Map Lot 017-309-008-000 Account 3784 Location 187 WESTWOOD RD Card 1 Of 1 8/05/2024

FLEMING, KEVIN M
COYNE, KAREN & WINTERS, DIANE
54 BUCHANAN ST
SO PORTLAND ME 04106

B13186P248

Inspection Witnessed By:

X Date

No./Date	Description	Date Insp.

Notes:

Gray

Property Data

Neighborhood **5 Little Sebago**

Tree Growth Year **0**

REVIEW **0**

Bulding Permit **0**

Zone/Land Use **12 Limited Residential**

Secondary Zone

Topography **1 Level**

1.Level 4.Below St 7.
2.Rolling 5.Low 8.
3.Above St 6.Swampy 9.

Utilities **4 Drilled Well/Point** **6 Septic System**

1.Public 4.Dr Well/Po 7.Cesspool
2.Water 5.Dug Well 8.Lake
3.Holding Ta 6.Septic 9.None

Street **1 Paved**

1.Paved 4.Proposed
2.Semi Imp 5.R/O/W 8.
3.Gravel 6. 9.None

GIS Map **17**

Field Review **1**

Sale Data

Sale Date **7/09/1997**

Price

Sale Type

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

Financing

1.Convent 4.Seller 7.
2.FHA/VA 5.Private 8.
3.Assumed 6.Cash 9.Unknown

Validity

1.Valid 4.Split 7.Multiple
2.Related 5.Partial 8.Other
3.Distress 6.Exempt 9.Estate

Verified

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

Assessment Record

Year	Land	Buildings	Exempt	Total
2011	132,258	35,686	0	167,944
2012	132,258	35,686	0	167,944
2013	132,258	35,686	0	167,944
2014	132,258	37,286	0	169,544
2015	132,300	37,300	0	169,600
2016	132,300	37,300	0	169,600
2017	132,300	37,300	0	169,600
2018	132,300	37,300	0	169,600
2019	188,000	62,900	0	250,900
2020	188,000	62,900	0	250,900
2021	188,000	62,900	0	250,900
2022	188,000	62,900	0	250,900
2023	188,000	78,600	0	266,600
Calc.	376,100	99,800	0	475,900

Land Data

Front Foot	Type	Effective Frontage	Effective Depth	Influence Factor	Influence Code
11.Water (0-200)	11	060	000	100 %	0
12.Water (201-400				%	
13.Water (401-800				%	
14.Water (801-160				%	
15.Water (1601-32				%	
				%	
				%	

Square Foot	Type	Square Feet	Influence Factor	Influence Code
16.Water(3201-			%	
17.Water SF Ameni			%	
18.Water View			%	
19.Water Influenc			%	
20.ShoreFront A			%	
			%	
			%	

Fract. Acre / Acres	Type	Acreage/Sites	Influence Factor	Influence Code
21.Base Lot	20	0.41	100 %	0
22.Base Lot Vacan			%	
23.Base Lot Unpav			%	
24.Acres to 10			%	
25.Acres 11-30			%	
26.Acres 31-50			%	
27.Acres 51& over			%	
28.Acres 71 & Ove			%	
29.Woods (41+)			%	

Total Acreage 0.41

Influence Codes

1.Unimproved
2.Excess Frtg
3.Topography
4.Size/Shape
5.Access
6.Restriction
7.Open Space
8.Environmental
9.Condo

Acres

30.Blueberry(1-20
31.Blueberry(21 -
32.Crop Land
33.Pasture
34.Shorefront B
35.Shorefront C
36.ANTENNA SITE
37.Softwood TG
38.Mixed Wood TG
39.Hardwood TG
40.Wasteland
41.Woodland
42.Mobile Home Si
43.Camp Site
44.Lot Improvemen
45.BA SF - Oce
46.SP Meadow Cond

Proposed Value

Gray

Map Lot 017-309-008-000 | Account 3784 | Location 187 WESTWOOD RD | Card 1 Of 1 | 8/05/2024

