

HINCKS, ROBERT T
419 SHAKER RD
GRAY ME 04039

B38439P129

Previous Owner
TREADWELL, DENNIS
TREADWELL, CYNTHIA
169 ROYAL RIVER ROAD
AUBURN ME 04210-8603
Sale Date: 7/19/2021

Inspection Witnessed By:

X _____ Date _____

No./Date	Description	Date Insp.

Notes:
5/24- DR FIELD REVIEW

Gray

Property Data			Assessment Record						
Neighborhood 81 Fair-Traffic			Year	Land	Buildings	Exempt	Total		
Tree Growth Year 0			2011	47,400	94,575	0	141,975		
REVIEW 0			2012	47,400	94,575	0	141,975		
Building Permit 0			2013	47,400	94,575	0	141,975		
Zone/Land Use 11 Rural Residential & Agri			2014	47,400	98,936	8,500	137,836		
Secondary Zone			2015	47,400	98,900	9,000	137,300		
Topography 1 Level			2016	47,400	98,900	9,000	137,300		
1. Hill 4. Below St 7.			2017	47,400	98,900	13,500	132,800		
2. Rolling 5. Low 8.			2018	47,400	98,900	18,000	128,300		
3. Above St 6. Swampy 9.			2019	71,700	160,800	20,000	212,500		
Utilities 4 Filled Well/Point 6 Septic System			2020	71,700	160,800	20,000	212,500		
1. Public 4. Dug Well/Po 7. Cesspool			2021	71,700	160,800	25,000	207,500		
2. Water 8. Lake			2022	71,700	184,500	25,000	231,200		
3. Holding Ta 9. None			2023	71,700	204,100	0	275,800		
Street 1 Paved			Calc.	121,900	302,700	0	424,600		
1. Paved 4. Proposed			Land Data						
2. Semi Imp 5. R/O/W			Front Foot	Type	Effective		Influence		Influence Codes
3. Gravel 6. None					Frontage	Depth	Factor	Code	
GIS Map 4			11. Water (0-200)				%		1. Unimproved
Field Review 1			12. Water (201-400)				%		2. Excess Frtg
Sale Data			13. Water (401-800)				%		3. Topography
Sale Date 7/19/2021			14. Water (801-160)				%		4. Size/Shape
Price 405,000			15. Water (161-320)				%		5. Access
Sale Type 2 Land & Buildings			Square Foot				%		6. Restriction
1. Land 4. Mobile 7. COM			Square Feet				%		7. Open Space
2. L & B 5. Other 8.			16. Water (3201-6400)				%		8. Environmental
3. Building 6. Condo 9.			17. Water SF Amenities				%		9. Condo
Financing 1 Conventional			18. Water View				%		Acres
1. Convent 4. Seller 7.			19. Water Influenc				%		30. Blueberry(1-20
2. FHA/VA 5. Private 8.			20. ShoreFront A				%		31. Blueberry(21 -
3. Assumed 6. Cash 9. Unknown			Fract. Acre				%		32. Crop Land
Validity 1 Arms Length Sale			21. Base Lot	21	1.84	100	%	0	33. Pasture
1. Valid 4. Split 7. Multiple			22. Base Lot Vacan	24	0.56	100	%	0	34. Shorefront B
2. Related 5. Partial 8. Other			23. Base Lot Unpav				%		35. Shorefront C
3. Distress 6. Exempt 9. Estate			Acres				%		36. ANTENNA SITE
Verified 5 Public Record			24. Acres to 10				%		37. Softwood TG
1. Buyer 4. Agent 7. Family			25. Acres 11-30				%		38. Mixed Wood TG
2. Seller 5. Pub Rec 8. Other			26. Acres 31-50				%		39. Hardwood TG
3. Lender 6. MLS 9.			27. Acres 51& over				%		40. Wasteland
			28. Acres 71 & Ove				%		41. Woodland
			29. Woods (41+)				%		42. Mobile Home Si
			Total Acreage 2.40						43. Camp Site
									44. Lot Improvemen
									45. BA SF - Oce
									46. SP Meadow Cond

Gray

Map Lot 004-011-007-000

Account 412

Location 419 SHAKER RD

Card 1

Of 1

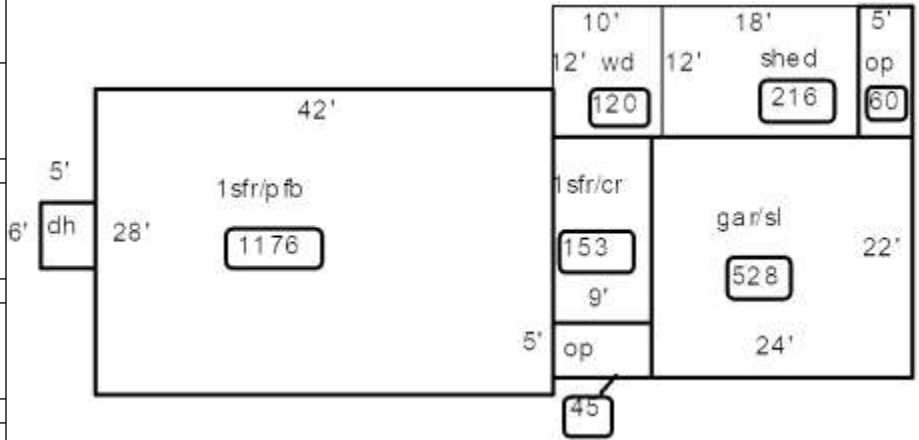
8/05/2024

Building Style 2 Ranch	SF Bsmt Living 1080	Layout 1 Typical
1.Conv. 5.Garrison 9.NE farm	Fin Bsmt Grade 3 110	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% 7 Electric	3. 6. 9.
4.Cape 8.Log 12.Gambrel	1.HWBB 5.FWA 9.None	Attic 9 None
Dwelling Units 2	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.F/Stair 8.
Stories 1 One Story	4.Steam 8.F/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.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 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.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) 1176
2.Slate 5.Wood 8.	2.Typical 5. 8.	Condition 5 Good
3.Metal 6.Roll Roo 9.	3.Old Type 6. 9.None	1.Poor 4.Avg 7.V G
SF Masonry Trim 0	# Rooms 10	2.Fair 5.Avg 8.Exc
SOLAR VOLTAIC 0	# Bedrooms 4	3.Avg- 6.Good 9.Same
OPEN-4- 0	# Full Baths 2	Phys. % Good 0%
Year Built 1979	# Half Baths 0	Funct. % Good 100%
Year Remodeled 0	# Addn Fixtures 2	Functional Code 9 None
Foundation 1 Concrete	# Fireplaces 3	1.Incomp 4.Delap 9.Layoff
1.Concrete 4.Wood 7.		2.O-Built 5.Bsmt 8.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.Obsoles
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 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 5/16/2024

Additions, Outbuildings & Improvements

Type	Year	Units	Grade	Cond	Phys.	Funct.	Sound Value
1 One Story Frame	0	153	0 0	0	0	100 %	
23 Frame Garage	0	528	0 0	0	0	100 %	
89 DH Bsmt Entry	1979	1	0 0	0	0	100 %	
21 Open Frame	0	45	0 0	0	0	100 %	
21 Open Frame	0	60	0 0	0	0	100 %	
24 Frame Shed	0	216	0 0	0	0	100 %	
68 Wood Deck	0	120	0 0	0	0	100 %	
						%	%
						%	%
						%	%



Proposed Value