Map Lot 023-055 L42 | Account 1234 | Location 14 PHEASANT HILL PARK | Card 1 Of 1 | 6/10/2021

LYNN CAMP, LLC
145 MAIN ROAD
MILFORD ME 04461

Previous Owner
LYNN CAMP, LLC
145 MAIN RD

MILFORD ME 04461
Sale Date: 4/01/2018

Previous Owner
NILO, VINCENT E. III
666 Finson Road Lot 175

Bangor ME 04401
Sale Date: 3/03/2018

Previous Owner
TIBBETTS, LISA L
14 PHEASANT HILL

MILFORD ME 04461
Sale Date: 3/19/2011

Inspection Witnessed By:

X Date

No./Date	Description	Date Insp.

Notes:

Milford

Property Data

Neighborhood **51 Village Res**

Tree Growth Year **0**

X Coordinate **0**

Y Coordinate **0**

Zone/Land Use **11 Village**

Secondary Zone

Topography **1 Level**

1.Level	4.Low	7.
2.Sloping	5.Swampy	8.
3.Rolling	6.Ledge	9.

Utilities **1 All Public**

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/W	8.
3.Semi-Imp	6.	9.None

Waterfront **0**

Reinspection **0**

Sale Data

Sale Date **3/03/2018**

Price

Sale Type **4 Mobile Home**

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

Financing **9 Unknown**

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

Validity **8 Other Non Valid**

1.Valid	4.Split/Asm	7.Changed
2.Related	5.Partial	8.Other
3.Distress	6.Exempt	9.

Verified **8 Other Source**

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

Assessment Record

Year	Land	Buildings	Exempt	Total
2012	0	16,500	0	16,500
2013	0	16,500	0	16,500
2014	0	16,500	0	16,500
2015	0	16,500	0	16,500
2016	0	16,500	0	16,500
2017	0	16,500	0	16,500
2018	0	16,100	0	16,100
2019	0	16,100	0	16,100
2020	0	16,100	0	16,100
2021	0	16,100	0	16,100

Land Data

Front Foot	Type	Effective Frontage	Effective Depth	Influence Factor	Influence Code
11.Regular Lot				%	
12.Delta Triangle				%	
13.Nabla Triangle				%	
14.Rear Land				%	
15.Miscellaneous				%	
				%	
				%	

Square Foot		Square Feet		
16.Regular Lot			%	
17.Secondary Lot			%	
18.Excess Land			%	
19.Condominium			%	
20.Miscellaneous			%	
			%	
			%	

Fract. Acre		Acreage/Sites		
21.Baselot Imp (			%	
22.Baselot UnImp(			%	
23.Misc (			%	
Acres			%	
24.Baselot Imp			%	
25.Baselot UnImp			%	
26.Frontage			%	
27.Secondary Lot			%	
28.Rear Land 1				
29.Rear Land 2				

Total Acreage 0.00

Influence Codes

1.Semi/Misimprov
2.Excess Frtg
3.Topography
4.Size/Shape
5.Access
6.Restrict/Servi
7.Corner
8.View/Environme
9.Fractional Sha
Acres
30.Water Frontage
31.Tillable
32.Pasture
33.Lease Lot
34.Blueberry Barr
35.Gravel Pit
36.Open Space
37.Softwood
38.Mixed Wood
39.Hardwood
40.Wasteland
41.Roadway
42.MoHo Sites
43.Condo Sites
44.Lot Improvemen
45.Camp Sites
46.Secondary Site

Milford

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Building Style 0		
1.Conv	5.Log	9.Other
2.Bi Level	6.Erth Brm	10.
3.Split	7.Seasonal	11.
4.Contemp	8.Other	12.
Dwelling Units 0		
Other Units 0		
Stories 0		
1.1.00	4.1.50	7.
2.2.00	5.1.75	8.
3.3.00	6.2.50	9.
Exterior Walls 0		
1.Wood	5.Stucco	9.Other
2.Al/Vinyl	6.Mas Ven	10.
3.Compostn	7.Masonry	11.
4.Asb/Asp	8.Other	12.
Roof Surface 0		
1.Asphalt	4.Compostn	7.
2.Slate	5.Wood	8.
3.Metal	6.Other	9.
SF Masonry Trim 0		
0		
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 Bsmt	4.FullBsmt	7.
2.1/2 Bsmt	5.Crawl	8.
3.3/4 Bsmt	6.Crawl	9.None
Bsmt Gar # Cars 0		
Wet Basement 0		
1.Dry	4.	7.
2.Damp	5.	8.
3.Wet	6.	9.None

SF Bsmt Living 0		
Fin Bsmt Grade 0 0		
0		
Heat Type 100% 0		
1.HW BB/CI	5.FWA	9.No Heat
2.HW Floor	6.Grav WA	10.
3.HeatPump	7.Electric	11.
4.Steam	8.Flr/Wall	12.
Cool Type 0% 9 No Cooling		
1.Refrig	4.W&C Air	7.
2.Evapor	5.	8.
3.HeatPump	6.	9.No Cool
Kitchen Style 0		
1.Typical	4.	7.
2.Inadeq	5.	8.
3.Modern	6.	9.None
Bath(s) Style 0		
1.Typical	4.	7.
2.Inadeq	5.	8.
3.Modern	6.	9.None
# Rooms 0		
# Bedrooms 0		
# Full Baths 0		
# Half Baths 0		
# Addn Fixtures 0		
# Fireplaces 0		

TRIO Software
A Division of Harris Computer Systems

Layout 0		
1.Typical	4.	7.
2.Inadeq	5.	8.
3.	6.	9.
Attic 0		
1.Fl/Stair	4.3/4 Fin	7.
2.1/4 Fin	5.Full Fin	8.
3.1/2 Fin	6.	9.None
Insulation 0		
1.Full	4.	7.
2.Capped	5.	8.
3.Minimal	6.	9.None
Unfinished % 0%		
Grade & Factor 0 0%		
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) 0		
Condition 0		
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.	7.
2.Ovrbuilt	5.	8.LTIncomp
3.See Card	6.	9.None
Econ. % Good 100%		
Economic Code None		
0.None	3.Services	6.CommWall
1.Location	4.Vis Imp	7.EnvEnhan
2.Encroach	5.MultiFam	8.FracShar
Entrance Code 0		
1.Interior	4.Estimate	7.
2.Refusal	5.	8.
3.Vacant	6.	9.
Information Code 0		
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
713 Astro M/H	1986	14x66	2 100	2	0 %	100 %	
67 Wood Deck	1986	96	2 100	4	0 %	100 %	
24 Fr Shed	1986	96	1 100	4	0 %	100 %	
					%	%	
					%	%	
					%	%	
					%	%	
					%	%	
					%	%	
					%	%	

1.1 Story Fr
2.2 Story Fr
3.3 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.Unfin Basement
28.Unfinished Att
29.Finished Attic