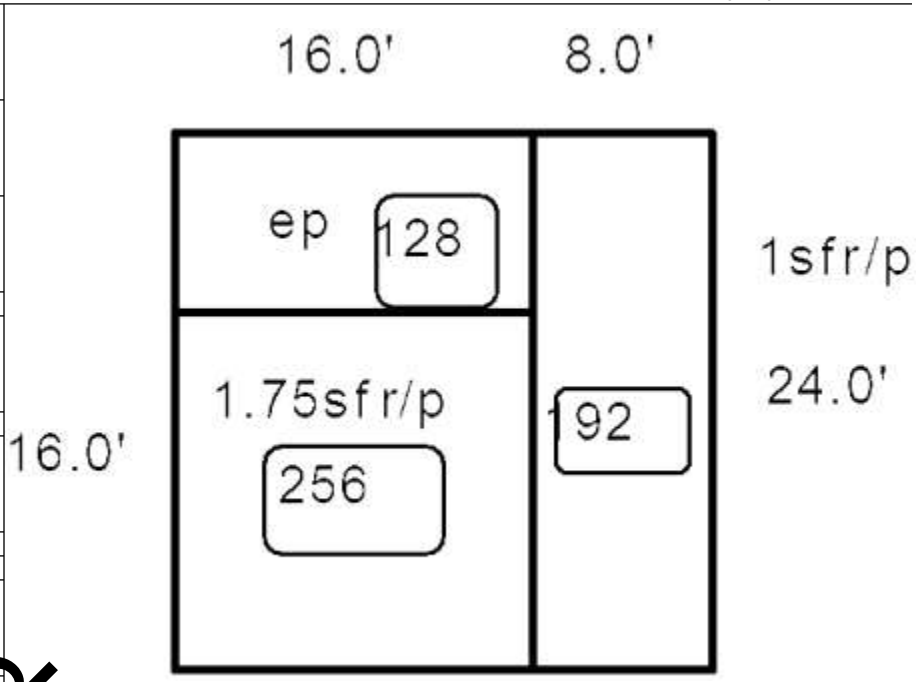
Building Style	**11 Cottage/Camp**	
1.Conv.	5.Garrison	9.NE farm
2.Ranch	6.Split	10.Colonia
3.R Ranch/	7.Contemp	11.Cottage
4.Cape	8.Log	12.Gambrel
Dwelling Units	**1**	
Other Units	**0**	
Stories	**5 One & 3/4 Story**	
1.1	4.1.5	7.
2.2	5.1.75	8.
3.3	6.2.5	9.
Exterior Walls	**2 Vinyl/Aluminum**	
1.Clapboar	5.Stucco	9.B & B
2.Vin/Al	6.Brick	10.Cemplan
3.Compos./	7.Stone	11.Concret
4.Asbestos	8.Wood Shi	12.Wood Bo
Roof Surface	**1 Asphalt Shingles**	
1.Asphalt	4.Composit	7.Other
2.Slate	5.Wood	8.
3.Metal	6.Roll Roo	9.
SF Masonry Trim	**0**	
SOLAR VOLTAIC	**0**	
OPEN-4-	**0**	
Year Built	**1950**	
Year Remodeled	**0**	
Foundation	**6 Piers**	
1.Concrete	4.Wood	7.
2.C Block	5.Slab	8.
3.Br/Stone	6.Piers	9.
Basement	**9 No Basement**	
1.1/4 Bmt	4.Full Bmt	7.
2.1/2 Bmt	5.Crwl	8.
3.3/4 Bmt	6.	9.None
Bsmt Gar # Cars	**0**	
Wet Basement	**9 No Basement**	
1.Dry	4.	7.
2.Damp	5.	8.
3.Wet	6.	9.

SF Bsmt Living	**0**	
Fin Bsmt Grade	**0 0**	
Secondary Heat	**0**	
Heat Type	**100%**	**9 Not Heated - Entire Dwelling**
1.HWBB	5.FWA	9.None
2.HWCI	6.Monitor	10.UNH2F
3.HWRF	7.Electric	11.Geother
4.Steam	8.Fl/Wall	12.Heat/Co
Cool Type	**0%**	**9 None**
1.Central	4.W&C Air	7.
2.Evapor	5.	8.
3.H Pump	6.	9.None
Kitchen Style	**3 Old Style**	
1.Modern	4.Obsolete	7.
2.Typical	5.	8.
3.Old Type	6.	9.None
Bath(s) Style	**3 Old Style**	
1.Modern	4.Obsolete	7.
2.Typical	5.	8.
3.Old Type	6.	9.None
# Rooms	**4**	
# Bedrooms	**2**	
# Full Baths	**1**	
# Half Baths	**0**	
# Addn Fixtures	**0**	
# Fireplaces	**1**	

TRIO

Layout	**1 Typical**	
1.Typical	4.	7.
2.Inadeq	5.	8.
3.	6.	9.
Attic	**9 None**	
1.1/4 Fin	4.Full Fin	7.
2.1/2 Fin	5.Fl/Stair	8.
3.3/4 Fin	6.	9.None
Insulation	**9 None**	
1.Full	4.Minimal	7.
2.Heavy	5.	8.
3.Capped	6.	9.None
Unfinished %	**0%**	
Grade & Factor	**3 Average 100%**	
1.E Grade	4.B Grade	7.SC Grade
2.D Grade	5.A Grade	8.
3.C Grade	6.AA Grade	9.Same
SQFT (Footprint)	**256**	
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.Delap	7.Layout
2.O-Built	5.Bsmt	8.Long Term
3.Damage	6.Style	9.None
Econ. % Good	**100%**	
Economic Code	**None**	
0.None	3.No Power	6.Obsolete
1.Location	4.Generate	9.None
2.Encroach	5.Flood Pl	9.
Entrance Code	**3 Information Only**	
1.Interior	4.Vacant	7.
2.Refusal	5.Estimate	8.
3.Informed	6.	9.
Information Code	**1 Owner**	
1.Owner	4.Agent	7.
2.Relative	5.Estimate	8.
3.Tenant	6.Other	9.

Date Inspected 7/27/2015



Additions, Outbuildings & Improvements

Type	Year	Units	Grade	Cond	Phys.	Funct.	Sound Value
1 One Story Frame	0	192	0 0	0	0 %	100 %	
22 Encl Frame Porch	0	128	0 0	0	0 %	100 %	
24 Frame Shed	0	128	2 100	3	0 %	100 %	
					%	%	
					%	%	
					%	%	
					%	%	
					%	%	
					%	%	
					%	%	

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