

Map Lot 05-040

Account 616

Location 696 SEBEC VILLAGE RD

Card 1 Of 1 9/11/2026

ROLLINS, LAURENCE R
696 SEBEC VILLAGE RD
SEBEC ME 04481

B1628P70

Inspection Witnessed By:

X

Date

No./Date	Description	Date Insp.

Notes:

Sebec

Property Data

Neighborhood **43 SEBEC VILLAGE ROAD**

Tree Growth Year **0**

X Coordinate

Y Coordinate

Zone/Land Use **11 Residential**

Secondary Zone

Topography **2 Rolling**

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

Utilities **4 Drilled Well 6 Septic System**

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

Street **1 Paved**

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

Building Permit **0**

Old Permit/Other **0**

Sale Data

Sale Date

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.Changes
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
2013	15,860	76,340	17,600	74,600
2014	15,860	76,340	17,600	74,600
2015	15,860	76,340	17,600	74,600
2016	15,860	76,340	23,100	69,100
2017	15,860	76,340	28,600	63,600
2018	15,860	76,340	28,600	63,600
2019	15,860	76,340	28,600	63,600
2020	15,860	76,340	34,100	58,100
2021	15,860	76,340	34,100	58,100
2022	15,860	76,340	31,000	61,200
2023	15,860	76,340	27,900	64,300
2024	15,860	76,340	24,180	68,020
2025	15,860	76,340	21,390	70,810
2026	26,500	100,200	31,000	95,700

Land Data

Front Foot	Type	Effective		Influence		Influence Codes
		Frontage	Depth	Factor	Code	
11.Developed				%		1.Unimproved
12.Vacant				%		2.Price Factor
13.				%		3.Topography
14.				%		4.Size/Shape
15.				%		5.Access
				%		6.Restriction
				%		7.Corner Infl
				%		8.View/Environ
				%		9.Fract Share
				%		Acres
				%		30.
				%		31.Rear land 1 (V
				%		32.
				%		33.Crop Land
				%		34.Gravel Pit
				%		35.Tillable
				%		36.Pasture
				%		37.Softwood
				%		38.Mixed Wood
				%		39.Hardwood
				%		40.Waste
				%		41.
				%		42.Mobile Home Si
				%		43.Condo
				%		44.Lot Improvemen
				%		45.Camp Site
				%		46.
Total Acreage		0.28				

Front Foot

11.Developed
12.Vacant
13.
14.
15.

Square Foot

16.
17.
18.
19.
20.

Fract. Acre

21.Homesite (Frac
22.Baselot (Fract
23.Frontage 1

Acres

24.Homesite
25.Baselot
26.Rear Land 1 10
27.Rear Land 2 25
28.Rear Land 3 50
29.Rear Land 4 Al

