

NILSEN, CRAIG
EASLEY, KRISTI
63 MAY MEADOW DRIVE
GRAY ME 04039

B35604P118

Previous Owner
MADDEN, JESSE J
MADDEN, MARIA L
PO BOX 162
MECHANIC FALLS ME 04256
Sale Date: 4/26/2019

Property Data			Assessment Record				
Neighborhood	83 Avg-Good Location		Year	Land	Buildings	Exempt	Total
Tree Growth Year	0		2011	59,600	109,249	8,500	160,349
REVIEW	0		2012	59,600	109,249	8,500	160,349
Building Permit	0		2013	59,600	109,249	8,500	160,349
Zone/Land Use	11 Rural Residential & Agri		2014	59,600	109,249	8,500	160,349
Secondary Zone			2015	59,600	109,200	9,000	159,800
			2016	59,600	109,200	9,000	159,800
Topography	1 Level		2017	59,600	109,200	13,500	155,300
			2018	59,600	109,200	18,000	150,800
			2019	68,200	150,100	20,000	198,300
			2020	68,200	150,100	0	218,300
			2021	68,200	150,100	0	218,300
			2022	68,200	150,100	0	218,300
			2023	68,200	169,700	0	237,900
			Calc.	131,500	256,700	0	388,200

Proposed

1. Public	4. Below St	7.
2. Rolling	5. Low	8.
3. Above St	6. Swampy	9.
6 Septic System		
1. Public	4. Dug Well/Po	7. Cesspool
2. Water	5. Dug Well	8. Lake
3. Holding Ta	6. Septic	9. None
1 Paved		
1. Paved	4. Proposed	8.
2. Semi Imp	5. R/O/W	9.
3. Gravel	6.	
12		
1		

Inspection Witnessed By:

X	Date

No./Date	Description	Date Insp.

Sale Data		
Sale Date	4/26/2019	
Price	271,000	
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.

Land Data						
Front Foot	Type	Effective		Influence		Influence Codes
		Frontage	Depth	Factor	Code	
11. Water (0-200)				%		1. Unimproved
12. Water (201-400)				%		2. Excess Frtg
13. Water (401-800)				%		3. Topography
14. Water (801-160)				%		4. Size/Shape
15. Water (1601-32)				%		5. Access
				%		6. Restriction
				%		7. Open Space
				%		8. Environmental
				%		9. Condo
Square Foot	Acres					
16. Water(3201-				%		30. Blueberry(1-20
17. Water SF Amen				%		31. Blueberry(21 -
18. Water View				%		32. Crop Land
19. Water Influenc				%		33. Pasture
20. ShoreFront A				%		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
Total Acreage		1.32				

