

ROGINA, DAVID ALLAN
ROGINA, DEBORAH ANN
1 TWILIGHT TRAIL
GRAY ME 04039

B35881P142

Previous Owner
FLAHERTY, KEVIN
1 TWILIGHT TRAIL

GRAY ME 04039
Sale Date: 8/12/2019

Property Data			Assessment Record				
Neighborhood 1 Notched Pond			Year	Land	Buildings	Exempt	Total
Tree Growth Year 0			2011	50,120	281,526	0	331,646
REVIEW 0			2012	50,120	281,526	0	331,646
Building Permit 0			2013	50,120	281,526	8,500	323,146
Zone/Land Use 23 Lake District			2014	50,120	284,702	8,500	326,322
Secondary Zone			2015	50,100	299,900	9,000	341,000
Topography 1 Level			2016	50,100	299,900	9,000	341,000
1. Hill 4. Below St 7.			2017	50,100	299,900	13,500	336,500
2. Rolling 5. Low 8.			2018	50,100	299,900	18,000	332,000
3. Above St 6. Swampy 9.			2019	68,200	339,200	20,000	387,400
Utilities 4 Filled Well/Point 6 Septic System			2020	68,200	339,200	20,000	387,400
1. Public 4. Dug Well/Po 7. Cesspool			2021	68,200	402,700	0	470,900
2. Water 8. Lake			2022	68,200	402,700	25,000	445,900
3. Holding Ta 9. None			2023	68,200	437,800	25,000	481,000
Street 3 Gravel			Calc.	109,700	770,400	25,000	855,100

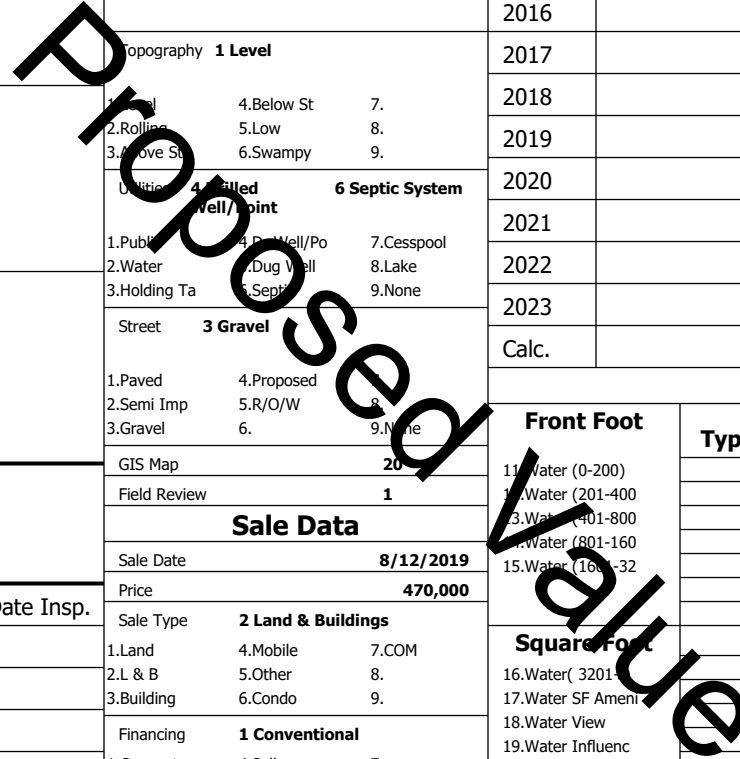
Land Data		Front Foot		Effective		Influence		Influence Codes
Type		Frontage	Depth	Factor	Code			
1. Water (0-200)				%		1. Unimproved		
2. Water (201-400)				%		2. Excess Frtg		
3. Water (401-800)				%		3. Topography		
4. Water (801-1600)				%		4. Size/Shape		
5. Water (1601-3200)				%		5. Access		
6. Water (3201-6400)				%		6. Restriction		
7. Water (6401-12800)				%		7. Open Space		
8. Water (12801-25600)				%		8. Environmental		
9. Water (25601-51200)				%		9. Condo		
10. Water (51201-102400)				%		30. Blueberry(1-20		
11. Water (102401-204800)				%		31. Blueberry(21 -		
12. Water (204801-409600)				%		32. Crop Land		
13. Water (409601-819200)				%		33. Pasture		
14. Water (819201-1638400)				%		34. Shorefront B		
15. Water (1638401-3276800)				%		35. Shorefront C		
16. Water (3276801-6553600)				%		36. ANTENNA SITE		
17. Water SF Amenities				%		37. Softwood TG		
18. Water View				%		38. Mixed Wood TG		
19. Water Influenced				%		39. Hardwood TG		
20. ShoreFront A				%		40. Wasteland		
21. Base Lot				%		41. Woodland		
22. Base Lot Vacant				%		42. Mobile Home Si		
23. Base Lot Unpaved				%		43. Camp Site		
24. Acres to 10				%		44. Lot Improvemen		
25. Acres 11-30				%		45. BA SF - Oce		
26. Acres 31-50				%		46. SP Meadow Cond		
27. Acres 51& over				%				
28. Acres 71 & Over				%				
29. Woods (41+)				%				
Total Acreage		5.12						

