Map Lot 0005-0003-1 Account 1856 Location 467 CHURCH HILL RD Card 1 Of 1 2/24/2026

BUDESHEIM, RONALD L
BUDESHEIM, BETHANY J
467 CHURCH HILL ROAD
LEEDS ME 04263

B10293P11

Previous Owner
THE TRUMAN CORPORATION D/B/A TURN KEY HOMES OF ME
698 MAIN STREET

OXFORD ME 04270
Sale Date: 1/30/2020

Previous Owner
POIRIER, RAYMOND N
P.O. BOX 202

WINTHROP ME 04364
Sale Date: 8/13/2019

Inspection Witnessed By:

X Date

No./Date	Description	Date Insp.

Notes:

8/11/25 NA-ADD NEW SHED
7/6/22-ADD WD AND HOT TUB TO LADDER FROM QUARTER STOP. 7/15/21 W/MR- HSE COMP ADJ HEAT, ADD SHED.
4/2/20 ADD NEW HSE START FROM PERMIT.
4.34 ACRES W/ 275.31 RD FRNT
'20 NEW SUBLOT#1 POIRIER SUB-DIV

Leeds

Property Data

Neighborhood **24 Church Hill Road**

Tree Growth Year **0**
X Coordinate **0**
Y Coordinate **0**
Zone/Land Use **11 General Resident**

Secondary Zone

Topography **2 Rolling**

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

Utilities **4 Drilled Well** **7 Septic**

1.All Shared 4.Dr Well 7.Septic
2.Shared Wat 5.Dug Well 8.Holding Ta
3.Shared Sep 6.Lake 9.None

Street **1 Paved**

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

0
0

Sale Data

Sale Date **1/30/2020**
Price **198,322**
Sale Type **2 Land & Buildings**

1.Land 4.Mobile 7.
2.L & B 5.Other 8.
3.Building 6.Bank Sale/ 9.

Financing **6 Cash Sale**

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.Changes
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.

Assessment Record

Year	Land	Buildings	Exempt	Total
2021	39,100	71,000	0	110,100
2022	39,100	82,900	5,040	116,960
2023	39,100	83,700	4,740	118,060
2024	68,200	158,500	6,000	220,700
2025	68,200	158,500	6,000	220,700
2026	68,200	161,500	6,000	223,700

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.Homesite (Frac	24	1.00		100 %	0
22.Baselot (Fract	28	1.50		100 %	0
23.Misc (Fract)	29	1.84		100 %	0
Acres				%	
24.Homesite				%	
25.Baselot				%	
26.Frontage 1				%	
27.Frontage 2					
28.Rear Land 1		**Total Acreage**	4.34		
29.Rear Land 2					

Influence Codes
1.Unimproved
2.Excess Frtg
3.Topography
4.Size/Shape
5.Access
6.Restriction
7.Corner Infl
8.Semi-improved
9.Fract Share
Acres
30.Rear Land 3
31.Rear Land 4
32.Orchard
33.Tillable
34.Pasture I
35.Pasture II
36.Cropland
37.Softwood
38.Mixed Wood
39.Hardwood
40.Wasteland
41.Gravel Pit
42.Mobile Home Si
43.Riverbend Camp
44.EXTRA SET of L
45.Mobile Home Ho
46.Golf Course