Gray

Gray

Map Lot 012-010-010-024


Account 282

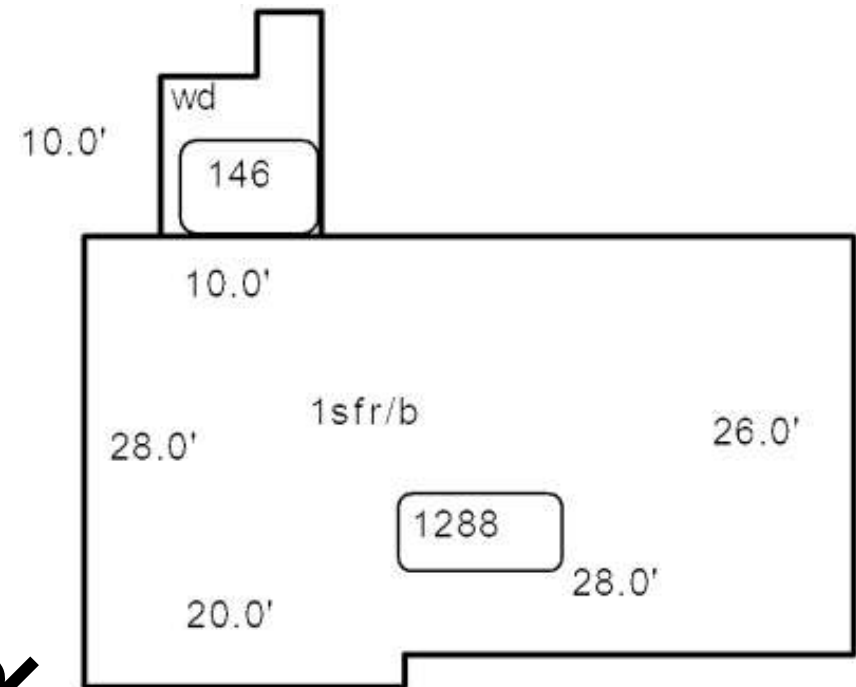
Location 63 MAY MEADOW DR

Card 1

Of 1

8/05/2024

Building Style 2 Ranch 1.Conv. 5.Garrison 9.NE farm 2.Ranch 6.Split 10.Colonia 3.R Ranch/ 7.Contemp 11.Cottage 4.Cape 8.Log 12.Gambrel	SF Bsmt Living 400 Fin Bsmt Grade 3 100 Secondary Heat 0 Heat Type 100% 1 Hot Water BB 1.HWBB 5.FWA 9.None 2.HWCI 6.Monitor 10.UNH2F 3.HWRF 7.Electric 11.Geother 4.Steam 8.Fl/Wall 12.Heat/Co	Layout 1 Typical 1.Typical 4. 7. 2.Inadeq 5. 8. 3. 6. 9. Attic 9 None 1.1/4 Fin 4.Full Fin 7. 2.1/2 Fin 5.F/Stair 8. 3.3/4 Fin 6. 9.None
Dwelling Units 1 Other Units 0	Cool Type 0% 9 None 1.Central 4.W&C Air 7. 2.Evapor 5. 8. 3.H Pump 6. 9.None	Insulation 1 Full 1.Full 4.Minimal 7. 2.Heavy 5. 8. 3.Capped 6. 9.None
Stories 1 One Story 1.1 4.1.5 7. 2.2 5.1.75 8. 3.3 6.2.5 9.	Unfinished % 0% Kitchen Style 2 Typical 1.Modern 4.Obsolete 2.Typical 5. 8. 3.Old Type 6. 9.None	Grade & Factor 3 Average 110% 1.E Grade 4.B Grade 7.SC Grade 2.C Grade 5.A Grade 8. 3.Grade 6.AA Grade 9.Same
Exterior Walls 2 Vinyl/Aluminum 1.Clapboar 5.Stucco 9.B & B 2.Vin/Al 6.Brick 10.Cemplan 3.Compos./ 7.Stone 11.Concret 4.Asbestos 8.Wood Shi 12.Wood Bo	Bath(s) Style 2 Typical Bath(s) 1.Modern 4.Obsolete 7. 2.Typical 5. 8. 3.Old Type 6. 9.None	SQFT (Footprint) 1288 Condition Average 1.Poor Avg 7.V G 2.Fair Avg 8.Exc 3.Avg- Good 9.Same
Roof Surface 1 Asphalt Shingles 1.Asphalt 4.Composit 7.Other 2.Slate 5.Wood 8. 3.Metal 6.Roll Roo 9.	# Rooms 5	Phys. % Good 0% Funct. % Good 100%
SF Masonry Trim 0	# Bedrooms 3	Functional Code 9 None 1.Incomp 4.Delap 7.No Plan 2.O-Built 5.Bsmt 6.Long Term 3.Damage 6.Style 9.None
SOLAR VOLTAIC 0	# Full Baths 2	Econ. % Good 100%
OPEN-4- 0	# Half Baths 0	Economic Code None 0.None 3.No Power 6.Obsolete 1.Location 4.Generate 9.None 2.Encroach 5.Flood Pl 9.
Year Built 1999	# Adnn Fixtures 1	Entrance Code 5 Estimated 1.Interior 4.Vacant 7. 2.Refusal 5.Estimate 8. 3.Informed 6. 9.
Year Remodeled 0	# Fireplaces 0	Information Code 5 Estimate 1.Owner 4.Agent 7. 2.Relative 5.Estimate 8. 3.Tenant 6.Other 9.
Foundation 1 Concrete 1.Concrete 4.Wood 7. 2.C Block 5.Slab 8. 3.Br/Stone 6.Piers 9.		
Basement 4 Full Basement 1.1/4 Bmt 4.Full Bmt 7. 2.1/2 Bmt 5.Crwl 8. 3.3/4 Bmt 6. 9.None		
Bsmt Gar # Cars 0		
Wet Basement 1 Dry Basement 1.Dry 4. 7. 2.Damp 5. 8. 3.Wet 6. 9.		
Date Inspected 7/15/2015		



Additions, Outbuildings & Improvements							
Type	Year	Units	Grade	Cond	Phys.	Funct.	Sound Value
68 Wood Deck	0	116	0 0	0	0	100 %	



Proposed Value