Inspection Witnessed By:

X	Date
No./Date	Description
	Date Insp.

Notes:

Gray



Gray

Map Lot 002-005-261-004


Account 174

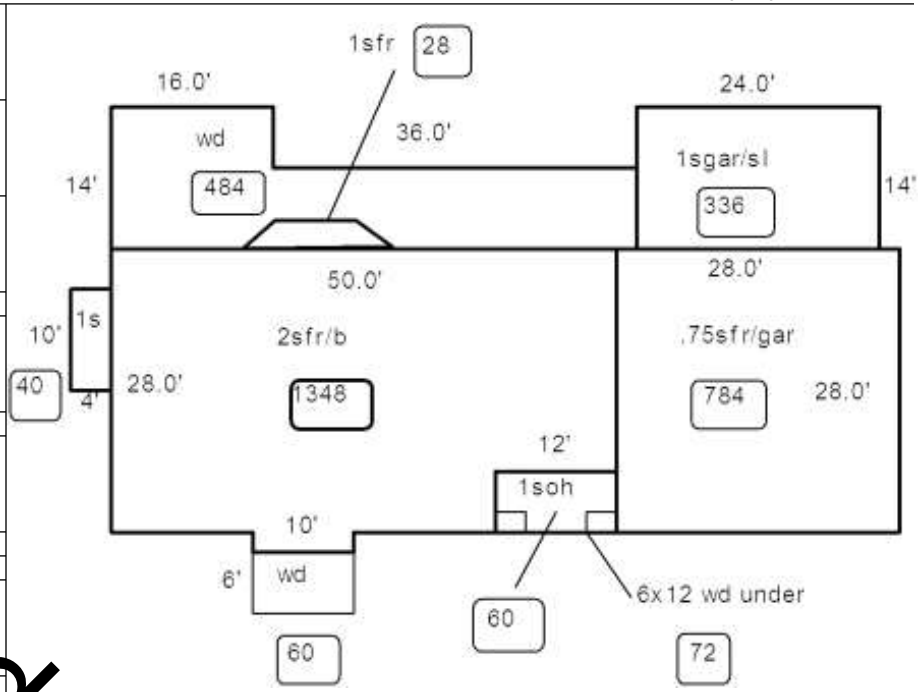
Location 1 TWILIGHT TRAIL

Card 1

Of 1

8/05/2024

Building Style 10 Colonial	SF Bsmt Living 1400	Layout 1 Typical
1.Conv. 5.Garrison 9.NE farm	Fin Bsmt Grade 4 100	1.Typical 4. 7.
2.Ranch 6.Split 10.Colonia	Secondary Heat 0	2.Inadeq 5. 8.
3.R Ranch/ 7.Contemp 11.Cottage	Heat Type 100% 1 Hot Water BB	3. 6. 9.
4.Cape 8.Log 12.Gambrel	1.HWBB 5.FWA 9.None	Attic 9 None
Dwelling Units 1	2.HWCI 6.Monitor 10.UNH2F	1.1/4 Fin 4.Full Fin 7.
Other Units 0	3.HWRF 7.Electric 11.Geother	2.1/2 Fin 5.FI/Stair 8.
Stories 2 Two Story	4.Steam 8.FI/Wall 12.Heat/Co	3.3/4 Fin 6. 9.None
1.1 4.1.5 7.	Cool Type 0% 9 None	Insulation 1 Full
2.2 5.1.75 8.	1.Central 4.W&C Air 7.	1.Full 4.Minimal 7.
3.3 6.2.5 9.	2.Evapor 5. 8.	2.Heavy 5. 8.
Exterior Walls 2 Vinyl/Aluminum	3.H Pump 6. 9.None	3.Capped 6. 9.None
1.Clapboard 5.Stucco 9.B & B	Kitchen Style 2 Typical	Unfinished % 0%
2.Vin/Al 6.Brick 10.Cemplan	1.Modern 4.Obsolete	Grade & Factor 4 Good 110%
3.Compos./ 7.Stone 11.Concret	2.Typical 5. 8.	1.E Grade 4.B Grade 7.SC Grade
4.Asbestos 8.Wood Shi 12.Wood Bo	3.Old Type 6. 9.None	2.C Grade 5.A Grade 8.
Roof Surface 1 Asphalt Shingles	Bath(s) Style 2 Typical Bath(s)	3.O Grade 6.AA Grade 9.Same
1.Asphalt 4.Composit 7.Other	1.Modern 4.Obsolete 7.	SQFT (Footprint) 1348
2.Slate 5.Wood 8.	2.Typical 5. 8.	Condition 5 Above Average
3.Metal 6.Roll Roo 9.	3.Old Type 6. 9.None	1.Poor 2.Avg 7.V G
SF Masonry Trim 0	# Rooms 14	2.Fair 3.Avg 8.Exc
