

CUMMINGS, RYAN
HURNYAK, BRITTANY
71 EGYPT RD
GRAY ME 04039

B38232P50

Previous Owner
PRESCOTT, STEPHEN J SR
33 STONELEDGE DRIVE

STANDISH ME 04084-5253
Sale Date: 5/25/2021

Inspection Witnessed By:

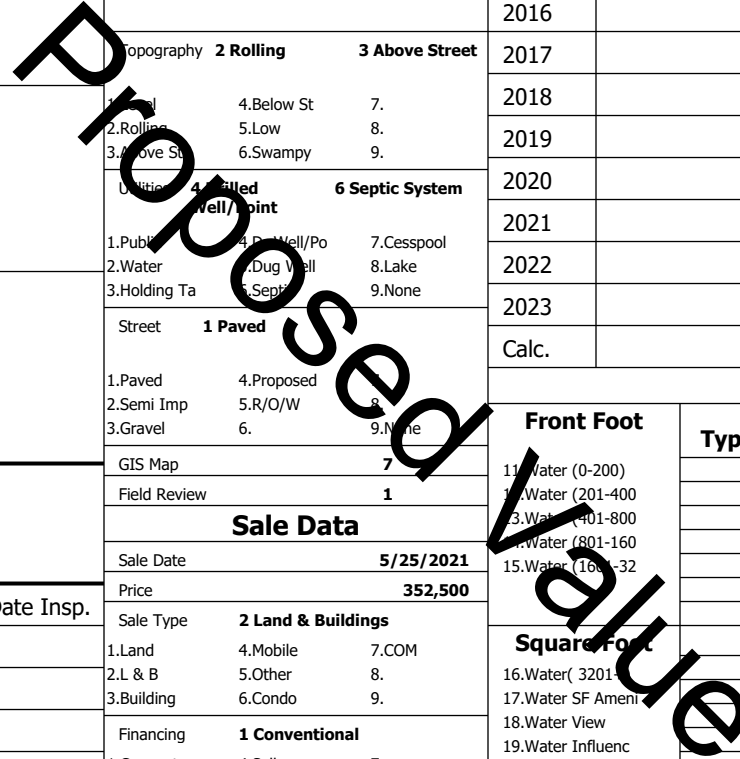
X Date

No./Date	Description	Date Insp.

Notes:

Gray

Property Data			Assessment Record					
Neighborhood	82 Average Location		Year	Land	Buildings	Exempt	Total	
Tree Growth Year	0		2011	47,800	78,360	0	126,160	
REVIEW	0		2012	47,800	78,360	0	126,160	
Building Permit	0		2013	47,800	78,360	0	126,160	
Zone/Land Use	23 Lake District		2014	47,800	79,814	0	127,614	
Secondary Zone			2015	47,800	79,800	0	127,600	
Topography	2 Rolling	3 Above Street	2016	47,800	79,800	0	127,600	
1. Hill	4. Below St	7.	2017	47,800	87,300	0	135,100	
2. Rolling	5. Low	8.	2018	47,800	87,300	0	135,100	
3. Above St	6. Swampy	9.	2019	72,900	140,200	0	213,100	
Utilities	4. Filled Well/Point	6 Septic System	2020	72,900	140,200	20,000	193,100	
1. Public	4. Dug Well/Po	7. Cesspool	2021	72,900	140,200	25,000	188,100	
2. Water	5. Dug Well	8. Lake	2022	72,900	140,200	25,000	188,100	
3. Holding Ta	6. Septic	9. None	2023	72,900	162,700	0	235,600	
Street	1 Paved		Calc.	130,800	200,000	0	330,800	
1. Paved	4. Proposed	8.	Land Data					
2. Semi Imp	5. R/O/W	9.	Front Foot	Type	Effective	Influence	Influence Codes	
3. Gravel	6.	9. None	11. Water (0-200)		Frontage	Depth	Factor	Code
GIS Map	7		12. Water (201-400)				%	1. Unimproved
Field Review	1		13. Water (401-800)				%	2. Excess Frtg
Sale Data			14. Water (801-160)				%	3. Topography
Sale Date	5/25/2021		15. Water (161-32)				%	4. Size/Shape
Price	352,500		16. Water (321-640)				%	5. Access
Sale Type	2 Land & Buildings		17. Water SF Amen				%	6. Restriction
1. Land	4. Mobile	7. COM	18. Water View				%	7. Open Space
2. L & B	5. Other	8.	19. Water Influen				%	8. Environmental
3. Building	6. Condo	9.	20. ShoreFront A				%	9. Condo
Financing	1 Conventional		Square Foot	Square Feet			%	Acres
1. Convent	4. Seller	7.	21. Base Lot				%	30. Blueberry(1-20
2. FHA/VA	5. Private	8.	22. Base Lot Vacan	21	1.84	100	%	0
3. Assumed	6. Cash	9. Unknown	23. Base Lot Unpav	24	0.96	100	%	0
Validity	1 Arms Length Sale		Acres				%	31. Blueberry(21 -
1. Valid	4. Split	7. Multiple	24. Acres to 10				%	32. Crop Land
2. Related	5. Partial	8. Other	25. Acres 11-30				%	33. Pasture
3. Distress	6. Exempt	9. Estate	26. Acres 31-50				%	34. Shorefront B
Verified	5 Public Record		27. Acres 51& over				%	35. Shorefront C
1. Buyer	4. Agent	7. Family	28. Acres 71 & Ove				%	36. ANTENNA SITE
2. Seller	5. Pub Rec	8. Other	29. Woods (41+)				%	37. Softwood TG
3. Lender	6. MLS	9.					%	38. Mixed Wood TG
				Total Acreage 2.80				39. Hardwood TG
								40. Wasteland
								41. Woodland
								42. Mobile Home Si
								43. Camp Site
								44. Lot Improvemen
								45. BA SF - Oce
								46. SP Meadow Cond



Gray

Map Lot 007-004-008-000

Account 81

Location 71 EGYPT RD

Card 1

Of 1

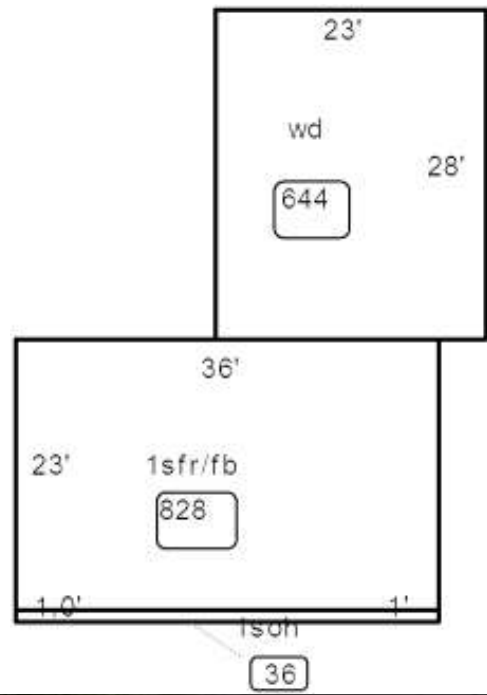
8/05/2024

Building Style 3 Raised Ranch/Split	SF Bsmt Living 828	Layout 1 Typical
1.Conv. 5.Garrison 9.NE farm	Fin Bsmt Grade 3 100	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% 6 Monitor	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 1 One 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 100%
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.C Grade 6.AA Grade 9.Same
1.Asphalt 4.Composit 7.Other	1.Modern 4.Obsolete 7.	SQFT (Footprint) 828
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 1	Phys. % Good 0%
Year Built 1977	# 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.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 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 7/02/2015

Additions, Outbuildings & Improvements

Type	Year	Units	Grade	Cond	Phys.	Funct.	Sound Value
26 1Sfr Overhang	0	36	0 0	0	0	% 100 %	1.One Story Fram
68 Wood Deck	2015	644	0 0	0	0	% 100 %	2.Two Story Fram
23 Frame Garage	0	672	3 100	4	0	% 100 %	3.Three Story Fr
						% %	4.1 & 1/2 Story
						% %	5.1 & 3/4 Story
						% %	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