

BALL, MATTHEW THOMAS
BALL, ABBEY M
48 NORTH SHORE DRIVE
GRAY ME 04039

B37820P38

Previous Owner
DYER, GWENDOLYN F
48 NORTH SHORE DRIVE

GRAY ME 04039
Sale Date: 5/16/2016

Previous Owner
MURPHY, CHRISTOPHER
48 NORTH SHORE DR

GRAY ME 04039
Sale Date: 11/25/2009

Inspection Witnessed By:

X	Date	Date Insp.
No./Date	Description	Date Insp.

Notes:
8/25/2022 - B39671P224 - 003-005-265-002 - Acct#187 - (5.04 acres) combined with this lot. Acct#187 deleted.

Gray

Property Data		
Neighborhood	1 Notched Pond	
Tree Growth Year	0	
REVIEW	0	
Building Permit	0	
Zone/Land Use	23 Lake District	
Secondary Zone		
Topography	1 Level	
1. Well	4. Below St	7.
2. Rolling	5. Low	8.
3. Above St	6. Swampy	9.
Utilities	4. Filled Well/Point 6 Septic System	
1. Public	4. Driv Well/Po	7. Cesspool
2. Water	5. Dug Well	8. Lake
3. Holding Ta	6. Septic	9. None
Street	3 Gravel	
1. Paved	4. Proposed	8.
2. Semi Imp	5. R/O/W	9.
3. Gravel	6.	9. None
GIS Map	3	
Field Review	1	
Sale Data		
Sale Date	2/17/2021	
Price		
Sale Type	2 Land & Buildings	
1. Land	4. Mobile	7. COM
2. L & B	5. Other	8.
3. Building	6. Condo	9.
Financing	9 Unknown	
1. Convent	4. Seller	7.
2. FHA/VA	5. Private	8.
3. Assumed	6. Cash	9. Unknown
Validity	2 Related Parties	
1. Valid	4. Split	7. Multiple
2. Related	5. Partial	8. Other
3. Distress	6. Exempt	9. Estate
Verified	5 Public Record	
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
2011	50,540	178,769	0	229,309
2012	50,540	178,769	8,500	220,809
2013	50,540	178,769	8,500	220,809
2014	50,540	180,644	8,500	222,684
2015	50,500	180,600	9,000	222,100
2016	50,500	180,600	9,000	222,100
2017	50,500	185,600	13,500	222,600
2018	50,500	185,600	0	236,100
2019	69,300	238,000	0	307,300
2020	69,300	238,000	0	307,300
2021	69,300	238,000	25,000	282,300
2022	69,300	271,200	25,000	315,500
2023	69,300	303,400	25,000	347,700
Calc.	142,400	506,800	25,000	624,200