Leeds

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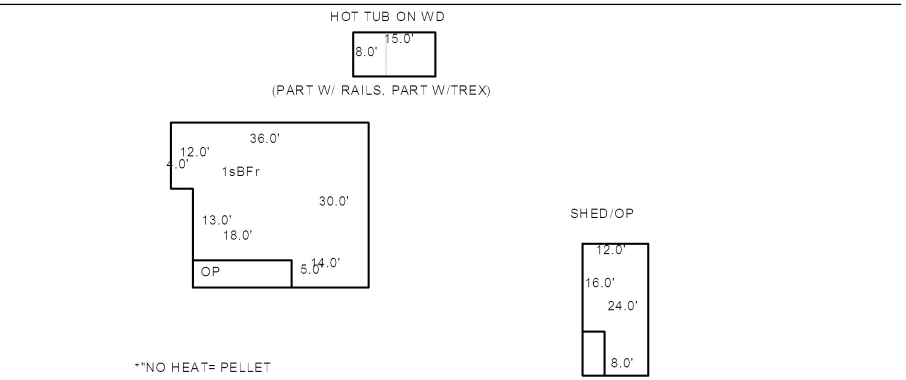
Building Style **2 Ranch**		
1.Conv.	5.Colonial	9.Condo
2.Ranch	6.Split	10.Log
3.R Ranch	7.Contemp	11.Other
4.Cape	8.Cottage	12.Gambrel
Dwelling Units **1**		
Other Units **0**		
Stories **1 One Story**		
1.1	4.1.5	7.3.5
2.2	5.1.75	8.4
3.3	6.2.5	9.
Exterior Walls **2 Vinyl**		
1.Wood	5.Wood Shi	9.Other
2.Vinyl	6.Brk	10.Al
3.Compos.	7.Single	11.Log
4.Asbestos	8.Concrete	12.Stone
Roof Surface **1 Asphalt Shingles**		
1.Asphalt	4.Composit	7.RollRoof
2.Slate	5.Wood	8.
3.Metal	6.Other	9.
SF Masonry Trim **0**		
0		
0		
Year Built **2020**		
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 **0**		
Wet Basement **1 Dry Basement**		
1.Dry	4.DirtFlor	7.
2.Damp	5.	8.
3.Wet	6.	9.

SF Bsmt Living **0**		
Fin Bsmt Grade **0 0**		
0		
Heat Type **0%** **9 Not Heated**		
1.HWBB	5.FWA	9.No Heat
2.HWCI	6.GravWA	10.
3.H Pump	7.Electric	11.
4.Radiant	8.Fl/Wall	12.
Cool Type **0%** **9 None**		
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 **0**		
# Bedrooms **0**		
# Full Baths **1**		
# Half Baths **1**		
# Addn Fixtures **0**		
# Fireplaces **0**		

TRIO Software
A Division of Harris Computer Systems

Date Inspected

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.Fl/Stair	8.
3.3/4 Fin	6.	9.None
Insulation **1 Full**		
1.Full	4.Minimal	7.
2.Heavy	5.Partial	8.
3.Capped	6.	9.None
Unfinished % **0%**		
Grade & Factor **3 Average 100%**		
1.E Grade	4.B Grade	7.AAAGrade
2.D Grade	5.A Grade	8.MS Grade
3.C Grade	6.AA Grade	9.Same
SQFT (Footprint) **918**		
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.Plb/Ht	7.
2.O-Built	5.FBA	8.Other
3.Style	6.	9.None
Econ. % Good **100%**		
Economic Code **None**		
0.None	3.Services	7.
1.Location	9.None	8.
2.Encroach	6.	9.
Entrance Code **0**		
1.Interior	4.Vacant	7.
2.Refusal	5.Estimate	8.ExistRec
3.Informed	6.	9.
Information Code **0**		
1.Owner	4.Agent	7.
2.Relative	5.Estimate	8.ExistRec
3.Tenant	6.Other	9.



Additions, Outbuildings & Improvements

Type	Year	Units	Grade	Cond	Phys.	Funct.	Sound Value
21 Open Frame	0	90	0 0	0	0 %	0 %	
24 Frame Shed	2020	256	2 100	4	0 %	100 %	
21 Open Frame	2020	32	1 100	4	0 %	100 %	
68 Wood Deck	2021	120	2 100	4	0 %	100 %	
24 Frame Shed	2024				%	%	3,000
					%	%	
					%	%	
					%	%	
					%	%	
					%	%	

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.Bay Window
26.1SFr Overhang
27.Unfin Basement
28.Unfinished Att
29.Finished Attic