

POIRIER, RONALD
NICHOLSON, HOLLY
9 TWIN ISLAND ROAD
GRAY ME 04039

B6432P190

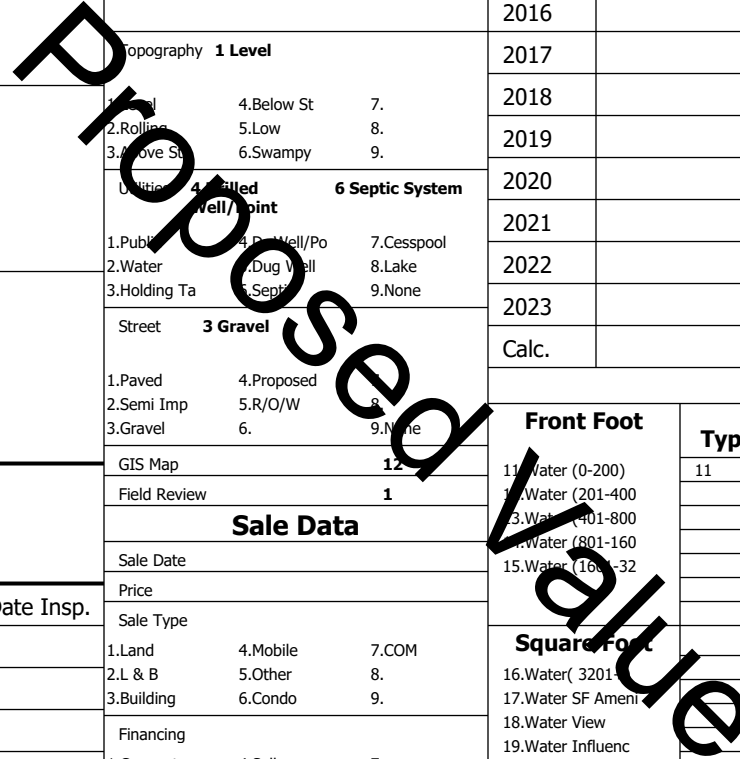
Property Data			Assessment Record					
Neighborhood	5 Little Sebago		Year	Land	Buildings	Exempt	Total	
Tree Growth Year	0		2011	129,500	83,434	8,500	204,434	
REVIEW	0		2012	129,500	83,434	8,500	204,434	
Building Permit	0		2013	129,500	83,434	8,500	204,434	
Zone/Land Use	12 Limited Residential		2014	129,500	83,434	8,500	204,434	
Secondary Zone			2015	129,500	83,400	9,000	203,900	
Topography	1 Level		2016	129,500	83,400	9,000	203,900	
1. Hill	4. Below St	7.	2017	129,500	88,000	13,500	204,000	
2. Rolling	5. Low	8.	2018	129,500	88,000	18,000	199,500	
3. Above St	6. Swampy	9.	2019	178,700	153,000	20,000	311,700	
Utilities	4. Filled Well/Point 6 Septic System		2020	178,700	153,000	20,000	311,700	
1. Public	4. Dug Well/Po	7. Cesspool	2021	178,700	155,700	31,000	303,400	
2. Water	8. Lake	8. Lake	2022	178,700	155,700	31,000	303,400	
3. Holding Ta	9. None	9. None	2023	178,700	178,900	31,000	326,600	
Street	3 Gravel		Calc.	357,300	231,700	31,000	558,000	
1. Paved	4. Proposed	8.	Land Data					
2. Semi Imp	5. R/O/W	8.	Front Foot	Type	Effective	Influence	Influence	
3. Gravel	6.	9. None	11. Water (0-200)	11	Frontage	Depth	Factor	Code
GIS Map	12		12. Water (201-400)	060	000	100 %	0	1. Unimproved
Field Review	1		13. Water (401-800)			%		2. Excess Frtg
Sale Data			14. Water (801-160)			%		3. Topography
Sale Date			15. Water (161-32)			%		4. Size/Shape
Price			16. Water (3201-)			%		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-)			%		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	20	0.15	100 %	0	36. ANTENNA SITE
Verified			22. Base Lot Vacan			%		37. Softwood TG
1. Buyer	4. Agent	7. Family	23. Base Lot Unpav			%		38. Mixed Wood TG
2. Seller	5. Pub Rec	8. Other	Acres			%		39. Hardwood TG
3. Lender	6. MLS	9.	24. Acres to 10			%		40. Wasteland
			25. Acres 11-30			%		41. Woodland
			26. Acres 31-50			%		42. Mobile Home Si
			27. Acres 51& over			%		43. Camp Site
			28. Acres 71 & Ove			%		44. Lot Improvemen
			29. Woods (41+)			%		45. BA SF - Oce
			Total Acreage	0.15				46. SP Meadow Cond

Inspection Witnessed By:

No./Date	Description	Date Insp.
X		

Notes:

Gray



Gray

Map Lot 012-308-021-000

Account 3767

Location 9 TWIN ISLAND RD

Card 1

Of 1

8/05/2024

Building Style 1 Conventional	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 0	2.Inadeq 5. 8.
3.R Ranch/ 7.Contemp 11.Cottage	Heat Type 100% 5 Forced Warm Air	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 4 One & 1/2 Story	4.Steam 8.FI/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 2 Vinyl/Aluminum	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.A 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) 620
2.Slate 5.Wood 8.	2.Typical 5. 8.	Condition 5 Above Average
3.Metal 6.Roll Roo 9.	3.Old Type 6. 9.None	1.Poor Avg 7.V G
SF Masonry Trim 0	# Rooms 4	2.Fair Avg 8.Exc
SOLAR VOLTAIC 0	# Bedrooms 2	3.Avg-Good 9.Same
OPEN-4- 0	# Full Baths 1	Phys. % Good 0%
Year Built 1990	# Half Baths 0	Funct. % Good 100%
Year Remodeled 2010	# Addn Fixtures 0	Functional Code 9 None
Foundation 1 Concrete	# Fireplaces 1	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.Floor Pl 9.
Bsmt Gar # Cars 0		Entrance Code 1 Interior Inspect
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 1 Owner
		1.Owner 4.Agent 7.
		2.Relative 5.Estimate 8.
		3.Tenant 6.Other 9.

Date Inspected 7/09/2015

Additions, Outbuildings & Improvements

Type	Year	Units	Grade	Cond	Phys.	Funct.	Sound Value
11 1 Story/Basement	2009	168	3 100	4	0 %	100 %	1.One Story Fram
68 Wood Deck	0	240	0 0	0	0 %	100 %	2.Two Story Fram
11 1 Story/Basement	2009	160	0 0	0	0 %	100 %	3.Three Story Fr
90 Generator	2020	1	3 100	4	0 %	100 %	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

