmt Living <b>0</b>	Layout <b>0</b>
1.Conv. 5.Garrison 9.NE farm	Fin Bsmt Grade <b>0 0</b>	1.Typical 4. 7.
2.Ranch 6.Split 10.Colonia	Secondary Heat <b>0</b>	2.Inadeq 5. 8.
3.R Ranch/ 7.Contemp 11.Cottage	Heat Type <b>100% 0</b>	3. 6. 9.
4.Cape 8.Log 12.Gambrel	1.HWBB 5.FWA 9.None	Attic <b>0</b>
Dwelling Units <b>0</b>	2.HWCI 6.Monitor 10.UNH2F	1.1/4 Fin 4.Full Fin 7.
Other Units <b>0</b>	3.HWRF 7.Electric 11.Geother	2.1/2 Fin 5.FI/Stair 8.
Stories <b>0</b>	4.Steam 8.FI/Wall 12.Heat/Co	3.3/4 Fin 6. 9.None
1.1 4.1.5 7.	Cool Type <b>0% 9 None</b>	Insulation <b>0</b>
2.2 5.1.75 8.	1.Central 4.W&C Air 7.	1.Full 4.Minimal 7.
3.3 6.2.5 9.	2.Evapor 5. 8.	2.Heavy 5. 8.
Exterior Walls <b>0</b>	3.H Pump 6. 9.None	3.Capped 6. 9.None
1.Clapboar 5.Stucco 9.B & B	Kitchen Style <b>0</b>	Unfinished % <b>0%</b>
2.Vin/Al 6.Brick 10.Cemplan	1.Modern 4.Obsolete	Grade & Factor <b>0 0%</b>
3.Compos./ 7.Stone 11.Concret	2.Typical 5. 8.	1.E Grade 4.B Grade 7.SC Grade
4.Asbestos 8.Wood Shi 12.Wood Bo	3.Old Type 6. 9.None	2.C Grade 5.A Grade 8.
Roof Surface <b>0</b>	Bath(s) Style <b>0</b>	3.D Grade 6.AA Grade 9.Same
1.Asphalt 4.Composit 7.Other	1.Modern 4.Obsolete 7.	SQFT (Footprint) <b>0</b>
2.Slate 5.Wood 8.	2.Typical 5. 8.	1.Poor Avg 7.V G
3.Metal 6.Roll Roo 9.	3.Old Type 6. 9.None	2.Fair Avg 8.Exc
SF Masonry Trim <b>0</b>	# Rooms <b>0</b>	3.Avg- Good 9.Same
SOLAR VOLTAIC <b>0</b>	# Bedrooms <b>0</b>	Phys. % Good <b>0%</b>
OPEN-4- <b>0</b>	# Full Baths <b>0</b>	Funct. % Good <b>100%</b>
Year Built <b>0</b>	# Half Baths <b>0</b>	Functional Code <b>9 None</b>
Year Remodeled <b>0</b>	# Addn Fixtures <b>0</b>	1.Incomp 4.Delap 7.Layoff
Foundation <b>0</b>	# Fireplaces <b>0</b>	2.O-Built 5.Bsmt 8.Long term
1.Concrete 4.Wood 7.		3.Damage 6.Style None
2.C Block 5.Slab 8.		Econ. % Good <b>100%</b>
3.Br/Stone 6.Piers 9.		Economic Code <b>None</b>
Basement <b>0</b>		0.None 3.No Power 6.Obsolete
1.1/4 Bmt 4.Full Bmt 7.		1.Location 4.Generate 9.None
2.1/2 Bmt 5.Crwl 8.		2.Encroach 5.Flood Pl 9.
3.3/4 Bmt 6. 9.None		Entrance Code <b>0</b>
Bsmt Gar # Cars <b>0</b>		1.Interior 4.Vacant 7.
Wet Basement <b>0</b>		2.Refusal 5.Estimate 8.
1.Dry 4. 7.		3.Informed 6. 9.
2.Damp 5. 8.	Information Code <b>0</b>	
3.Wet 6. 9.	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 Fram
					%	%	2.Two Story Fram
					%	%	3.Three Story Fr
					%	%	4.1 & 1/2 Story
					%	%	5.1 & 3/4 Story
					%	%	6.2 & 1/2 Story
					%	%	21.Open Frame Por
					%	%	22.Encl Frame Por
					%	%	23.Frame Garage
					%	%	24.Frame Shed
					%	%	25.Frame Bay Wind
					%	%	26.1SFr Overhang
					%	%	27.Unfin Basement
					%	%	28.Unfinished Att
					%	%	29.Finished Attic

Proposed Value