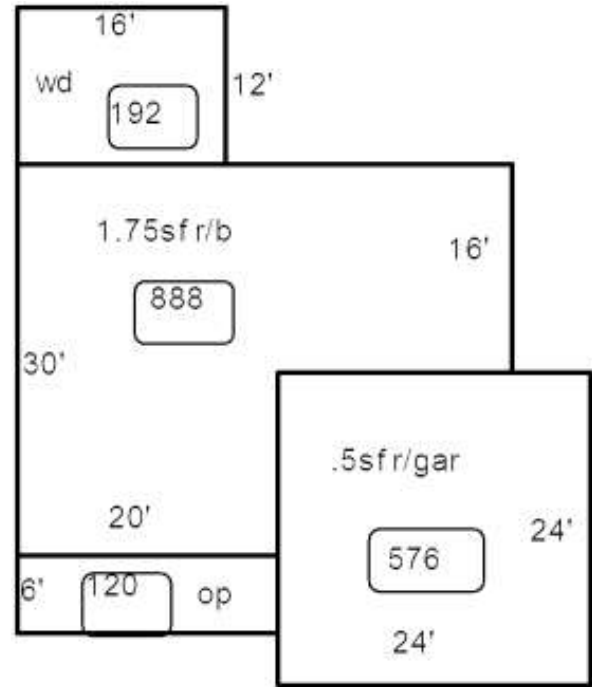
Land Data					
Type	Effective		Influence		Influence Codes
	Frontage	Depth	Factor	Code	
1. Water (0-200)			%		1. Unimproved
2. Water (201-400)			%		2. Excess Frtg
3. Water (401-800)			%		3. Topography
4. Water (801-160)			%		4. Size/Shape
5. Water (1601-32)			%		5. Access
			%		6. Restriction
			%		7. Open Space
			%		8. Environmental
			%		9. Condo
Front Foot		Square Feet		Acres	30. Blueberry(1-20
16. Water(3201-			%		32. Crop Land
17. Water SF Amen			%		33. Pasture
18. Water View			%		34. Shorefront B
19. Water Influen			%		35. Shorefront C
20. ShoreFront A			%		36. ANTENNA SITE
Fract. Acre		Acreage/Sites			37. Softwood TG
21. Base Lot	23	1.84	100 %	0	38. Mixed Wood TG
22. Base Lot Vacan	24	8.74	100 %	0	39. Hardwood TG
23. Base Lot Unpav			%		40. Wasteland
			%		41. Woodland
			%		42. Mobile Home Si
24. Acres to 10			%		43. Camp Site
25. Acres 11-30			%		44. Lot Improvemen
26. Acres 31-50			%		45. BA SF - Oce
27. Acres 51& over			%		46. SP Meadow Cond
28. Acres 71 & Ove			%		
29. Woods (41+)			%		
Total Acreage		10.58			

Building Style 4 Cape Cod	SF Bsmt Living 672	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 5 One & 3/4 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 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.D Grade 5.A Grade 8.
Roof Surface 1 Asphalt Shingles	Bath(s) Style 2 Typical Bath(s)	3.Grade 6.AA Grade 9.Same
1.Asphalt 4.Composit 7.Other	1.Modern 4.Obsolete 7.	SQFT (Footprint) 888
2.Slate 5.Wood 8.	2.Typical 5. 8.	Condition 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 6	2.Fair 3.Good 8.Exc
SOLAR VOLTAIC 0	# Bedrooms 3	3.Avg- 4.Good 9.Same
OPEN-4- 0	# Full Baths 2	Phys. % Good 0%
Year Built 2007	# Half Baths 1	Funct. % Good 100%
Year Remodeled 0	# Addn Fixtures 2	Functional Code 9 None
Foundation 1 Concrete	# Fireplaces 0	1.Incomp 4.Delap 5.Delay
1.Concrete 4.Wood 7.		2.O-Built 5.Bsmt 6.Long term
2.C Block 5.Slab 8.		3.Damage 6.Style 7.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.CrwI 8.		1.Location 4.Generate 9.None
3.3/4 Bmt 6. 9.None		2.Encroach 5.Flood Pl 9.
Bsmt Gar # Cars 2		Entrance Code 5 Estimated
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 5 Estimate
		1.Owner 4.Agent 7.
		2.Relative 5.Estimate 8.
		3.Tenant 6.Other 9.

Date Inspected 6/24/2016

Additions, Outbuildings & Improvements

Type	Year	Units	Grade	Cond	Phys.	Funct.	Sound Value
24 Frame Shed	2010	140	3 100	4	0 %	100 %	1.One Story Fram
21 Open Frame	0	120	0 0	0	0 %	100 %	2.Two Story Fram
68 Wood Deck	0	192	0 0	0	0 %	100 %	3.Three Story Fr
23 Frame Garage	0	576	0 0	0	0 %	100 %	4.1 & 1/2 Story
79 1/2 St/Garage	0	576	0 0	0	0 %	100 %	5.1 & 3/4 Story
43 2S Frame Garage	2023	1120	2 100	4	0 %	100 %	6.2 & 1/2 Story
					%	%	21.Open Frame Por
					%	%	22.Encl Frame Por
					%	%	23.Frame Garage
					%	%	24.Frame Shed
					%	%	25.Frame Bay Wind
					%	%	26.1SFr Overhang
					%	%	27.Unfin Basement
					%	%	28.Unfinished Att
					%	%	29.Finished Attic



Proposed Value