Map Lot 26-0-022-02 | Account 2198 | Location 2 HILLSIDE DR | Card 1 Of 1 | 9/28/2026

DEROSBY, MATTHEW J
2 HILLSIDE DRIVE
HAMPDEN ME 04444

B8138P245 B12441P220

Inspection Witnessed By:

X Date

No./Date	Description	Date Insp.

Notes:

Hampden

Property Data

Neighborhood **7 HillsdDr/CarrgLn**

Tree Growth Year **0**

X Coordinate **0**

Y Coordinate **0**

Zone/Land Use **11 Residential A**

Secondary Zone

Topography **2 Rolling**

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

Utilities **1 All Public**

1.Public 4.Dr Well 7.Cesspool
2.Water 5.Dug Well 8.Shared
3.Sewer 6.Septic 9.None

Street **1 Paved**

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

Open 1 **0**

Open 2 **0**

Sale Data

Sale Date **04/01/2002**

Price **125,000**

Sale Type **2 Land & Blding**

1.Land 4.MOHO 7.Other
2.L & B 5.C/I Land 8.
3.Blding 6.C/I L+B 9.

Financing **9 Unknown**

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

Validity **1 Arms Length Sale**

1.Valid 4.Split 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 Rec 8.Other
3.Lender 6.MLS 9.Confiden

Assessment Record

Year	Land	Buildings	Exempt	Total
2014	38,300	101,600	10,000	129,900
2015	38,300	101,600	10,000	129,900
2016	38,000	102,000	10,000	130,000
2017	38,000	102,000	15,000	125,000
2018	38,300	101,600	20,000	119,900
2019	38,300	101,600	20,000	119,900
2020	38,300	101,600	20,000	119,900
2021	39,400	104,300	25,000	118,700
2022	39,400	104,300	25,000	118,700
2023	39,400	104,300	23,750	119,950
2024	45,100	121,000	25,000	141,100
2025	54,900	147,700	25,000	177,600
2026	61,130	181,080	25,000	217,210
2027	68,000	256,800	25,000	299,800

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.ImprovSite(Fra	21	0.42		100 %	0
22.Baselot (Fract				%	
23.Misc (Fract)				%	
Acres				%	
24.Improved Site				%	
25.Baselot				%	
26.Frontage 1				%	
27.Frontage 2				%	
28.Rear Land 1				%	
29.Rear Land 2				%	

Total Acreage 0.42

Influence Codes

1.Unimproved
2.Excess Frtg
3.Topography
4.Size/Shape
5.Access
6.Restriction
7.Corner Infl
8.View/Environ
9.Fract Share
Acres
30.Rear Land 3
31.Crop/Blueberry
32.Orchard/Hortic
33.Pasture
34.Softwood F&O
35.Mixed Wood F&O
36.Hardwood F&O
37.Softwood TG
38.Mixed Wood TG
39.Hardwood TG
40.Wasteland
41.Open Space Lan
42.Mobile Home Si
43.Condo Site
44.River Frnt
45.River Frnt
46.River Frnt

