

KRAEUTLER, KATHLEEN E
FLOWERS, ROBERT P
16 TWILIGHT TRAIL
GRAY ME 04039

B38166P154

Previous Owner
DUMAS, DAVID A
DUMAS, SUZANNE M
16 TWILIGHT TRAIL
GRAY ME 04039
Sale Date: 5/07/2021

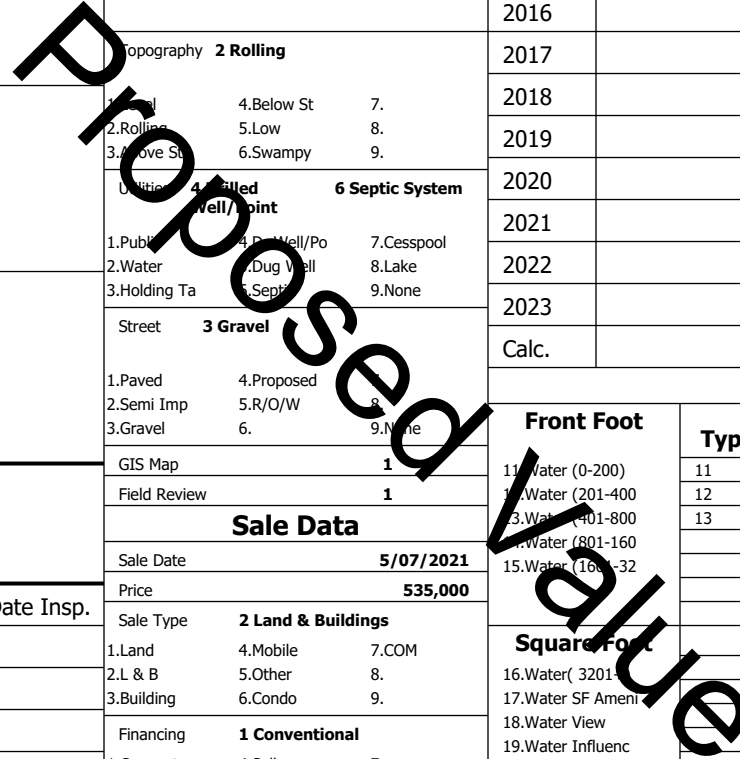
Property Data			Assessment Record				
Neighborhood 1 Notched Pond			Year	Land	Buildings	Exempt	Total
Tree Growth Year 0			2011	67,720	167,100	8,500	226,320
REVIEW 0			2012	67,720	167,100	8,500	226,320
Building Permit 0			2013	67,720	167,100	8,500	226,320
Zone/Land Use 23 Lake District			2014	67,720	194,407	8,500	253,627
Secondary Zone 24 Resource Protection			2015	67,700	194,400	9,000	253,100
Topography 2 Rolling			2016	67,700	194,400	9,000	253,100
1. Above St 2. Below St 3. Below St 4. Below St 5. Low 6. Swampy 7. 8. 9.			2017	67,700	194,400	13,500	248,600
1. Public Well/Point 2. Water 3. Holding Tank 4. Filled Well/Point 5. Dug Well 6. Septic System 7. Cesspool 8. Lake 9. None			2018	67,700	194,400	18,000	244,100
1. Paved 2. Semi Imp 3. Gravel 4. Proposed 5. R/O/W 6. 7. 8. 9. None			2019	189,200	268,400	20,000	437,600
GIS Map 1			2020	189,200	268,400	20,000	437,600
Field Review 1			2021	189,200	268,400	25,000	432,600
Sale Date 5/07/2021			2022	189,200	268,400	25,000	432,600
Price 535,000			2023	189,200	301,300	0	490,500
Sale Type 2 Land & Buildings			Calc.	388,300	466,500	25,000	829,800
1. Land 2. L & B 3. Building 4. Mobile 5. Other 6. Condo 7. COM 8. 9.			Land Data				
Financing 1 Conventional			Front Foot				
1. Convent 2. FHA/VA 3. Assumed 4. Seller 5. Private 6. Cash 7. 8. 9. Unknown			11. Water (0-200) 12. Water (201-400) 13. Water (401-800) 14. Water (801-1600) 15. Water (1601-3200)				
Validity 1 Arms Length Sale			Square Foot				
1. Valid 2. Related 3. Distress 4. Split 5. Partial 6. Exempt 7. Multiple 8. Other 9. Estate			16. Water (3201-6400) 17. Water SF Amenities 18. Water View 19. Water Influence 20. ShoreFront A				
Verified 1 Buyer			Fract. Acre				
1. Buyer 2. Seller 3. Lender 4. Agent 5. Pub Rec 6. MLS 7. Family 8. Other 9.			21. Base Lot 22. Base Lot Vacant 23. Base Lot Unpaved 24. Acres to 10 25. Acres 11-30 26. Acres 31-50 27. Acres 51& over 28. Acres 71 & Over 29. Woods (41+)				

Inspection Witnessed By:

No./Date	Description	Date Insp.
X		

Notes:

Gray



Type	Effective		Influence		Influence Codes
	Frontage	Depth	Factor	Code	
11	200	000	100 %	0	1. Unimproved
12	200	000	100 %	0	2. Excess Frtg
13	110	000	100 %	0	3. Topography
			%		4. Size/Shape
			%		5. Access
			%		6. Restriction
			%		7. Open Space
			%		8. Environmental
			%		9. Condo
			%		Acres
			%		30. Blueberry(1-20
			%		31. Blueberry(21 -
			%		32. Crop Land
			%		33. Pasture
			%		34. Shorefront B
			%		35. Shorefront C
20		1.84	100 %	0	36. ANTENNA SITE
24		8.38	100 %	0	37. Softwood TG
			%		38. Mixed Wood TG
			%		39. Hardwood TG
			%		40. Wasteland
			%		41. Woodland
			%		42. Mobile Home Si
			%		43. Camp Site
			%		44. Lot Improvemen
Total Acreage 10.22					45. BA SF - Oce
					46. SP Meadow Cond

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Map Lot 002-005-262-001

Account 177

Location 16 TWILIGHT TRAIL

Card 1

Of 1

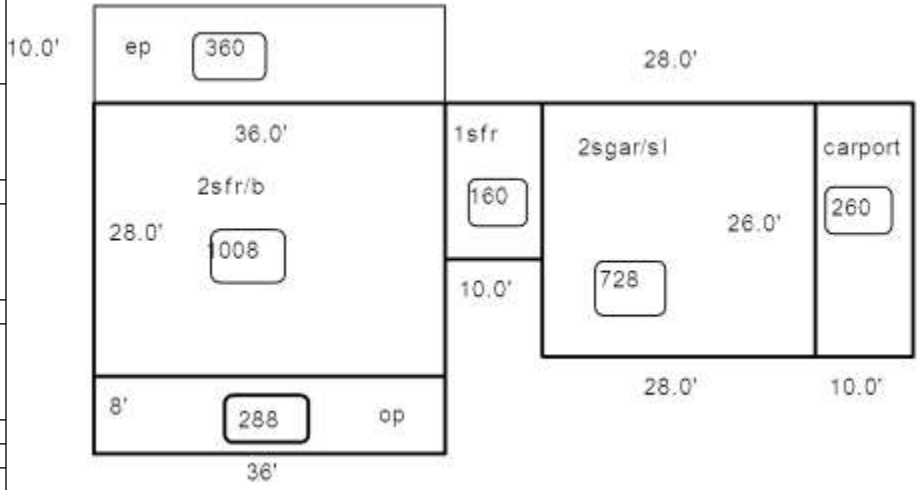
8/05/2024

Building Style 10 Colonial	SF Bsmt Living 0	Layout 1 Typical
1.Conv. 5.Garrison 9.NE farm	Fin Bsmt Grade 0 0	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 1 Clapboard	3.H Pump 6. 9.None	3.Capped 6. 9.None
1.Clapboar 5.Stucco 9.B & B	Kitchen Style 2 Typical	Unfinished % 0%
2.Vin/Al 6.Brick 10.Cemplan	1.Modern 4.Obsolete	Grade & Factor 3 Average 120%
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.D Grade 6.AA Grade 9.Same
1.Asphalt 4.Composit 7.Other	1.Modern 4.Obsolete 7.	SQFT (Footprint) 1008
2.Slate 5.Wood 8.	2.Typical 5. 8.	Foundation 4 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 7	2.Fair 3.Good 8.Same
SOLAR VOLTAIC 0	# Bedrooms 3	3.Avg- 4.Good 9.Same
OPEN-4- 0	# Full Baths 2	Phys. % Good 0%
Year Built 2000	# Half Baths 1	Funct. % Good 100%
Year Remodeled 0	# Addn Fixtures 0	Functional Code 9 None
Foundation 1 Concrete	# Fireplaces 0	1.Incomp 4.Delap 5.Playo
1.Concrete 4.Wood 7.		2.O-Built 5.Bsmt 6.Long term
2.C Block 5.Slab 8.		3.Damage 6.Style 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.Crwl 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 1 Interior Inspect
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 1 Owner
		1.Owner 4.Agent 7.
		2.Relative 5.Estimate 8.
		3.Tenant 6.Other 9.

Date Inspected 7/16/2015

Additions, Outbuildings & Improvements

Type	Year	Units	Grade	Cond	Phys.	Funct.	Sound Value
11 1 Story/Basement	0	160	3 120	6	0 %	100 %	
43 2S Frame Garage	2003	728	3 100	6	0 %	100 %	
71 Carport	0	260	3 100	4	0 %	100 %	
22 Encl Frame Porch	2012	360	3 120	6	0 %	100 %	
21 Open Frame	2005	288	3 100	4	0 %	100 %	
26 1SFr Overhang	2000	24	3 100	4	0 %	100 %	
61 Canopy	2000	169	3 100	4	0 %	100 %	
24 Frame Shed	2000	200	3 100	4	0 %	100 %	
					%	%	
					%	%	



Proposed Value