Map Lot 028-001 | Account 92 | Location RIVERVIEW PARK | Card 1 Of 1 | 2/09/2022

CRAM PROPERTIES, LLC,
P.O. BOX 527
OLD TOWN ME 04473

B15037P288

Previous Owner
R & B REALTY LLC
PO BOX 22

ORONO ME 04473 0022
Sale Date: 12/27/2018

Inspection Witnessed By:

X Date

No./Date	Description	Date Insp.

Notes:

Property Data

Neighborhood 77 Main Res/Com WU

Tree Growth Year 0

X Coordinate 0

Y Coordinate 0

Zone/Land Use 14 River Res

Secondary Zone 48 & Shoreland

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 1 Paved

1.Paved	4.Proposed	7.
2.Gravel	5.R/W	8.
3.Semi-Imp	6.	9.None

Waterfront 4

Reinspection 0

Sale Data

Sale Date 12/27/2018

Price 250,000

Sale Type 1 Land

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 1 Arms Length Sale

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

Verified 5 Public Record

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	429,800	0	0	429,800
2013	429,800	0	0	429,800
2014	429,800	0	0	429,800
2015	429,800	0	0	429,800
2016	429,800	0	0	429,800
2017	429,800	0	0	429,800
2018	429,800	0	0	429,800
2019	339,800	0	0	339,800
2020	339,800	0	0	339,800
2021	339,800	0	0	339,800

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 (	21	4.00		100 %	0
22.Baselot UnImp(	28	2.00		100 %	0
23.Misc (	42	29.00		100 %	0
Acres	44	2.00		100 %	0
24.Baselot Imp				%	
25.Baselot UnImp				%	
26.Frontage				%	
27.Secondary Lot					
28.Rear Land 1					
29.Rear Land 2					

Total Acreage 6.00

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

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 1 Interior Inspect		
1.Interior	4.Estimate	7.
2.Refusal	5.	8.
3.Vacant	6.	9.
Information Code 1 Owner		
1.Owner	4.Agent	7.
2.Relative	5.Estimate	8.
3.Tenant	6.Other	9.

Date Inspected 3/12/1991

Additions, Outbuildings & Improvements

Type	Year	Units	Grade	Cond	Phys.	Funct.	Sound Value
					%	%	
					%	%	
					%	%	
					%	%	
					%	%	
					%	%	
					%	%	
					%	%	
					%	%	
					%	%	

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