Map Lot 09-027 | Account 100 | Location 696 ISLAND FALLS ROAD | Card 1 Of 1 | 9/03/2026

CULLINS, FENTON L
P O BOX 113
SHERMAN ME 04776

B4247P340 B6620P49 B6645P184 B6711P211

Inspection Witnessed By:

X Date

No./Date	Description	Date Insp.

Notes:

Sherman

Property Data

Neighborhood **1 Rural**

Tree Growth Year **0**

X Coordinate **0**

Y Coordinate **0**

Zone/Land Use **1 Residential**

Secondary Zone

Topography **1 Level**

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

Utilities **4 Drilled Well** **7 Cesspool**

1.Public 4.Dr Well 7.Cesspool
2.Water 5.DUG/LAKE 8.
3.Sewer 6.Septic 9.None

Street **1 Paved**

1.Paved 4.Proposed 7.
2.Semi Imp 5.Private 8.
3.Gravel 6.PubEas 9.NoStreet

Tree Growth Expiration **0**

Tax Increment Financing District **0**

Sale Data

Sale Date **12/30/1899**

Price

Sale Type

1.Land 4.Mobile 7.
2.L & B 5.Other 8.
3.Building 6. 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.Renovate
2.Related 5.Partial 8.Other
3.Distress 6.Exempt 9.

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
2017	8,800	20,000	0	28,800
2018	8,800	25,700	21,000	13,500
2019	8,800	25,700	26,250	8,250
2024	8,800	25,700	20,000	14,500
2025	8,800	25,700	17,500	17,000
2026	23,200	104,100	25,000	102,300

Land Data

Front Foot

11.Regular Lot
12.Delta Triangle
13.Nabla Triangle
14.Rear Land Wate
15.Miscellaneous

Square Foot

16.Regular Lot
17.Secondary Lot
18.Municipal Sept
19.Improvements
20.Water Amenity

Fract. Acre

21.Developed Pave
22.Undeveloped Pa
23.Developed Grav

Acres

24.Undeveloped Gr
25.Commercial Pav
26.Commercial Gra
27.Industrial Bas
28.Back Lot
29.Rear Land

Type	Effective Frontage	Effective Depth	Influence Factor	Influence Code
			%	
			%	
			%	
			%	
			%	
			%	
	Square Feet			
			%	
			%	
			%	
			%	
			%	
			%	
			%	
	Acreage/Sites			
21	0.90		100 %	0
44	1.00		75 %	0
			%	
			%	
			%	
			%	
			%	

Total Acreage 0.90

Influence Codes

1.Vacancy
2.Excess Frontag
3.Topography
4.Size/Shape
5.Access
6.Restriction
7.Location
8.View/Environ
9.Fract Share

Acres

30.Pavement
31.Tillable
32.Pasture
33.Orchard
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
42.Mobile Home Si
43.Condo Site
44.Lot Improvemen
45.Subdivision Lo
46.Tower Site

