

BENERUGABA, KAYIRANGA  
360 WOODFORD STREET  
PORTLAND ME 04103

B39467P23

Previous Owner  
TRUDEL, JAMESON RAY  
17 CHARLONATE DRIVE

GRAY ME 04039  
Sale Date: 6/01/2022

Previous Owner  
ST PIERRE, MISTY G  
17 CHARLONATE DR

GRAY ME 04039  
Sale Date: 6/02/2020

Inspection Witnessed By:

X

| No./Date | Description | Date Insp. |
|----------|-------------|------------|
|          |             |            |
|          |             |            |
|          |             |            |

Notes:  
5/24- DR FIELD REVIEW

Gray

| Property Data  |  |  | Assessment Record   |             |                      |                  |                    |
|--|--|--|---------------------|-------------|----------------------|------------------|--------------------|
| Neighborhood <b>83 Avg-Good Location</b>                     |  |  | Year                | Land        | Buildings            | Exempt           | Total              |
| Tree Growth Year <b>0</b>                                    |  |  | 2011                | 57,000      | 188,016              | 8,500            | 236,516            |
| REVIEW <b>0</b>  |  |  | 2012                | 57,000      | 188,016              | 8,500            | 236,516            |
| Building Permit <b>0</b>                                     |  |  | 2013                | 57,000      | 188,016              | 8,500            | 236,516            |
| Zone/Land Use <b>11 Rural Residential &amp; Agri</b>         |  |  | 2014                | 57,000      | 188,016              | 8,500            | 236,516            |
| Secondary Zone   |  |  | 2015                | 57,000      | 188,000              | 9,000            | 236,000            |
| Topography <b>1 Level</b>                                    |  |  | 2016                | 57,000      | 188,000              | 9,000            | 236,000            |
| 1. Hill 4. Below St 7.                                       |  |  | 2017                | 57,000      | 192,900              | 13,500           | 236,400            |
| 2. Rolling 5. Low 8.   |  |  | 2018                | 57,000      | 192,900              | 18,000           | 231,900            |
| 3. Above St 6. Swampy 9.                                     |  |  | 2019                | 65,500      | 203,600              | 20,000           | 249,100            |
| Utilities <b>4. Filled Well/Point</b> <b>6 Septic System</b> |  |  | 2020                | 65,500      | 203,600              | 20,000           | 249,100            |
| 1. Public 4. Dug Well/Po 7. Cesspool                         |  |  | 2021                | 65,000      | 203,600              | 25,000           | 243,600            |
| 2. Water 5. Dug Well 8. Lake                                 |  |  | 2022                | 65,000      | 230,500              | 0                | 295,500            |
| 3. Holding Ta 6. Septic 9. None                              |  |  | 2023                | 65,000      | 250,800              | 25,000           | 290,800            |
| Street <b>1 Paved</b>  |  |  | Calc.               | 137,500     | 368,100              | 0                | 505,600            |
| 1. Paved 4. Proposed   |  |  | <b>Land Data</b>    |             |                      |                  |                    |
| 2. Semi Imp 5. R/O/W   |  |  | <b>Front Foot</b>   | <b>Type</b> | <b>Effective</b>     | <b>Influence</b> | <b>Influence</b>   |
| 3. Gravel 6. None 9. None                                    |  |  |                     |             | <b>Frontage</b>      | <b>Depth</b>     | <b>Factor</b>      |
| GIS Map <b>9</b>   |  |  | 11. Water (0-200)   |             |                      |                  | <b>Code</b>        |
| Field Review <b>1</b>  |  |  | 12. Water (201-400) |             |                      |                  | 1. Unimproved      |
