Map Lot 013-106-027-000 Account 3165 Location 35 MAYBERRY RD Card 1 Of 1 8/05/2024

CENTORRINO, ANNAMARIE
35 MAYBERRY ROAD
GRAY ME 04039

B40498P179

Previous Owner
TRES COMAS LLC
245 MITCHELL ROAD

CAPE ELIZABETH ME 04107
Sale Date: 11/28/2023

Previous Owner
BEDARD, RAYMOND J
31 MAYBERRY ROAD

GRAY ME 04039
Sale Date: 5/01/2023

Previous Owner
BEDARD, RAYMOND JOSEPH
BEDARD, RAYMOND A
31 MAYBERRY RD
GRAY ME 04039
Sale Date: 1/09/2019

Inspection Witnessed By:

X Date

No./Date	Description	Date Insp.

Notes:

Gray

Property Data

Neighborhood	**2 Crystal Lake 1**		
Tree Growth Year	**0**		
REVIEW		**0**	
Bulding Permit		**0**	
Zone/Land Use	**12 Limited Residential**		
Secondary Zone	**23 Lake District**		
Topography	**2 Rolling**		**3 Above Street**
1.Level		4.Below St	7.
2.Rolling		5.Low	8.
3.Above St		6.Swampy	9.
Utilities	**2 Public Water**		**6 Septic System**
1.Public		4.Drilled Well/Po	7.Cesspool
2.Water		5.Dug Well	8.Lake
3.Holding Ta		6.Septic	9.None
Street	**1 Paved**		
1.Paved		4.Proposed	
2.Semi Imp		5.R/O/W	8.
3.Gravel		6.	9.None
GIS Map			**13**
Field Review			**1**

Sale Data

Sale Date			**11/28/2023**
Price			**400,000**
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.

Assessment Record

Year	Land	Buildings	Exempt	Total
2011	44,124	40,523	0	84,647
2012	44,124	40,523	0	84,647
2013	44,124	40,523	0	84,647
2014	44,124	97,791	0	141,915
2015	44,100	97,800	0	141,900
2016	44,100	97,800	0	141,900
2017	44,100	97,800	0	141,900
2018	44,100	97,800	0	141,900
2019	39,600	124,900	0	164,500
2020	39,600	124,900	0	164,500
2021	39,600	124,900	0	164,500
2022	39,600	124,900	0	164,500
2023	39,600	149,700	0	189,300
Calc.	79,200	218,600	0	297,800

Land Data

Front Foot

11.Water (0-200)
12.Water (201-400
13.Water (401-800
14.Water (801-160
15.Water (1601-32

Square Foot

16.Water(3201-
17.Water SF Ameni
18.Water View
19.Water Influenc
20.ShoreFront A

Fract. Acre

21.Base Lot
22.Base Lot Vacan
23.Base Lot Unpav

Acres

24.Acres to 10
25.Acres 11-30
26.Acres 31-50
27.Acres 51& over
28.Acres 71 & Ove
29.Woods (41+)

Type	Effective Frontage	Effective Depth	Influence Factor	Influence Code
			%	
			%	
			%	
			%	
			%	
			%	
			%	
Square Feet				
			%	
			%	
			%	
			%	
			%	
			%	
			%	
Acreage/Sites				
21	0.35		100 %	0
			%	
			%	
			%	
			%	
			%	
			%	

Total Acreage 0.35

Influence Codes

1.Unimproved
2.Excess Frtg
3.Topography
4.Size/Shape
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
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

Proposed Value

Gray

Map Lot 013-106-027-000 | Account 3165 | Location 35 MAYBERRY RD | Card 1 Of 1 | 8/05/2024