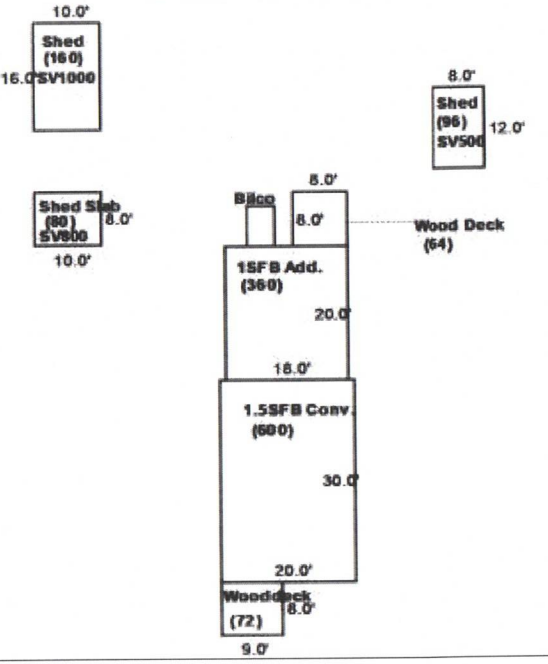
Sherman

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Building Style **1 Conventional**		
1.Conv	5.Garrison	9.Gambrel
2.Ranch	6.Salt Box	10.Other
3.R Ranch	7.Contemp	11.Split
4.Cape	8.Log	12.New Eng
Dwelling Units **1**		
Other Units **0**		
Stories **4 One & 1/2 Story**		
1.1	4.1.5	7.
2.2	5.1.75	8.
3.3	6.2.5	9.
Exterior Walls **2 Vinyl/Aluminum**		
1.Wood	5.Stucco	9.T111
2.Vin/Al	6.Brick	10.Masonite
3.Compos	7.Stone	11.Metal
4.Asbestos	8.Concrete	12.Novelty
Roof Surface **3 Sheet Metal**		
1.Asphalt	4.Composit	7.
2.Slate	5.Wood	8.
3.Metal	6.Other	9.
SF Masonry Trim **0**		
OPEN-3- **0**		
OPEN-4- **0**		
Year Built **1990**		
Year Remodeled **1940**		
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.None	8.
3.3/4 Bmt	6.	9.None
Bsmt Gar # Cars **0**		
Wet Basement **1 Dry Basement**		
1.Dry	4.	7.
2.Damp	5.	8.
3.Wet	6.	9.

SF Bsmt Living **0**		
Fin Bsmt Grade **0 0**		
OPEN 5 OPTIONAL **0**		
Heat Type **100% 7 Electric**		
1.HWBB	5.FWA	9.No Heat
2.HWCI	6.GravWA	10.HWRF
3.H Pump	7.Electric	
4.Steam	8.Fl/Wall	
Cool Type **80% 3 Heat Pump**		
1.Refrig	4.W&C Air	7.
2.Evapor	5.	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 **6**		
# Bedrooms **2**		
# Full Baths **1**		
# Half Baths **0**		
# Addn Fixtures **0**		
# Fireplaces **0**		

Layout **1 Typical**		
1.Typical	4.	7.
2.Inadeq	5.	8.
3.Poor	6.	9.
Attic **9 None**		
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**		
1.Full	4.Minimal	7.
2.Heavy	5.	8.
3.Capped	6.	9.None
Unfinished % **0%**		
Grade & Factor **2 Fair 110%**		
1.E Grade	4.B Grade	7.
2.D Grade	5.A Grade	8.SC Grade
3.C Grade	6.AA Grade	9.Same
SQFT (Footprint) **600**		
Condition **4 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.Delap	7.No Power
2.O-Built	5.Bsmt	8.LongTerm
3.Damage	6.Common	9.None
Econ. % Good **100%**		
Economic Code **9 None**		
0.None	3.No Power	
1.Location	4.Generate	
2.Encroach	9.None	
Entrance Code **5 Estimated**		
1.Interior	4.Vacant	7.
2.Refusal	5.Estimate	8.
3.Informed	6.Reviewed	9.
Information Code **5 Estimate**		
1.Owner	4.Agent	7.
2.Relative	5.Estimate	8.
3.Tenant	6.Other	9.



Date Inspected 05/13/2026

Additions, Outbuildings & Improvements

Type	Year	Units	Grade	Cond	Phys.	Funct.	Sound Value
11 1 Story/Bsmt	2018	360	2 110	4	0 %	100 %	
68 Wood Deck	2018	64	3 100	4	0 %	100 %	
68 Wood Deck	1990	72	3 95	4	0 %	100 %	
24 Frame Shed	0				%	%	800
24 Frame Shed	0				%	%	1,000
24 Frame Shed	0				%	%	500
					%	%	
					%	%	
					%	%	
					%	%	

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

