Map Lot 009-016-016-000 Account 665 Location 5 CHARLONATE DR Card 1 Of 1 8/05/2024

CATHCART, RYAN
THOMPSON, ELISABETH
3 WHITE SANDS LANE
SCARBOROUGH ME 04074

B40090P37

Previous Owner
MESSINGER - DEVISEES, MARGARET L
C/O ANN K. MESSINGER - PERSONAL REPRESENTATIVE
824 CONESTOGA DRIVE
CHARLOTTE NC 28270
Sale Date: 4/25/2023

Previous Owner
MESSINGER, MARGARET L
5 CHARLONATE DR.

GRAY ME 04039
Sale Date: 7/16/2022

Inspection Witnessed By:

X Date

No./Date	Description	Date Insp.

Notes:
5/24- DR FIELD REVIEW

Gray

Property Data

Neighborhood **83 Avg-Good Location**

Tree Growth Year **0**

REVIEW **0**

Bulding Permit **0**

Zone/Land Use **11 Rural Residential & Agri**

Secondary Zone

Topography **1 Level**

1.Level 4.Below St 7.
2.Rolling 5.Low 8.
3.Above St 6.Swampy 9.

Utilities **4 Drilled Well/Point** **6 Septic System**

1.Public 4.Dr Well/Po 7.Cesspool
2.Water 5.Dug Well 8.Lake
3.Holding Ta 6.Septic 9.None

Street **1 Paved**

1.Paved 4.Proposed
2.Semi Imp 5.R/O/W 8.
3.Gravel 6. 9.None

GIS Map **9**

Field Review **1**

Sale Data

Sale Date **4/25/2023**

Price **375,000**

Sale Type **2 Land & Buildings**

1.Land 4.Mobile 7.COM
2.L & B 5.Other 8.
3.Building 6.Condo 9.

Financing **1 Conventional**

1.Convent 4.Seller 7.
2.FHA/VA 5.Private 8.
3.Assumed 6.Cash 9.Unknown

Validity **1 Arms Length Sale**

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	57,000	90,839	8,500	139,339
2012	57,000	90,839	8,500	139,339
2013	57,000	90,839	8,500	139,339
2014	57,000	93,287	8,500	141,787
2015	57,000	93,300	9,000	141,300
2016	57,000	93,300	9,000	141,300
2017	57,000	93,300	13,500	136,800
2018	57,000	93,300	18,000	132,300
2019	65,500	149,600	20,000	195,100
2020	65,500	149,600	20,000	195,100
2021	65,000	149,600	25,000	189,600
2022	65,000	149,600	25,000	189,600
2023	65,000	169,900	25,000	209,900
Calc.	137,500	215,100	0	352,600

Land Data

Front Foot

11.Water (0-200)
12.Water (201-400
13.Water (401-800
14.Water (801-160
15.Water (1601-32

Square Foot

16.Water(3201-
17.Water SF Ameni
18.Water View
19.Water Influenc
20.ShoreFront A

Fract. Acre

21.Base Lot
22.Base Lot Vacan
23.Base Lot Unpav

Acres

24.Acres to 10
25.Acres 11-30
26.Acres 31-50
27.Acres 51& over
28.Acres 71 & Ove
29.Woods (41+)

Type	Effective Frontage	Effective Depth	Influence Factor	Influence Code
			%	
			%	
			%	
			%	
			%	
			%	
			%	
Square Feet				
			%	
			%	
			%	
			%	
			%	
			%	
			%	
Acreage/Sites				
21		1.84	100 %	0
			%	
			%	
			%	
			%	
			%	
			%	

Total Acreage 1.84

Influence Codes

1.Unimproved
2.Excess Frtg
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
36.ANTENNA SITE
37.Softwood TG
38.Mixed Wood TG
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

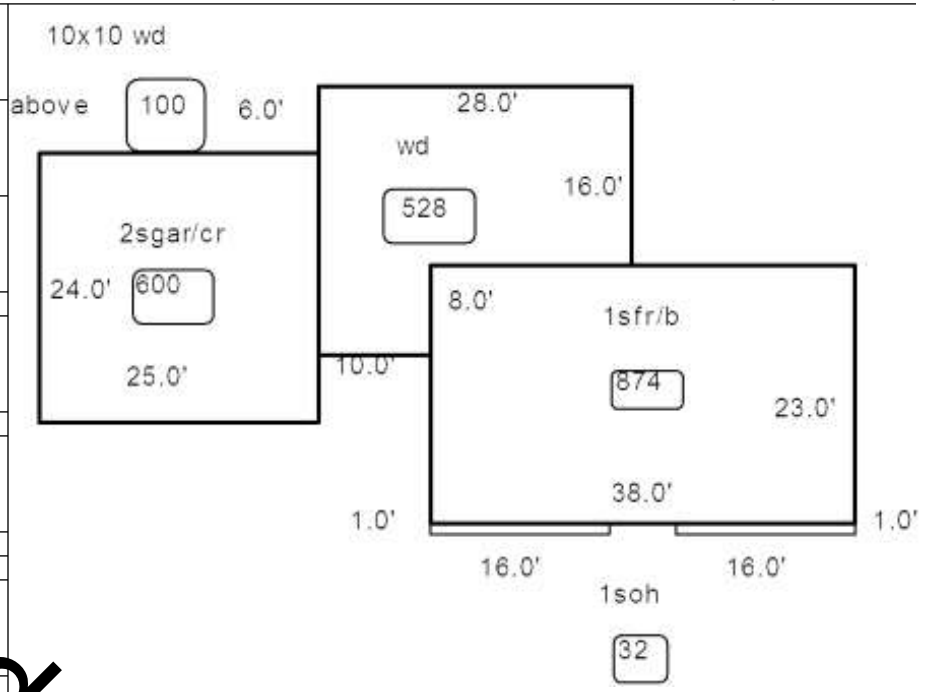
Proposed Value

Gray

Map Lot 009-016-016-000 | Account 665 | Location 5 CHARLONATE DR | Card 1 Of 1 | 8/05/2024

Building Style	**3 Raised Ranch/Split**		SF Bsmt Living	**850**		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%** **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.Fl/Stair	8.
Stories	**1 One Story**		4.Steam	8.Fl/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	7.	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)	**874**	
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	4.Avg	7.V G
SF Masonry Trim	**0**		# Rooms	**6**		2.Fair	5.Avg+	8.Exc
SOLAR VOLTAIC	**0**		# Bedrooms	**3**		3.Avg-	6.Good	9.Same
OPEN-4-	**0**		# Full Baths	**1**		Phys. % Good	**0%**	
Year Built	**1975**		# 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	Layout
1.Concrete	4.Wood	7.				2.O-Built	5.Bsmt	8.Lng 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.Obsolesc
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	**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



Proposed Value

Additions, Outbuildings & Improvements

Type	Year	Units	Grade	Cond	Phys.	Funct.	Sound Value
76 2 St Garage	0	600	3 100	4	0 %	100 %	
68 Wood Deck	0	528	0 0	0	0 %	100 %	
26 1SFr Overhang	0	32	0 0	0	0 %	100 %	
68 Wood Deck	0	100	0 0	0	0 %	100 %	
					%	%	
					%	%	
					%	%	
					%	%	
					%	%	
					%	%	

1.One Story Fram
2.Two Story Fram
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