

LATINI, PHILIP JOHN JR
LATINI, KATHLEEN ALICE
3 SPIRO AVE
GRAY ME 04039

B36604P40

Previous Owner
CABANA, RICHARD P
CABANA, DEBORAH S
3 SPIRO AVE
GRAY ME 04039
Sale Date: 4/17/2020

Property Data			Assessment Record				
Neighborhood	82 Average Location		Year	Land	Buildings	Exempt	Total
Tree Growth Year	0		2011	21,000	104,999	8,500	117,499
REVIEW	0		2012	21,000	104,999	8,500	117,499
Building Permit	0		2013	21,000	111,583	8,500	124,083
Zone/Land Use	11 Rural Residential & Agri		2014	21,000	111,583	8,500	124,083
Secondary Zone	23 Lake District		2015	21,000	111,600	9,000	123,600
Topography	1 Level		2016	21,000	111,600	9,000	123,600
			2017	21,000	111,600	13,500	119,100
			2018	21,000	111,600	18,000	114,600
			2019	42,500	165,000	20,000	187,500
			2020	42,500	165,000	20,000	187,500
			2021	42,500	165,000	0	207,500
			2022	42,500	206,900	0	249,400
			2023	42,500	231,400	25,000	248,900
			Calc.	102,400	283,800	25,000	361,200

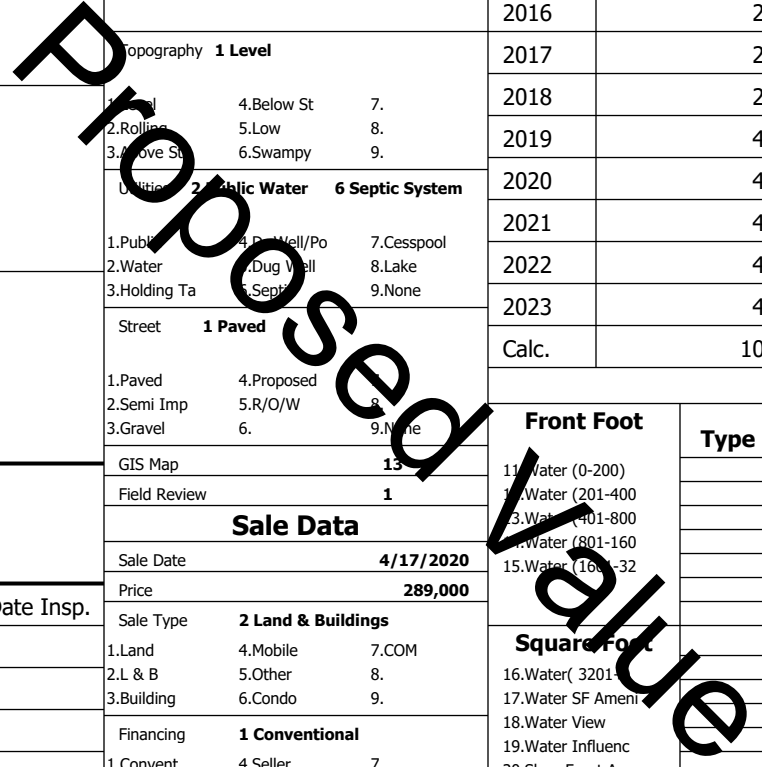
Land Data					
Type	Effective		Influence		Influence Codes
	Frontage	Depth	Factor	Code	
1. Water (0-200)			%		1.Unimproved
2. Water (201-400)			%		2.Excess Frtg
3. Water (401-800)			%		3.Topography
4. Water (801-1600)			%		4.Size/Shape
5. Water (1601-3200)			%		5.Access
			%		6.Restriction
			%		7.Open Space
			%		8.Environmental
			%		9.Condo
Square Foot		Square Feet		Acres	
16. Water (3201-6400)			%		30.Blueberry(1-20
17. Water SF Amenities			%		31.Blueberry(21 -
18. Water View			%		32.Crop Land
19. Water Influence			%		33.Pasture
20. ShoreFront A			%		34.Shorefront B
			%		35.Shorefront C
Fract. Acre		Acreage/Sites			
21. Base Lot	21	0.25	100 %	0	36.ANTENNA SITE
22. Base Lot Vacant			%		37.Softwood TG
23. Base Lot Unpaved			%		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				0.25	

Inspection Witnessed By:

X	Date
No./Date	Description
	Date Insp.