Type

Effective

Frontage

Depth

Influence

Factor

Code

Acres

Square Feet

Acres

Sites

Acres

Sites

Acres

Sites

Acres

Sites

Acres

Sites

Acres

Sites

Acres

Sites

Sebec

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Building Style 2 RANCH			SF Bsmt Living 0			Layout 1 TYPICAL		
1.CONV	5.COLCNIAL	9.CONDO	Fin Bsmt Grade 0 0			1.TYPICAL 4. 7.		
2.RANCH	6.LOG	10.SPLIT L	0			2.INADEQ 5. 8.		
3.R. RANCH	7.CONTEMP.	11.OTHER	Heat Type 100% 5 FORCED WARM AIR			3. 6. 9.		
4.CAPE	8.COTTAGE	12.GAMBREL	1.HWBB	5.FWA	9.NO HEAT	Attic 9 NONE		
Dwelling Units 1			2.HWCI	6.GRAVWA	10.	1.1/4 FIN 4.FULL FIN 7.		
Other Units 0			3.H PUMP	7.ELECTRIC	11.	2.1/2 FIN 5.FL/STAIR 8.		
Stories 1 ONE STORY			4.RADIANT	8.FL/WALL	12.	3.3/4 FIN 6. 9.NONE		
1.1	4.1.5	7.3.5	Cool Type 0% 9 NONE			Insulation 1 FULL		
2.2	5.1.75	8.4	1.REFRIG	4.W&C AIR	7.	1.FULL 4.PARTIAL 7.		
3.3	6.2.5	9.1.25	2.EVAPOR	5. 8.		2.HEAVY 5. 8.		
Exterior Walls 3 COMPOSITION			3.H PUMP	6. 9.NONE		3.CAPPED 6. 9.NONE		
1.WOOD	5.SHINGLE	9.OTHER	Kitchen Style 2 TYPICAL			Unfinished % 0%		
2.VINYL	6.BR/STN	10.ALUMINU	1.MODERN	4.OBSOLETE	7.	Grade & Factor 2 D 100%		
3.COMPOS.	7.SINGLE	11.LOG	2.TYPICAL	5. 8.		1.E GRADE 4.B GRADE 7.AAA GRAD		
4.ASBESTOS	8.CONCRETE	12.MASONIT	3.OLD TYPE	6. 9.NONE		2.D GRADE 5.A GRADE 8.M&S PRIC		
Roof Surface 3 METAL			Bath(s) Style 2 TYPICAL BATH(S)			3.C GRADE 6.AA GRADE 9.SAME		
1.ASPHALT	4.COMPOSIT	7.ROLL	1.MODERN	4.OBSOLETE	7.	SQFT (Footprint) 792		
2.SLATE	5.WOOD	8.	2.TYPICAL	5. 8.		Condition 4 AVERAGE		
3.METAL	6.OTHER	9.	3.OLD TYPE	6. 9.NONE		1.POOR 4.AVG 7.V G		
SF Masonry Trim 0			# Rooms 0			2.FAIR 5.AVG+ 8.EXC		
0			# Bedrooms 0			3.AVG- 6.GOOD 9.SAME		
0			# Full Baths 1			Phys. % Good 0%		
Year Built 1970			# Half Baths 0			Function. % Good 100%		
Year Remodeled 0			# Addn Fixtures 0			Functional Code 9 NONE		
Foundation 1 CONCRETE			# Fireplaces 0			1.INCOMP 4.PL/HT 7.		
1.CONCRETE	4.WOOD	7.N/A COND	 TRIO Software A Division of Harris Computer Systems					
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.CRAWL	8.						
3.3/4 BMT	6.N/A COND	9.NONE						
Bsmt Gar # Cars 0								
Wet Basement 1 DRY BASEMENT								
1.DRY	4.DIRT FLR	7.						
2.DAMP	5.	8.						
3.WET	6.	9.						
Econ. % Good 100%			Economic Code NONE					
0.None			3.NO POWER 7.					
1.LOCATION			9.NONE 8.					
2.ENCROACH			6. 9.					
Entrance Code 5 ESTIMATED			1.INTERIOR 4.VACANT 7.					
2.REFUSAL			5.ESTIMATE 8.RECORDS					
3.INFORMED			6. 9.					
Information Code 5 ESTIMATE								

Date Inspected 5/05/2025

Additions, Outbuildings & Improvements								1.ONE STORY FRAM
Type	Year	Units	Grade	Cond	Phys.	Funct.	Sound Value	2.TWO STORY FRAM
68 DECK	0	240	0 0	0	0 %	0 %		3.THREE STORY FR
7 ONE STY BSMT FR	0	264	0 0	0	0 %	0 %		4.1 & 1/2 STORY
23 FRAME GARAGE	0	748	0 0	0	0 %	0 %		5.1 & 3/4 STORY
					%	%		6.2 & 1/2 STORY
					%	%		21.OPEN FRAME POR
					%	%		22.ENCL PCH/1SFR(
					%	%		23.FRAME GARAGE
					%	%		24.FRAME SHED
					%	%		25.FINISHED 1/2 S
					%	%		26.1SFR OVERHANG
					%	%		27.UNFIN BASEMENT
					%	%		28.UNF ATTIC/LOFT
					%	%		29.FINISHED ATTIC

