Map Lot 16-061 Account 1715 Location 56 Walker Deans Road -Island Card 1 Of 1 8/22/2018

Walker, Ruth C, ET AL

13 Summer Lane

South Portland ME 04106
B6802P49

Property Data

Neighborhood **65 KENNEBUNK POND WF**

Tree Growth Year **0**

Road Frontage/ft **0**

Water Frontage/ft **675**

Zone/Land Use **11 Gen Purpose/Residential**

Secondary Zone **41 & Shoreland**

Topography **1 Level** **3 Rolling**

1.Level 4.Low 7.
2.Sloping 5.Swampy 8.
3.Rolling 6.Ledge 9.

Utilities **9 None** **9 None**

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

Street **9 None**

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

Waterfront **1**

Special Use Program **0**

Sale Data

Sale Date

Price

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

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

Validity
1.Valid 4.Split/Asm 7.Changes
2.Related 5.Partial 8.Other
3.Distress 6.Exempt 9.questionab

Verified
1.Buyer 4.Agent 7.Family
2.Seller 5.Pub Rec 8.Other
3.Lender 6.MLS 9.Confid

Assessment Record

Year	Land	Buildings	Exempt	Total
2006	48,300	8,800	0	57,100
2007	48,300	10,900	0	59,200
2008	48,300	10,900	0	59,200
2010	48,300	10,900	0	59,200
2011	48,300	10,900	0	59,200
2012	48,300	10,900	0	59,200
2013	48,300	10,900	0	59,200
2014	48,300	10,900	0	59,200
2015	48,300	10,900	0	59,200
2016	48,300	10,900	0	59,200
2017	48,300	10,900	0	59,200
2018	48,300	10,900	0	59,200
2019	53,000	12,000	0	65,000

Land Data

Front Foot	Type	Effective Frontage	Effective Depth	Influence Factor	Influence Code
21.Baselot Imp Fr				%	
22.Baselot Unimp				%	
23.Shared Base Im				%	
24.Shared Base Un				%	
25.Shared Rear 1				%	
				%	
				%	
Square Foot		**Square Feet**			
26.Shared Rear 2				%	
28.Rear 1				%	
29.Rear 2				%	
30.Water Frontage				%	
31.Tillable/Orcha				%	
				%	
				%	
Fract. Acre		**Acreage/Sites**			
32.Pasture	21	0.64		35 %	6
33.Horticultural/				%	
34.Blueberry Barr				%	
Acres				%	
35.Gravel Pit				%	
37.Softwood (TG)				%	
38.Mixed Wood (TG				%	
39.Hardwood (TG)				%	
40.Wasteland				%	
41.Roadway		**Total Acreage**	0.64		

Influence Codes
1.Misimproved
2.Excess Frontag
3.Topography
4.Size/Shape
5.Access
6.Restrict/Servi
7.Corner
8.View/Environme
9.Fractional Sha
Acres
42.Mobile Home Si
43.Condominium Si
44.Lot Improvemen
45.Campsite
46.Secondary Use/
47.Softwood (Farm
48.Mixed Wood (Fa
49.Hardwood (Farm

Inspection Witnessed By:

X Date

No./Date	Description	Date Insp.

Notes:

Deducted 15% for access
deducted 50% (water & Septic) for unsuitable for septic per letter dated 4-15-05 from Mark Truman (Not completely unbuildable because there is already a building on the island so did not give the full 75% obsolence.

9/13/57 Thomas walker to Roger Walker B1358P595
8/17/67 Roger Walker to create JT B1780P433
11/10/93 Roger and Ruth Walker to self plus Richrd T. & Mary Lyman, Bruce R. & Karen A. Walker; Amy W. & Keith E. Matthews– 1/5 interest to each couple. Roger & Ruth Walker