Notes:
5/24- DR FIELD REVIEW

Gray



Gray

Map Lot 013-102-038-001

Account 3034

Location 3 SPIRO AVE

Card 1

Of 1

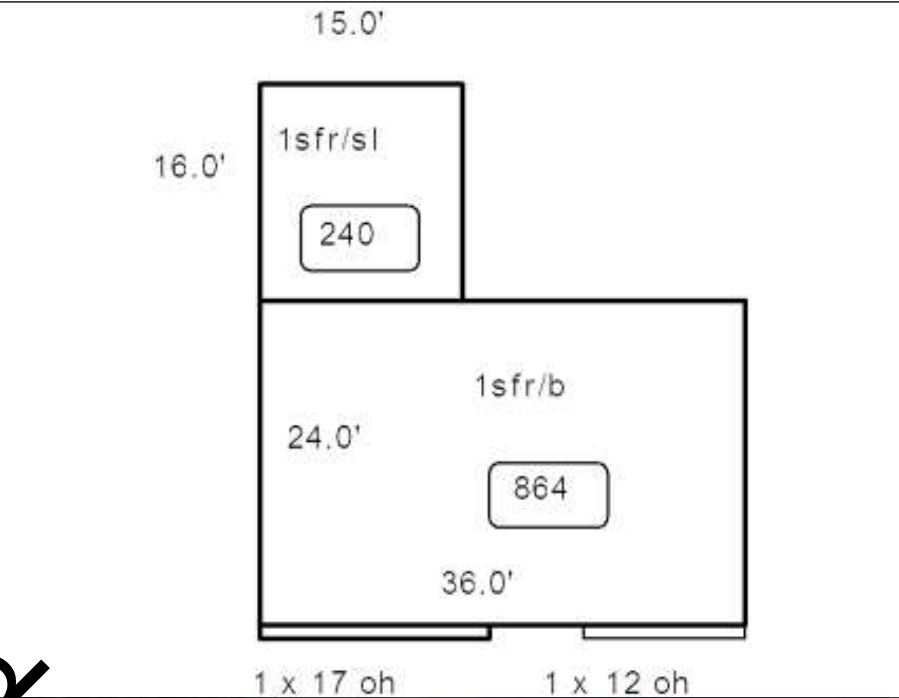
8/05/2024

Building Style	3 Raised Ranch/Split	SF Bsmt Living	800	Layout	1 Typical			
1.Conv.	5.Garrison	9.NE farm	Fin Bsmt Grade	4 100	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% 1 Hot Water BB	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	1 One 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% 4 Warm & Cool Air	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.Clapboard	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 100%		
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	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)	864	
2.Slate	5.Wood	8.	2.Typical	5.	8.	Condition	Very Good	
3.Metal	6.Roll Roo	9.	3.Old Type	6.	9.None	1.Poor	Avg	7.V G
SF Masonry Trim	0	# Rooms	6			2.Fair	Avg	8.Exc
SOLAR VOLTAIC	0	# Bedrooms	3			3.Avg-	Good	9.Same
OPEN-4-	0	# Full Baths	1			Phys. % Good	0%	
Year Built	1972	# Half Baths	1			Funct. % Good	100%	
Year Remodeled	0	# Addn Fixtures	1			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	8.Long term
2.C Block	5.Slab	8.				3.Damage	6.Style	9.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	0	240	0 0	0	0	100 %	
26 1SFr Overhang	0	12	0 0	0	0	100 %	
26 1SFr Overhang	0	17	0 0	0	0	100 %	
73 1.25 St Garage	0	720	0 0	0	0	100 %	
63 Swimming Pool	2000	576	3 100	4	0	50 %	
62 Patio	0	480	0 0	0	0	100 %	
89 DH Bsmt Entry	0	1	0 0	0	0	100 %	
						%	%
						%	%
						%	%



Proposed Value