| <b>Sale Data</b>   |  |  | 13. Water (401-800) |             |                      |                  | 2. Excess Frtg     |
| Sale Date <b>6/01/2022</b>                                   |  |  | 14. Water (801-160) |             |                      |                  | 3. Topography      |
| Price <b>480,000</b>   |  |  | 15. Water (161-32)  |             |                      |                  | 4. Size/Shape      |
| Sale Type <b>2 Land &amp; Buildings</b>                      |  |  |                     |             |                      |                  | 5. Access          |
| 1. Land 4. Mobile 7. COM                                     |  |  | <b>Square Foot</b>  |             |                      |                  | 6. Restriction     |
| 2. L & B 5. Other 8.   |  |  |                     |             |                      |                  | 7. Open Space      |
| 3. Building 6. Condo 9.                                      |  |  | <b>Square Feet</b>  |             |                      |                  | 8. Environmental   |
| Financing <b>1 Conventional</b>                              |  |  | 16. Water (3201)    |             |                      |                  | 9. Condo           |
| 1. Convent 4. Seller 7.                                      |  |  | 17. Water SF Amen   |             |                      |                  | <b>Acres</b>       |
| 2. FHA/VA 5. Private 8.                                      |  |  | 18. Water View      |             |                      |                  | 30. Blueberry(1-20 |
| 3. Assumed 6. Cash 9. Unknown                                |  |  | 19. Water Influenc  |             |                      |                  | 31. Blueberry(21 - |
| Validity <b>1 Arms Length Sale</b>                           |  |  | 20. ShoreFront A    |             |                      |                  | 32. Crop Land      |
| 1. Valid 4. Split 7. Multiple                                |  |  | <b>Fract. Acre</b>  |             |                      |                  | 33. Pasture        |
| 2. Related 5. Partial 8. Other                               |  |  |                     |             |                      |                  | 34. Shorefront B   |
| 3. Distress 6. Exempt 9. Estate                              |  |  | 21. Base Lot        |             |                      |                  | 35. Shorefront C   |
| Verified <b>5 Public Record</b>                              |  |  | 22. Base Lot Vacan  |             |                      |                  | 36. ANTENNA SITE   |
| 1. Buyer 4. Agent 7. Family                                  |  |  | 23. Base Lot Unpav  |             |                      |                  | 37. Softwood TG    |
| 2. Seller 5. Pub Rec 8. Other                                |  |  | <b>Acres</b>        |             |                      |                  | 38. Mixed Wood TG  |
| 3. Lender 6. MLS 9.  |  |  | 24. Acres to 10     |             |                      |                  | 39. Hardwood TG    |
|  |  |  | 25. Acres 11-30     |             |                      |                  | 40. Wasteland      |
|  |  |  | 26. Acres 31-50     |             |                      |                  | 41. Woodland       |
|  |  |  | 27. Acres 51& over  |             |                      |                  | 42. Mobile Home Si |
|  |  |  | 28. Acres 71 & Ove  |             |                      |                  | 43. Camp Site      |
|  |  |  | 29. Woods (41+)     |             |                      |                  | 44. Lot Improvemen |
|  |  |  |                     |             | <b>Total Acreage</b> | <b>1.84</b>      | 45. BA SF - Oce    |
|  |  |  |                     |             |                      |                  | 46. SP Meadow Cond |

