

ORCUTT, FRANCIS LEE  
BERNER-ORCUTT, SARA BETH  
54 WESTWOOD ROAD  
GRAY ME 04039

B39529P220

Previous Owner  
ROSE, MATTHEW T  
54 WESTWOOD DR

GRAY ME 04039  
Sale Date: 6/27/2022

Previous Owner  
MALONEY, ANDREA  
54 WESTWOOD RD.

Gray ME 04039  
Sale Date: 5/07/2019

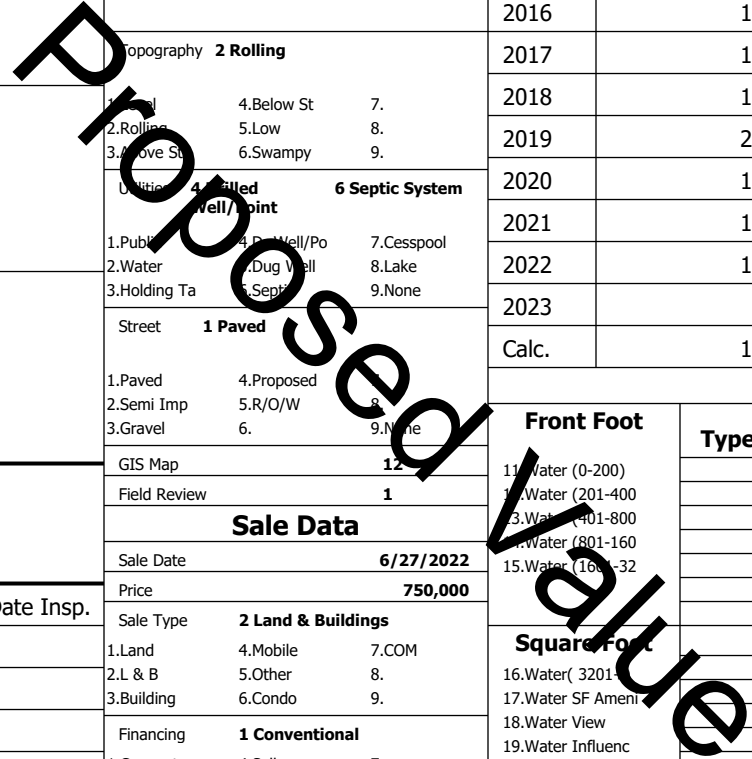
Inspection Witnessed By:

X	Date
No./Date	Description
	Date Insp.

Notes:  
2/10/2022 - B39165P296 - 4.62 acres split off of this lot to create new M/L 011-308-261-008.  
2/10/2022 - B39165P301 - 5.45 acres split off of this lot to create new M/L 011-308-261-009.

Gray

Property Data			Assessment Record						
Neighborhood <b>5 Little Sebago</b>			Year	Land	Buildings	Exempt	Total		
Tree Growth Year <b>0</b>			2011	132,000	394,091	8,500	517,591		
REVIEW <b>0</b>			2012	132,000	394,091	8,500	517,591		
Building Permit <b>0</b>			2013	126,000	398,959	8,500	516,459		
Zone/Land Use <b>12 Limited Residential</b>			2014	126,000	403,291	8,500	520,791		
Secondary Zone <b>23 Lake District</b>			2015	126,000	403,300	9,000	520,300		
Topography <b>2 Rolling</b>			2016	126,000	403,300	9,000	520,300		
1. Above St 2. Rolling 3. Above St			2017	126,000	403,300	13,500	515,800		
4. Below St 5. Low 6. Swampy			2018	121,000	403,300	18,000	506,300		
7. 8. 9.			2019	203,600	409,700	20,000	593,300		
10. Utility 11. Filled Well/Point 12. Septic System			2020	185,700	409,700	20,000	575,400		
1. Public 2. Water 3. Holding Ta			2021	116,800	409,700	0	526,500		
4. Dug Well/Po 5. Lake 6. Septic			2022	116,800	451,700	0	568,500		
7. Cesspool 8. Lake 9. None			2023	87,200	485,800	0	573,000		
Street <b>1 Paved</b>			Calc.	185,700	823,400	25,000	984,100		
1. Paved 2. Semi Imp 3. Gravel			<b>Land Data</b>						
4. Proposed 5. R/O/W 6. None			<b>Front Foot</b>	<b>Type</b>	<b>Effective</b>		<b>Influence</b>		<b>Influence Codes</b>
GIS Map <b>12</b>					<b>Frontage</b>	<b>Depth</b>	<b>Factor</b>	<b>Code</b>	
Field Review <b>1</b>			11. Water (0-200)				%		1. Unimproved
<b>Sale Data</b>			12. Water (201-400)				%		2. Excess Frtg
Sale Date <b>6/27/2022</b>			13. Water (401-800)				%		3. Topography
Price <b>750,000</b>			14. Water (801-160)				%		4. Size/Shape
Sale Type <b>2 Land &amp; Buildings</b>			15. Water (161-320)				%		5. Access
1. Land 2. L & B 3. Building							%		6. Restriction
4. Mobile 5. Other 6. Condo			<b>Square Foot</b>	<b>Square Feet</b>					7. Open Space
7. COM 8. 9.			16. Water ( 3201-6400)				%		8. Environmental
Financing <b>1 Conventional</b>			17. Water SF Amen				%		9. Condo
1. Convent 2. FHA/VA 3. Assumed			18. Water View				%		<b>Acres</b>
4. Seller 5. Private 6. Cash			19. Water Influen				%		30. Blueberry(1-20
7. 8. 9. Unknown			20. ShoreFront A				%		31. Blueberry(21 -
Validity <b>1 Arms Length Sale</b>							%		32. Crop Land
1. Valid 2. Related 3. Distress			<b>Fract. Acre</b>	<b>Acreege/Sites</b>					33. Pasture
4. Split 5. Partial 6. Exempt			21. Base Lot	21	1.84	100	%	0	34. Shorefront B
7. Multiple 8. Other 9. Estate			22. Base Lot Vacan	24	0.58	100	%	0	35. Shorefront C
Verified <b>5 Public Record</b>			23. Base Lot Unpav				%		36. ANTENNA SITE
1. Buyer 2. Seller 3. Lender			<b>Acres</b>				%		37. Softwood TG
4. Agent 5. Pub Rec 6. MLS			24. Acres to 10				%		38. Mixed Wood TG
7. Family 8. Other 9.			25. Acres 11-30				%		39. Hardwood TG
			26. Acres 31-50				%		40. Wasteland
			27. Acres 51& over				%		41. Woodland
			28. Acres 71 & Ove				%		42. Mobile Home Si
			29. Woods (41+)				%		43. Camp Site
			<b>Total Acreage</b>		2.42				