Lyman

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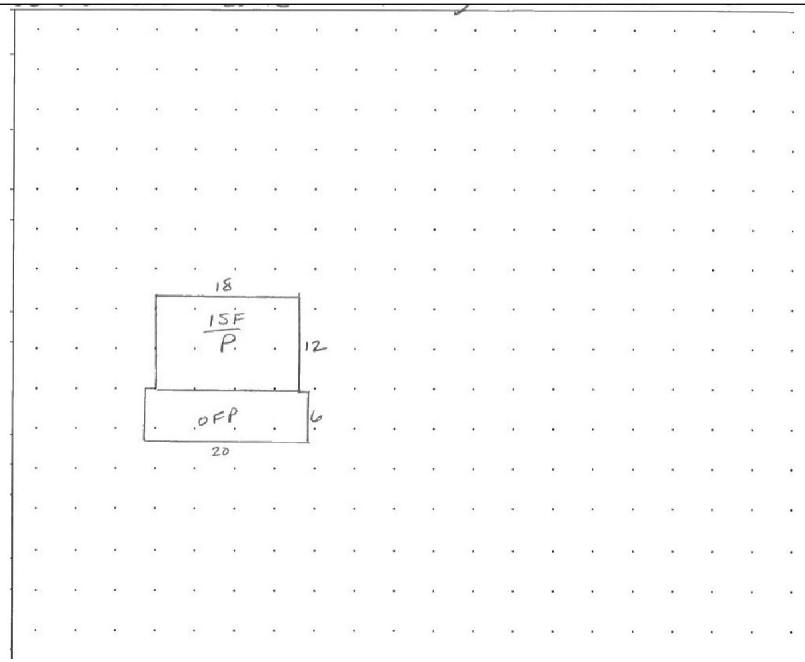
Building Style **7 Seasonal**		
1.Conv	5.Log	9.....
2.Bi Level	6.Dbl Wd	10.
3.Split	7.Seasonal	11.
4.Contemp	8.Other	12.
Dwelling Units **1**		
Other Units **0**		
Stories **1 1 Story**		
1.1	4.1.5	7.
2.2	5.1.75	8.
3.3	6.2.5	9.
Exterior Walls **1 Wood Siding**		
1.Wood	5.Stucco	9.....
2.Al/Vinyl	6.Mas Ven	10.
3.Compostn	7.Masonry	11.
4.Asb/Asp	8.Other	12.
Roof Surface **1 Asphalt**		
1.Asphalt	4.Composit	7.
2.Slate	5.Wood	8.
3.Metal	6.Other	9.
SF Masonry Trim **0**		
DORMER #LF **0**		
CENTRAL **0**		
Year Built **1900**		
Year Remodeled **0**		
Foundation **4 Wood**		
1.Concrete	4.Wood	7.
2.C Block	5.Slab	8.
3.Br/Stone	6.Piers	9.
Basement **9 No Basement**		
1.1/4 Bmt	4.Full Bmt	7.
2.1/2 Bmt	5.Crawlsp	8.
3.3/4 Bmt	6.	9.None
Bsmt Gar # Cars **0**		
Wet Basement **9 No Basement**		
1.Dry	4.	7.
2.Damp	5.	8.
3.Wet	6.	9.

SF Bsmt Living **0**		
Fin Bsmt Grade **0 0**		
0		
Heat Type **100%** **9 Not Heated**		
1.HW	5.FWA	9.No Heat
2.HW Floor	6.GravWA	10.
3.H Pump	7.Electric	11.
4.Steam	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 Inadequate**		
1.Typical	4.	7.
2.Inadequa	5.	8.
3.Modern	6.	9.None
Bath(s) Style **9 None**		
1.Typical	4.	7.
2.Inadequa	5.	8.
3.Modern	6.	9.None
# Rooms **2**		
# Bedrooms **1**		
# Full Baths **0**		
# Half Baths **0**		
# Addn Fixtures **0**		
# Fireplaces **0**		

TRIO Software
A Division of Harris Computer Systems

Layout **1 Typical**		
1.Typical	4.	7.
2.Inadeq	5.	8.
3.	6.	9.
Attic **9 None**		
1.Fl/Stair	4.3/4 Fin	7.
2.1/4 Fin	5.Full Fin	8.
3.1/2 Fin	6.	9.None
Insulation **9 None**		
1.Full	4.	7.
2.Capped	5.	8.
3.Minimal	6.	9.None
Unfinished % **0%**		
Grade & Factor **2 Low 100%**		
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) **216**		
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.Other	7.
2.O-Built	5.	8.
3.Record	6.	9.
Econ. % Good **100%**		
Economic Code **None**		
0.None	3.Services	6.Comm Wal
1.Location	4.Vis Imp	8.Fraction
2.Encroach	5.Multi-fa	9.None
Entrance Code **4 Estimated**		
1.Inspect	4.Estimate	7.
2.Refusal	5.	8.
3.Vacant	6.	9.
Information Code **4 Agent**		
1.Owner	4.Agent	7.
2.Relative	5.Estimate	8.
3.Tenant	6.Other	9.



Date Inspected 4/20/2005

Additions, Outbuildings & Improvements

Type	Year	Units	Grade	Cond	Phys.	Funct.	Sound Value
21 Fr Open Porch	1900	120	0 0	0	0 %	100 %	
					%	%	
					%	%	
					%	%	
					%	%	
					%	%	
					%	%	
					%	%	
					%	%	

1.Fr One Story
2.Fr Two Story
3.Fr Three Story
4.Fr 1 & 1/2 Sto
5.Fr 1 & 3/4 Sto
6.Fr 2 & 1/2 Sto
21.Fr Open Porch
22.Fr Encl Porch
23.Fr Garage
24.Fr Shed
25.Fr Bay Window
26.Fr 1S Overhang
27.Unfinished Bsm
28.Unfinished Att
29.Finished Attic