

NEVERS, JOSIAH P
 NEVERS, AARON E
 9 JESSI LANE
 GRAY ME 04039

B40508P17

Previous Owner
 CARLENE E DURGIN LIVING TRUST
 67 NORTH RAYMOND RD

GRAY ME 04039
 Sale Date: 12/04/2023

Property Data		
Neighborhood	82 Average Location	
Tree Growth Year	0	
REVIEW	0	
Building Permit	0	
Zone/Land Use	11 Rural Residential & Agri	
Secondary Zone	23 Lake District	
Topography	2 Rolling	
1. Hill	4. Below St	7.
2. Rolling	5. Low	8.
3. Above St	6. Swampy	9.
Utilities		
1. Public	4. Drt Well/Po	7. Cesspool
2. Water	5. Dug Well	8. Lake
3. Holding Ta	6. Septic	9. None
Street	3 Gravel	
1. Paved	4. Proposed	8.
2. Semi Imp	5. R/O/W	9.
3. Gravel	6.	9. None
GIS Map	13	
Field Review	0	

Assessment Record				
Year	Land	Buildings	Exempt	Total
Calc.	133,700	47,000	0	180,700

Proposed


Unfiled

Inspection Witnessed By:

X	Date
No./Date	Description

Sale Data		
Sale Date	12/04/2023	
Price	160,000	
Sale Type	1 Land Only	
1. Land	4. Mobile	7. COM
2. L & B	5. Other	8.
3. Building	6. Condo	9.
Financing	9 Unknown	
1. Convent	4. Seller	7.
2. FHA/VA	5. Private	8.
3. Assumed	6. Cash	9. Unknown
Validity	4 Split/Assemblage	
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					
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
			%		Acres
			%		30. Blueberry(1-20
			%		31. Blueberry(21 -
			%		32. Crop Land
			%		33. Pasture
			%		34. Shorefront B
			%		35. Shorefront C
			%		36. ANTENNA SITE
21	1.84	100	%	0	37. Softwood TG
24	1.45	100	%	0	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 3.29					

Building Style	SF Bsmt Living			Layout			
1.Conv.	5.Garrison	9.NE farm	Fin Bsmt Grade			1.Typical 4. 7.	
2.Ranch	6.Split	10.Colonia	Secondary Heat			2.Inadeq 5. 8.	
3.R Ranch/	7.Contemp	11.Cottage	Heat Type			3. 6. 9.	
4.Cape	8.Log	12.Gambrel	1.HWBB	5.FWA	9.None	Attic	
Dwelling Units	2.HWCI			6.Monitor	10.UNH2F	1.1/4 Fin 4.Full Fin 7.	
Other Units	3.HWRF			7.Electric	11.Geother	2.1/2 Fin 5.F/Stair 8.	
Stories	4.Steam			8.F/Wall	12.Heat/Co	3.3/4 Fin 6. 9.None	
1.1	4.1.5	7.	Cool Type			Insulation	
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	3.H Pump			6.	9.None	3.Capped 6. 9.None	
1.Clapboar	5.Stucco	9.B & B	Kitchen Style			Unfinished %	
2.Vin/Al	6.Brick	10.Cemplan	1.Modern	4.Obsolete	7.	Grade & Factor	
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.C Grade 5.A Grade 8.	
Roof Surface	Bath(s) Style			3.C Grade 6.AA Grade 9.Same			
1.Asphalt	4.Composit	7.Other	1.Modern	4.Obsolete	7.	SQFT (Footprint)	
2.Slate	5.Wood	8.	2.Typical	5.	8.	1.Poor Avg 7.V G	
3.Metal	6.Roll Roo	9.	3.Old Type	6.	9.None	2.Fair Avg 8.Exc	
SF Masonry Trim	# Rooms			3.Avg- Good 9.Same			
SOLAR VOLTAIC	# Bedrooms			Phys. % Good			
OPEN-4-	# Full Baths			Funct. % Good			
Year Built	# Half Baths			Functional Code			
Year Remodeled	# Addn Fixtures			1.Incomp 4.Delap 5.Layoff			
Foundation	# Fireplaces			2.O-Built 5.Bsmt 8.Long term			
1.Concrete	4.Wood	7.					3.Damage 6.Style None
2.C Block	5.Slab	8.					Econ. % Good
3.Br/Stone	6.Piers	9.					Economic Code
Basement	0.None 3.No Power 6.Obsolete						
1.1/4 Bmt	4.Full Bmt	7.					1.Location 4.Generate 9.None
2.1/2 Bmt	5.Crwl	8.					2.Encroach 5.Flood Pl 9.
3.3/4 Bmt	6.	9.None					Entrance Code 5 Estimated
Bsmt Gar # Cars	1.Interior 4.Vacant 7.						
Wet Basement	2.Refusal 5.Estimate 8.						
1.Dry	4.	7.					3.Informed 6. 9.
2.Damp	5.	8.	Information Code 5 Estimate				
3.Wet	6.	9.	1.Owner 4.Agent 7.				
Date Inspected 5/09/2024			2.Relative 5.Estimate 8.				
			3.Tenant 6.Other 9.				

Additions, Outbuildings & Improvements

Type	Year	Units	Grade	Cond	Phys.	Funct.	Sound Value
23 Frame Garage	1966	624	3 100	4	0 %	100 %	1.One Story Fram
85 Bunkhouse	2010	544	3 100	4	0 %	100 %	2.Two Story Fram
63 Swimming Pool	2010	215	3 100	4	0 %	50 %	3.Three Story Fr
24 Frame Shed	2010	24	3 100	4	0 %	100 %	4.1 & 1/2 Story
24 Frame Shed	2010	240	3 100	4	0 %	100 %	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

Proposed Value