Map Lot 40-0-014 Account 2743 Location 60 MAIN RD SO Card 1 Of 1 9/06/2023

ALLEN, HANNAH L
BARTLETT, KAITLYN
60 MAIN RD SOUTH
HAMPDEN ME 04444

B14907P308 B15580P214

Previous Owner
SCHAEFFER, DANIEL C
SCHAEFFER, CHLOE N
60 MAIN ROAD SOUTH
HAMPDEN ME 04444
Sale Date: 6/24/2020

Previous Owner
PICKERING, THOMAS
PICKERING, CINDY

LEE ME 04455
Sale Date: 7/30/2018

Previous Owner
THE BANK OF NEW YORK MELLON
OCWEN LOAN SERVICING, LLC

WEST PALM BEACH FL 33409
Sale Date: 8/21/2014

Inspection Witnessed By:

X Date

No./Date	Description	Date Insp.

Notes:

Hampden

Property Data

Neighborhood **24 Main Rd & Kennebec Rd.**

Tree Growth Year **0**
X Coordinate **0**
Y Coordinate **0**
Zone/Land Use **12 Residential B**

Secondary Zone

Topography **1 Level** **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

0
0

Sale Data

Sale Date **6/24/2020**
Price **219,000**
Sale Type **2 Land & Bldng**

1.Land 4.MOHO 7.
2.L & B 5.Other 8.
3.Bldng 6. 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
2011	48,300	58,000	10,000	96,300
2012	48,300	58,000	0	106,300
2013	48,300	58,000	0	106,300
2014	48,300	58,000	0	106,300
2015	48,300	58,000	0	106,300
2016	48,000	58,000	0	106,000
2017	48,000	58,000	0	106,000
2018	48,300	75,800	0	124,100
2019	48,300	75,800	0	124,100
2020	48,300	75,800	0	124,100
2021	49,800	78,000	0	127,800
2022	49,800	78,000	0	127,800
2023	49,800	78,000	23,750	104,050
2024	55,300	87,500	25,000	117,800

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	0.65		100 %	0
22.Baselot (Fract				%	
23.Misc (Fract)				%	
Acres				%	
24.Improved Site				%	
25.Baselot				%	
26.Frontage 1				%	
27.Frontage 2					
28.Rear Land 1		**Total Acreage**	0.65		
29.Rear Land 2					

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

Map Lot 40-0-014 | Account 2743 | Location 60 MAIN RD SO | Card 1 Of 1 | 9/06/2023

Building Style **1 Conventional**		
1.Conv.	5.Garrison	9.Other
2.Ranch	6.Split	10.Colonia
3.R Ranch	7.Contemp	11.Gambrel
4.Cape	8.Log Home	12.SaltBox
Dwelling Units **1**		
Other Units **0**		
Stories **2 Two 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	11.
4.Asbestos	8.Concrete	12.
Roof Surface **1 Asphalt Shingles**		
1.Asphalt	4.Composit	7.
2.Slate	5.Wood	8.
3.Metal	6.Other	9.
SF Masonry Trim **0**		
OPEN-3-CUSTOM **0**		
OPEN-4-CUSTOM **0**		
Year Built **1**		
Year Remodeled **2015**		
Foundation **3 Brick &/or Stone**		
1.Concrete	4.Wood	7.
2.C Block	5.Slab	8.
3.Br/Stone	6.Piers	9.
Basement **5 Crawl Space**		
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 **3 Wet Basement**		
1.Dry	4.	7.
2.Damp	5.	8.
3.Wet	6.	9.

SF Bsmt Living **0**		
Fin Bsmt Grade **0 0**		
HEARTH/CHIMNEY **0**		
Heat Type **100%** **1 Hot Water BB**		
1.HWBB	5.FWA	9.No Heat
2.Heat Pum	6.GravWA	10.
3.Radiant	7.Electric	11.
4.Steam	8.Fl/Wall	12.
Cool Type **0%** **9 None**		
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 **2**		
# Half Baths **0**		
# Addn Fixtures **0**		
# Fireplaces **1**		

TRIO Software
A Division of Harris Computer Systems

Date Inspected 5/17/2017

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 **3 Capped Only**		
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.
2.D Grade	5.A Grade	8.
3.C Grade	6.AA Grade	9.Same
SQFT (Footprint) **820**		
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.	7.
2.O-Built	5.	8.
3.Structrl	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 **1 Interior Inspect**		
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.

Additions, Outbuildings & Improvements

Type	Year	Units	Grade	Cond	Phys.	Funct.	Sound Value
21 Open Frame	0	78	0 0	0	0 %	0 %	
1 One Story Frame	0	475	0 0	0	0 %	0 %	
68 Wood Deck	0	375	2 100	1	0 %	100 %	
24 Frame Shed	0	144	3 100	2	0 %	100 %	
23 Frame Garage	2016	528	3 100	4	0 %	100 %	
					%	%	
					%	%	
					%	%	
					%	%	
					%	%	

1.One Story Fram
2.Two Story Fram
3.Three Story Fr
4.1 5 Story Fram
5.1 75 Story Fra
6.2 5 Story Fram
21.Open Frame Por
22.End Frame Por
23.Frame Garage
24.Frame Shed
25.Frame Bay Wind
26.1SFr Overhang
27.Unfin Basement
28.Unfinished Att
29.Finished Attic