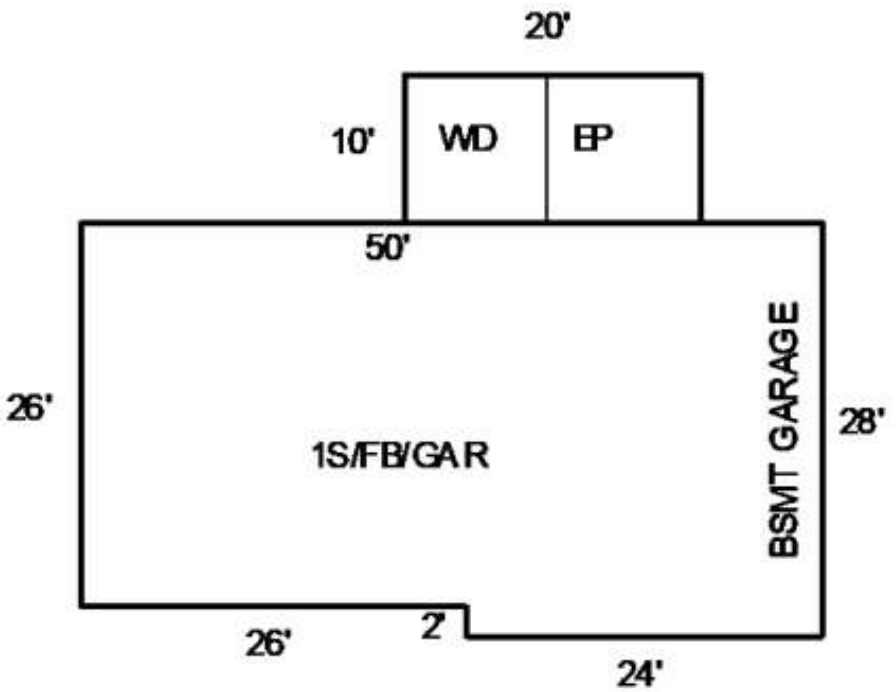
Hampden

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Building Style	**3 Raised Ranch**		
1.Conv	5.Garrison	9.Other	
2.Ranch	6.Split	10.Colonial	
3.R Ranch	7.Contemp	11.Gambrel	
4.Cape	8.Log Home	12.SaltBox	
Dwelling Units	**1**		
Other Units	**0**		
Stories	**1 One Story**		
1.1	4.1.5	7.	
2.2	5.1.75	8.	
3.3	6.2.5	9.	
Exterior Walls	**2 Vinyl or Alum.**		
1.Wood	5.Stucco	9.Cem.Brd	
2.Vinyl	6.Brick	10.Other	
3.Compos	7.Stone		
4.Asbestos	8.Concrete		
Roof Surface	**1 Asphalt Shingles**		
1.Asphalt	4.Composit	7.	
2.Slate	5.Wood	8.	
3.Metal	6.Other	9.	
SF Masonry Trim	**404**		
OPEN-3-	**0**		
OPEN-4-	**0**		
Year Built	**1975**		
Year Remodeled	**0**		
Foundation	**1 Concrete**		
1.Concrete	4.Wood	7.	
2.C.Block	5.Slab	8.	
3.Br/Stone	6.Piers	9.	
Basement	**4 Full Basement**		
1.1/4 Bmt	4.Full Bmt	7.	
2.1/2 Bmt	5.CrawlSpc	8.	
3.3/4 Bmt	6.	9.None	
Bsmt Gar # Cars	**2**		
Wet Basement	**1 Dry Basement**		
1.Dry	4.	7.	
2.Damp	5.	8.	
3.Wet	6.	9.	

SF Bsmt Living	**676**		
Fin Bsmt Grade	**2 100**		
HEARTH/CHIMNEY	**0**		
Heat Type	**100%**	**1 Hot Water BB**	
1.HWBB	5.FWA	9.No Heat	
2.Heat Pump	6.GravWA		
3.Radiant	7.Electric		
4.Steam	8.Fl/Wall		
Cool Type	**100%**	**3 Heat Pump**	
1.Refrig	4.Cool Air	7.	
2.Central	5.Ind.Unit	8.	
3.H Pump	6.	9.None	
Kitchen Style	**2 Typical**		
1.Modern	4.Obsolete	7.	
2.Typical	5.	8.	
3.Old Type	6.	9.None	
Bath(s) Style	**2 Typical Bath(s)**		
1.Modern	4.Obsolete	7.	
2.Typical	5.	8.	
3.Old Type	6.	9.None	
# Rooms	**7**		
# Bedrooms	**3**		
# Full Baths	**1**		
# Half Baths	**1**		
# Addn Fixtures	**2**		
# Fireplaces	**1**		

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.Unf/Strs	8.	
3.3/4 Fin	6.	9.None	
Insulation	**1 Full**		
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.AAA Grade	
2.D Grade	5.A Grade	8.SC Grade	
3.C Grade	6.AA Grade	9.Same	
SQFT (Footprint)	**1348**		
Condition	**5 Above 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.Cathedral	7.	
2.O-Built	5.Delapidate	8.	
3.Structrl	6.	9.None	
Econ. % Good	**100%**		
Economic Code	**9 None**		
0.None	3.Services		
1.Location	9.None		
2.Encroach			
Entrance Code	**5 Estimated**		
1.Interior	4.Vacant	7.	
2.Refusal	5.Estimate	8.	
3.Informed	6.External	9.	
Information Code	**5 Estimate**		
1.Owner	4.Agent	7.	
2.Relative	5.Estimate	8.	
3.Tenant	6.Other	9.	





Date Inspected 08/08/2025

Additions, Outbuildings & Improvements

Type	Year	Units	Grade	Cond	Phys.	Funct.	Sound Value
63 Swimming Pool	2009	648	3 100	4	0 %	50 %	
22 Encl Frame Porch	2009	100	9 100	4	0 %	100 %	
24 Frame Shed	2014	160	9 100	4	0 %	100 %	
68 Wood Deck	2014	100	3 100	4	0 %	100 %	
					%	%	
					%	%	
					%	%	
					%	%	
					%	%	
					%	%	

1.One Story Fram
2.Two Story Fram
3.Three Story Fr
4.15 Story Frame
5.175 Story Fram
6.25 Story Frame
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 Livin