

PRATT, RONALD W
PRATT, LAURIE K
60 CHARLONATE DR
GRAY ME 04039

B6754P315

Inspection Witnessed By:

No./Date	Description	Date Insp.
X		

Notes:
5/24- DR FIELD REVIEW

Gray

Property Data			Assessment Record					
Neighborhood	83 Avg-Good Location		Year	Land	Buildings	Exempt	Total	
Tree Growth Year	0		2011	60,000	137,695	8,500	189,195	
REVIEW	0		2012	60,000	137,695	8,500	189,195	
Building Permit	0		2013	60,000	137,695	8,500	189,195	
Zone/Land Use	11 Rural Residential & Agri		2014	60,000	139,936	8,500	191,436	
Secondary Zone			2015	60,000	139,900	9,000	190,900	
Topography	1 Level		2016	60,000	139,900	9,000	190,900	
1. Hill	4. Below St	7.	2017	60,000	144,300	13,500	190,800	
2. Rolling	5. Low	8.	2018	60,000	144,300	18,000	186,300	
3. Above St	6. Swampy	9.	2019	74,500	208,800	20,000	263,300	
Utilities	4. Filled Well/Point 6 Septic System		2020	74,500	208,800	20,000	263,300	
1. Public	4. Dug Well/Po	7. Cesspool	2021	74,900	214,400	25,000	264,300	
2. Water	5. Dug Well	8. Lake	2022	74,900	219,000	25,000	268,900	
3. Holding Ta	6. Septic	9. None	2023	74,900	247,100	25,000	297,000	
Street	1 Paved		Calc.	159,300	362,700	25,000	497,000	
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.	11. Water (0-200)		Frontage	Depth	Factor	Code
GIS Map	9		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			15. Water (161-320)				%	4. Size/Shape
Price			16. Water (3201-6400)				%	5. Access
Sale Type			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			Square Foot		Square Feet			Acres
1. Convent	4. Seller	7.	16. Water (3201-6400)				%	30. Blueberry(1-20
2. FHA/VA	5. Private	8.	17. Water SF Amen				%	31. Blueberry(21 -
3. Assumed	6. Cash	9. Unknown	18. Water View				%	32. Crop Land
Validity			19. Water Influen				%	33. Pasture
1. Valid	4. Split	7. Multiple	20. ShoreFront A				%	34. Shorefront B
2. Related	5. Partial	8. Other	Fract. Acre		Acres/Sites			35. Shorefront C
3. Distress	6. Exempt	9. Estate	21. Base Lot	21	1.84	100	%	0
Verified			22. Base Lot Vacan	24	3.31	100	%	0
1. Buyer	4. Agent	7. Family	23. Base Lot Unpav				%	
2. Seller	5. Pub Rec	8. Other	Acres				%	
3. Lender	6. MLS	9.	24. Acres to 10				%	
			25. Acres 11-30				%	
			26. Acres 31-50				%	
			27. Acres 51& over				%	
			28. Acres 71 & Ove				%	
			29. Woods (41+)				%	
				Total Acreage 5.15				44. Lot Improvemen
								45. BA SF - Oce
								46. SP Meadow Cond

Gray

Map Lot 009-016-026-000

Account 675

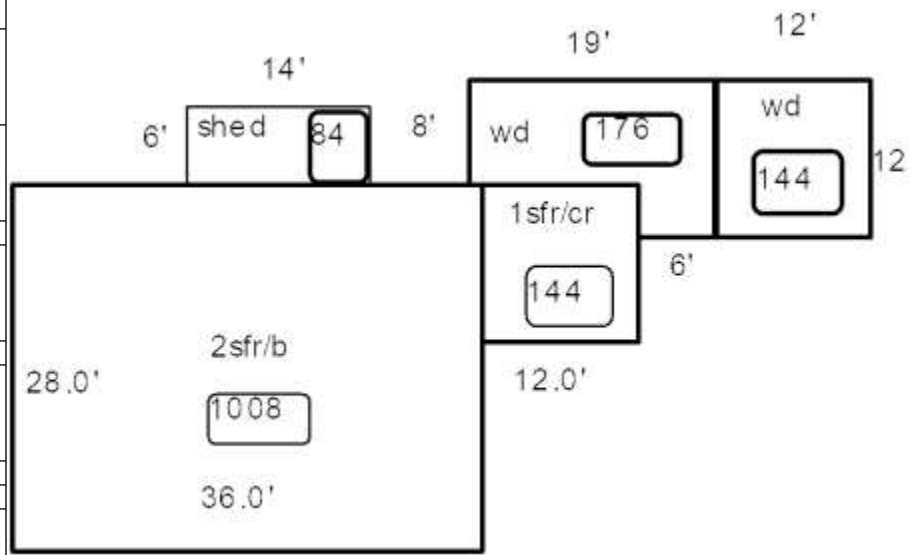
Location 60 CHARLONATE DR

Card 1

Of 1

8/05/2024

Building Style 12 Gambrel	SF Bsmt Living 0	Layout 1 Typical
1.Conv. 5.Garrison 9.NE farm	Fin Bsmt Grade 0 0	1.Typical 4. 7.
2.Ranch 6.Split 10.Colonia	Secondary Heat 8	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 2 Two Story	4.Steam 8.FI/Wall 12.Heat/Co	3.3/4 Fin 6. 9.None
1.1 4.1.5 7.	Cool Type 100% 3 Heat Pump	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 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 3 Metal	Bath(s) Style 2 Typical Bath(s)	3.E Grade 6.AA Grade 9.Same
1.Asphalt 4.Composit 7.Other	1.Modern 4.Obsolete 7.	SQFT (Footprint) 1008
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 7	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 1978	# Half Baths 0	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 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.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

Additions, Outbuildings & Improvements							
Type	Year	Units	Grade	Cond	Phys.	Funct.	Sound Value
1 One Story Frame	2000	144	0 0	0	0 %	100 %	
68 Wood Deck	2000	176	0 0	0	0 %	100 %	
23 Frame Garage	1997	864	3 100	4	0 %	100 %	
63 Swimming Pool	1980	512	3 100	4	0 %	50 %	
68 Wood Deck	0	700	2 100	0	0 %	100 %	
24 Frame Shed	1993	240	3 100	4	0 %	10 %	
24 Frame Shed	0	216	2 100	4	0 %	100 %	
24 Frame Shed	2012	432	3 100	5	0 %	100 %	
24 Frame Shed	2010	84	3 100	4	0 %	100 %	
68 Wood Deck	2021	144	3 100	4	0 %	100 %	



Proposed Value