Map Lot 034-014-002-007 Account 5065 Location 18 BUD'S LANE Card 1 Of 1 8/05/2024

KILBORN, NICHOLAS A
1350 FOREST AVE
PORTLAND ME 04103

B37724P46

Inspection Witnessed By:

X Date

No./Date	Description	Date Insp.

Notes:
5-24 DR FIELD REVIEW

Gray

Property Data

Neighborhood **82 Average Location**

Tree Growth Year **0**

REVIEW **0**

Bulding Permit **0**

Zone/Land Use **11 Rural Residential & Agri**

Secondary Zone

Topography **2 Rolling**

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

Utilities

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

Street **3 Gravel**

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

GIS Map **34**

Field Review **1**

Sale Data

Sale Date **1/21/2021**

Price **60,000**

Sale Type **1 Land Only**

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

Financing **9 Unknown**

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

Validity **9 Estate Sale**

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

Verified **5 Public Record**

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
2022	36,000	0	0	36,000
2023	40,000	0	0	40,000
Calc.	120,000	25,400	0	145,400

Land Data

Front Foot	Type	Effective Frontage	Effective Depth	Influence Factor	Influence Code
11.Water (0-200)				%	
12.Water (201-400				%	
13.Water (401-800				%	
14.Water (801-160				%	
15.Water (1601-32				%	
				%	
Square Foot		**Square Feet**			
16.Water(3201-				%	
17.Water SF Ameni				%	
18.Water View				%	
19.Water Influenc				%	
20.ShoreFront A				%	
				%	
Fract. Acre		**Acreage/Sites**			
21.Base Lot	23	1.84		100 %	0
22.Base Lot Vacan				%	
23.Base Lot Unpav				%	
Acres				%	
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 1.84

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

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Building Style		
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		
Other Units		
Stories		
1.1	4.1.5	7.
2.2	5.1.75	8.
3.3	6.2.5	9.
Exterior Walls		
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	4.Composit	7.Other
2.Slate	5.Wood	8.
3.Metal	6.Roll Roo	9.
SF Masonry Trim		
SOLAR VOLTAIC		
OPEN-4-		
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.Crwl	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		
Secondary Heat		
Heat Type		
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		
1.Central	4.W&C Air	7.
2.Evapor	5.	8.
3.H Pump	6.	9.None
Kitchen Style		
1.Modern	4.Obsolete	7.
2.Typical	5.	8.
3.Old Type	6.	9.None
Bath(s) Style		
1.Modern	4.Obsolete	7.
2.Typical	5.	8.
3.Old Type	6.	9.None
# Rooms		
# Bedrooms		
# Full Baths		
# Half Baths		
# Addn Fixtures		
# Fireplaces		

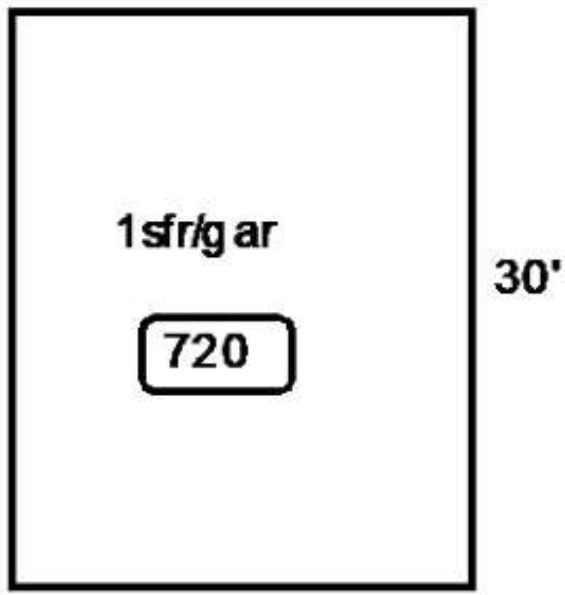
Layout		
1.Typical	4.	7.
2.Inadeq	5.	8.
3.	6.	9.
Attic		
1.1/4 Fin	4.Full Fin	7.
2.1/2 Fin	5.Fl/Stair	8.
3.3/4 Fin	6.	9.None
Insulation		
1.Full	4.Minimal	7.
2.Heavy	5.	8.
3.Capped	6.	9.None
Unfinished %		
Grade & Factor		
E Grade	4.B Grade	7.SC Grade
D Grade	5.A Grade	8.
C Grade	6.AA Grade	9.Same
SQFT (Footprint)		
Condition		
1.Poor	Avg	7.V G
2.Fair	Avg+	8.Exc
3.Avg-	Good	9.Same
Phys. % Good		
Funct. % Good		
Functional Code		
1.Incomp	4.Delap	Layout
2.O-Built	5.Bsmt	8.Lg Term
3.Damage	6.Style	None
Econ. % Good		
Economic Code		
0.None	3.No Power	6.Obsolesc
1.Location	4.Generate	9.None
2.Encroach	5.Flood Pl	9.
Entrance Code **5 Estimated**		
1.Interior	4.Vacant	7.
2.Refusal	5.Estimate	8.
3.Informed	6.	9.
Information Code **5 Estimate**		
1.Owner	4.Agent	7.
2.Relative	5.Estimate	8.
3.Tenant	6.Other	9.

Date Inspected 5/17/2024

Additions, Outbuildings & Improvements

Type	Year	Units	Grade	Cond	Phys.	Funct.	Sound Value
23 Frame Garage	2024	720	3 100	4	0 %	28 %	
81 1 St/Garage	2024	720	3 100	4	0 %	28 %	
					%	%	
					%	%	
					%	%	
					%	%	
					%	%	
					%	%	
					%	%	
					%	%	

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