Map Lot 056-017-053-000 Account 812 Location CAMBELL SHORE RD Card 1 Of 1 8/05/2024

GILMAN, PETER S
75 LOCKLAND DRIVE
WINDHAM ME 04062

B23770P52

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 **1 Paved**

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

GIS Map **56**

Field Review **0**

Sale Data

Sale Date **10/13/2004**

Price **140,000**

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	4,870	0	0	4,870
2012	5,089	0	0	5,089
2013	5,089	0	0	5,089
2014	4,964	0	0	4,964
2015	5,200	0	0	5,200
2016	5,100	0	0	5,100
2017	6,900	0	0	6,900
2018	6,900	0	0	6,900
2019	7,600	0	0	7,600
2020	7,600	0	0	7,600
2021	7,700	0	0	7,700
2022	7,800	0	0	7,800
2023	7,600	0	0	7,600
Calc.	7,600	0	0	7,600

Land Data

Front Foot

11.Water (0-200)
12.Water (201-400
13.Water (401-800
14.Water (801-160
15.Water (1601-32

Square Foot

16.Water(3201-
17.Water SF Ameni
18.Water View
19.Water Influenc
20.ShoreFront A

Fract. Acre

21.Base Lot
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+)

Type	Effective Frontage	Effective Depth	Influence Factor	Influence Code
			%	
			%	
			%	
			%	
			%	
			%	
			%	
Square Feet				
			%	
			%	
			%	
			%	
			%	
			%	
			%	
Acreage/Sites				
39		6.00	100 %	0
38		12.00	100 %	0
			%	
			%	
			%	
			%	
			%	

Total Acreage 18.00

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

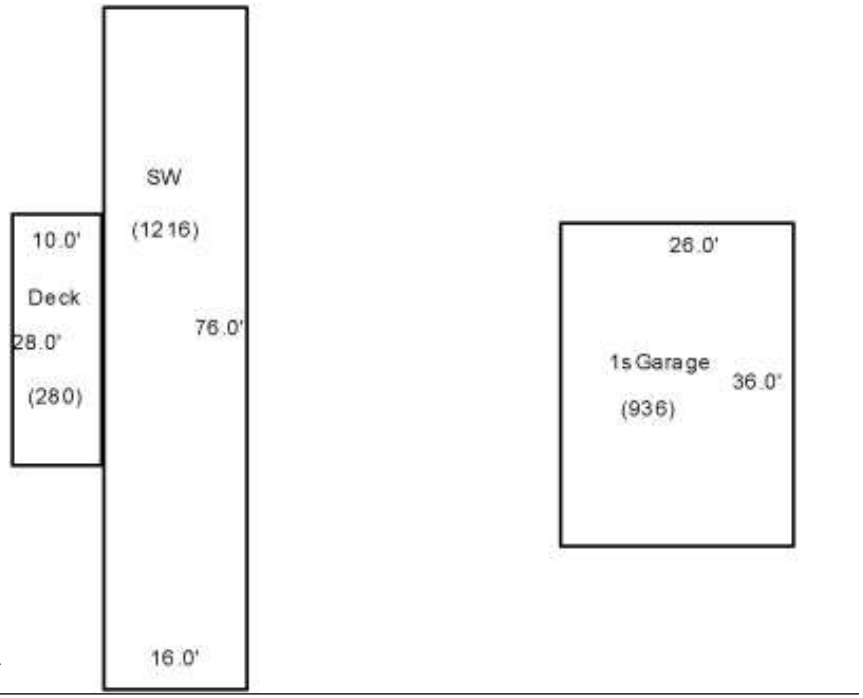
Gray

Map Lot 056-017-053-000 | Account 812 | Location CAMBELL SHORE RD | Card 1 Of 1 | 8/05/2024

Building Style **0**		
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 **0**		
Other Units **0**		
Stories **0**		
1.1	4.1.5	7.
2.2	5.1.75	8.
3.3	6.2.5	9.
Exterior Walls **0**		
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 **0**		
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 **0**		
Year Remodeled **0**		
Foundation **0**		
1.Concrete	4.Wood	7.
2.C Block	5.Slab	8.
3.Br/Stone	6.Piers	9.
Basement **0**		
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 **0**		
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%** **0**		
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 **0**		
1.Modern	4.Obsolete	7.
2.Typical	5.	8.
3.Old Type	6.	9.None
Bath(s) Style **0**		
1.Modern	4.Obsolete	7.
2.Typical	5.	8.
3.Old Type	6.	9.None
# Rooms **0**		
# Bedrooms **0**		
# Full Baths **0**		
# Half Baths **0**		
# Addn Fixtures **0**		
# Fireplaces **0**		

Layout **0**		
1.Typical	4.	7.
2.Inadeq	5.	8.
3.	6.	9.
Attic **0**		
1.1/4 Fin	4.Full Fin	7.
2.1/2 Fin	5.Fl/Stair	8.
3.3/4 Fin	6.	9.None
Insulation **0**		
1.Full	4.Minimal	7.
2.Heavy	5.	8.
3.Capped	6.	9.None
Unfinished % **0%**		
Grade & Factor **0 0%**		
E Grade	4.B Grade	7.SC Grade
D Grade	5.A Grade	8.
C Grade	6.AA Grade	9.Same
SQFT (Footprint) **0**		
Condition **0**		
1.Poor	Avg	7.V G
2.Fa	Avg+	8.Exc
3.Avg-	Good	9.Same
Phys. % Good **0%**		
Funct. % Good **100%**		
Functional Code **9 None**		
1.Incomp	4.Delap	Layout
2.O-Built	5.Bsmt	8.Lg Term
3.Damage	6.Style	None
Econ. % Good **100%**		
Economic Code **None**		
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.



Proposed Value

TRIO

Date Inspected 5/24/2024

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