**Gray**

Map Lot 011-308-261-000

Account 3775

Location 54 WESTWOOD RD

Card 1

Of 1

8/05/2024

Building Style <b>10 Colonial</b>	SF Bsmt Living <b>0</b>	Layout <b>1 Typical</b>
1.Conv. 5.Garrison 9.NE farm	Fin Bsmt Grade <b>0 0</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>4 Full Finished</b>
Dwelling Units <b>1</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>2 Two 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% 4 Warm &amp; Cool Air</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>2 Vinyl/Aluminum</b>	3.H Pump 6. 9.None	3.Capped 6. 9.None
1.Clapboar 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>4 Good 100%</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.C Grade 6.AA Grade 9.Same
1.Asphalt 4.Composit 7.Other	1.Modern 4.Obsolete 7.	SQFT (Footprint) <b>1328</b>
2.Slate 5.Wood 8.	2.Typical 5. 8.	Condition <b>4 Average</b>
3.Metal 6.Roll Roo 9.	3.Old Type 6. 9.None	1.Poor Avg 7.V G
SF Masonry Trim <b>0</b>	# Rooms <b>8</b>	2.Fair Avg 8.Exc
SOLAR VOLTAIC <b>0</b>	# Bedrooms <b>5</b>	3.Avg- Good 9.Same
OPEN-4- <b>0</b>	# Full Baths <b>4</b>	Phys. % Good <b>0%</b>
Year Built <b>2007</b>	# Half Baths <b>1</b>	Funct. % Good <b>100%</b>
Year Remodeled <b>0</b>	# Addn Fixtures <b>3</b>	Functional Code <b>9 None</b>
Foundation <b>1 Concrete</b>	# Fireplaces <b>2</b>	1.Incomp 4.Delap 5.Layoff
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>1</b>		Entrance Code <b>1 Interior Inspect</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>1 Owner</b>
		1.Owner 4.Agent 7.
		2.Relative 5.Estimate 8.
		3.Tenant 6.Other 9.

Date Inspected 7/10/2015

**Additions, Outbuildings & Improvements**

Type	Year	Units	Grade	Cond	Phys.	Funct.	Sound Value
21 Open Frame	0	352	0 0	0	0 %	100 %	
1 One Story Frame	0	84	0 0	0	0 %	100 %	1.One Story Fram
21 Open Frame	0	52	0 0	0	0 %	100 %	2.Two Story Fram
21 Open Frame	0	60	0 0	0	0 %	100 %	3.Three Story Fr
11 1 Story/Basement	0	900	0 0	0	0 %	100 %	4.1 & 1/2 Story
68 Wood Deck	0	24	0 0	0	0 %	100 %	5.1 & 3/4 Story
23 Frame Garage	0	1120	0 0	0	0 %	100 %	6.2 & 1/2 Story
79 1/2 St/Garage	0	1120	0 0	0	0 %	100 %	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