Proposed Sale

**Gray**

Map Lot 009-016-019-000

Account 668

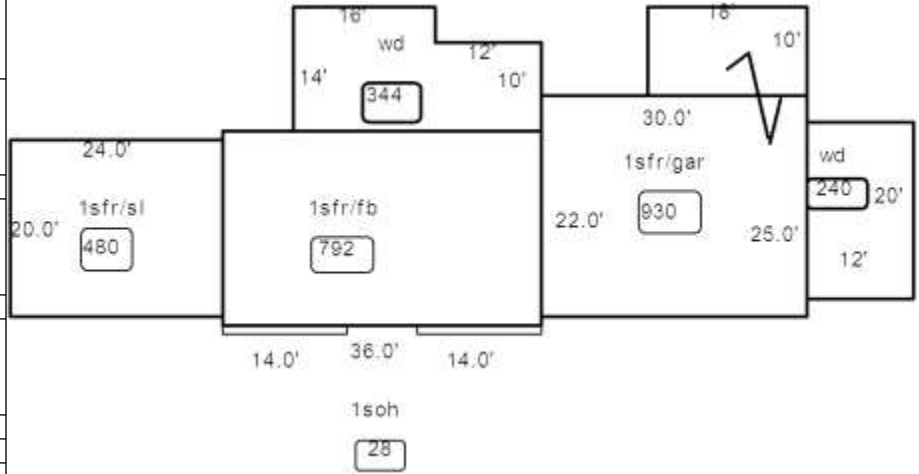
Location 17 CHARLONATE DR

Card 1

Of 1

8/05/2024

|  |  |                                      |
|--|--|--------------------------------------|
| Building Style <b>3 Raised Ranch/Split</b> | SF Bsmt Living <b>650</b>              | Layout <b>1 Typical</b>              |
| 1.Conv. 5.Garrison 9.NE farm               | Fin Bsmt Grade <b>3 100</b>            | 1.Typical 4. 7.                      |
| 2.Ranch 6.Split 10.Colonia                 | Secondary Heat <b>0</b>                | 2.Inadeq 5. 8.                       |
| 3.R Ranch/ 7.Contemp 11.Cottage            | Heat Type <b>100% 1 Hot Water BB</b>   | 3. 6. 9.                             |
| 4.Cape 8.Log 12.Gambrel                    | 1.HWBB 5.FWA 9.None                    | Attic <b>9 None</b>                  |
| Dwelling Units <b>2</b>                    | 2.HWCI 6.Monitor 10.UNH2F              | 1.1/4 Fin 4.Full Fin 7.              |
| Other Units <b>0</b>                       | 3.HWRF 7.Electric 11.Geother           | 2.1/2 Fin 5.FI/Stair 8.              |
| Stories <b>1 One Story</b>                 | 4.Steam 8.FI/Wall 12.Heat/Co           | 3.3/4 Fin 6. 9.None                  |
| 1.1 4.1.5 7.                               | Cool Type <b>0% 9 None</b>             | Insulation <b>1 Full</b>             |
| 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 <b>1 Clapboard</b>          | 3.H Pump 6. 9.None                     | 3.Capped 6. 9.None                   |
| 1.Clapboa 5.Stucco 9.B & B                 | Kitchen Style <b>2 Typical</b>         | Unfinished % <b>0%</b>               |
| 2.Vin/Al 6.Brick 10.Cemplan                | 1.Modern 4.Obsolete                    | Grade & Factor <b>3 Average 110%</b> |
| 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 <b>1 Asphalt Shingles</b>     | Bath(s) Style <b>2 Typical Bath(s)</b> | 3.E Grade 6.AA Grade 9.Same          |
| 1.Asphalt 4.Composit 7.Other               | 1.Modern 4.Obsolete 7.                 | SQFT (Footprint) <b>792</b>          |
| 2.Slate 5.Wood 8.                          | 2.Typical 5. 8.                        | Foundation <b>5 Above Average</b>    |
| 3.Metal 6.Roll Roo 9.                      | 3.Old Type 6. 9.None                   | 1.Poor 2.Avg 7.V G                   |
| SF Masonry Trim <b>0</b>                   | # Rooms <b>9</b>                       | 2.Fair 3.Avg 8.Exc                   |
| SOLAR VOLTAIC <b>0</b>                     | # Bedrooms <b>4</b>                    | 3.Avg- 4.Good 9.Same                 |
| OPEN-4- <b>0</b>                           | # Full Baths <b>3</b>                  | Phys. % Good <b>0%</b>               |
| Year Built <b>1976</b>                     | # Half Baths <b>0</b>                  | Funct. % Good <b>100%</b>            |
| Year Remodeled <b>1999</b>                 | # Addn Fixtures <b>1</b>               | Functional Code <b>9 None</b>        |
| Foundation <b>1 Concrete</b>               | # Fireplaces <b>1</b>                  | 1.Incomp 4.Delap 5.Playoff           |
| 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 <b>100%</b>             |
| Basement <b>4 Full Basement</b>            |  | Economic Code <b>None</b>            |
| 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 <b>0</b>                   |  | Entrance Code <b>5 Estimated</b>     |
| Wet Basement <b>1 Dry Basement</b>         |  | 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 <b>5 Estimate</b>   |
|  |  | 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                      | 1990 | 480   | 3 100 | 5    | 0 %   | 100 %  |             |
| 26 1Sfr Overhang                       | 0    | 36    | 0 0   | 0    | 0 %   | 100 %  |             |
| 68 Wood Deck                           | 0    | 344   | 0 0   | 0    | 0 %   | 100 %  |             |
| 24 Frame Shed                          | 0    | 192   | 2 100 | 4    | 0 %   | 100 %  |             |
| 68 Wood Deck                           | 0    | 240   | 0 0   | 4    | 0 %   | 100 %  |             |
| 68 Wood Deck                           | 0    | 100   | 0 0   | 0    | 0 %   | 100 %  |             |
| 23 Frame Garage                        | 1999 | 930   | 3 100 | 4    | 0 %   | 100 %  |             |
| 81 1 St/Garage                         | 1999 | 930   | 3 100 | 6    | 0 %   | 100 %  |             |
|  |      |       |       |      | %     | %      |             |
|  |      |       |       |      | %     | %      |             |



Proposed Value