SOLAR VOLTAIC 0	# Bedrooms 4	3.Avg- 9.Same
OPEN-4- 0	# Full Baths 3	Phys. % Good 0%
Year Built 2008	# Half Baths 1	Funct. % Good 100%
Year Remodeled 0	# Addn Fixtures 0	Functional Code 9 None
Foundation 1 Concrete	# Fireplaces 2	1.Incomp 4.Delap 5.Delay 6.No
1.Concrete 4.Wood 7.		2.O-Built 5.Bsmt 6.Long term
2.C Block 5.Slab 8.		3.Damage 6.Style 9.None
3.Br/Stone 6.Piers 9.		Econ. % Good 100%
Basement 4 Full Basement		Economic Code None
1.1/4 Bmt 4.Full Bmt 7.		0.None 3.No Power 6.Obsolete
2.1/2 Bmt 5.Crw1 8.		1.Location 4.Generate 9.None
3.3/4 Bmt 6. 9.None		2.Encroach 5.Flood Pl 9.
Bsmt Gar # Cars 0		Entrance Code 0
Wet Basement 1 Dry Basement		1.Interior 4.Vacant 7.
1.Dry 4. 7.		2.Refusal 5.Estimate 8.
2.Damp 5. 8.	3.Informed 6. 9.	
3.Wet 6. 9.	Information Code 0	
	1.Owner 4.Agent 7.	
	2.Relative 5.Estimate 8.	
	3.Tenant 6.Other 9.	



Date Inspected

Additions, Outbuildings & Improvements

Type	Year	Units	Grade	Cond	Phys.	Funct.	Sound Value
1 One Story Frame	0	60	4 100	4	0	100 %	1.One Story Fram
25 Frame Bay	0	28	4 100	4	0	100 %	2.Two Story Fram
1 One Story Frame	0	40	4 100	4	0	100 %	3.Three Story Fr
68 Wood Deck	0	484	4 100	4	0	100 %	4.1 & 1/2 Story
68 Wood Deck	0	60	4 100	4	0	100 %	5.1 & 3/4 Story
68 Wood Deck	0	72	4 100	4	0	100 %	6.2 & 1/2 Story
23 Frame Garage	0	336	4 100	4	0	100 %	21.Open Frame Por
74 1.5 St Garage	0	384	3 100	4	0	100 %	22.Encl Frame Por
23 Frame Garage	0	784	4 100	5	0	100 %	23.Frame Garage
80 3/4 St/Garage	0	784	0 0	0	0	100 %	24.Frame Shed
							25.Frame Bay Wind
							26.1SFr Overhang
							27.Unfin Basement
							28.Unfinished Att
							29.Finished Attic