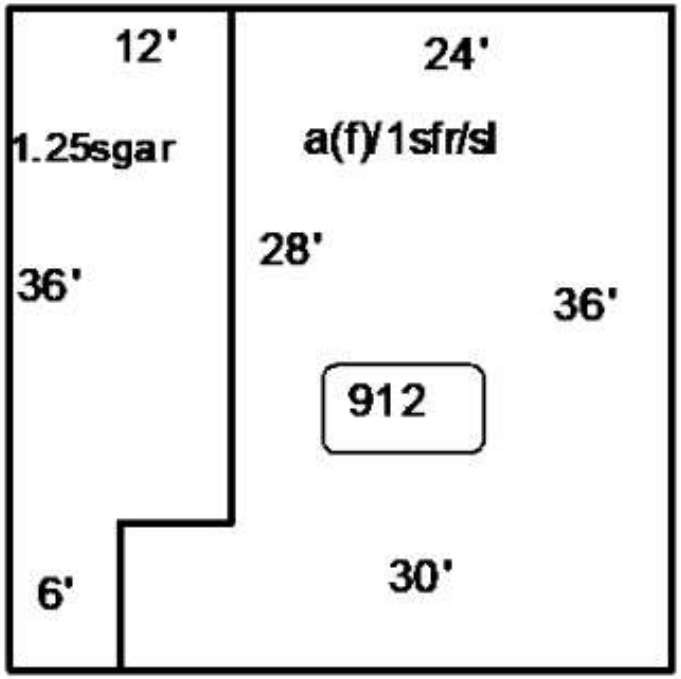
Building Style	**4 Cape Cod**	
1.Conv.	5.Garrison	9.NE farm
2.Ranch	6.Split	10.Colonia
3.R Ranch/	7.Contemp	11.Cottage
4.Cape	8.Log	12.Gambrel
Dwelling Units	**1**	
Other Units	**0**	
Stories	**1 One Story**	
1.1	4.1.5	7.
2.2	5.1.75	8.
3.3	6.2.5	9.
Exterior Walls	**1 Clapboard**	
1.Clapboar	5.Stucco	9.B & B
2.Vin/Al	6.Brick	10.Cemplan
3.Compos./	7.Stone	11.Concret
4.Asbestos	8.Wood Shi	12.Wood Bo
Roof Surface	**3 Metal**	
1.Asphalt	4.Composit	7.Other
2.Slate	5.Wood	8.
3.Metal	6.Roll Roo	9.
SF Masonry Trim	**0**	
SOLAR VOLTAIC	**0**	
OPEN-4-	**0**	
Year Built	**2003**	
Year Remodeled	**0**	
Foundation	**5 Concrete Slab**	
1.Concrete	4.Wood	7.
2.C Block	5.Slab	8.
3.Br/Stone	6.Piers	9.
Basement	**9 No 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	**9 No Basement**	
1.Dry	4.	7.
2.Damp	5.	8.
3.Wet	6.	9.

SF Bsmt Living	**0**	
Fin Bsmt Grade	**0 0**	
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
Cool Type	**0%**	**9 None**
1.Central	4.W&C Air	7.
2.Evapor	5.	8.
3.H Pump	6.	9.None
Kitchen Style	**2 Typical**	
1.Modern	4.Obsolete	7.
2.Typical	5.	8.
3.Old Type	6.	9.None
Bath(s) Style	**2 Typical Bath(s)**	
1.Modern	4.Obsolete	7.
2.Typical	5.	8.
3.Old Type	6.	9.None
# Rooms	**5**	
# Bedrooms	**3**	
# Full Baths	**1**	
# Half Baths	**0**	
# Addn Fixtures	**0**	
# Fireplaces	**0**	

TRIO

Layout	**1 Typical**	
1.Typical	4.	7.
2.Inadeq	5.	8.
3.	6.	9.
Attic	**4 Full Finished**	
1.1/4 Fin	4.Full Fin	7.
2.1/2 Fin	5.Fl/Stair	8.
3.3/4 Fin	6.	9.None
Insulation	**1 Full**	
1.Full	4.Minimal	7.
2.Heavy	5.	8.
3.Capped	6.	9.None
Unfinished %	**0%**	
Grade & Factor	**3 Average 100%**	
1.E Grade	4.B Grade	7.SC Grade
2.D Grade	5.A Grade	8.
3.C Grade	6.AA Grade	9.Same
SQFT (Footprint)	**912**	
Condition	**7 Very Good**	
1.Poor	4.Avg	7.V G
2.Fair	5.Avg+	8.Exc
3.Avg-	6.Good	9.Same
Phys. % Good	**0%**	
Funct. % Good	**100%**	
Functional Code	**9 None**	
1.Incomp	4.Delap	7.Layout
2.O-Built	5.Bsmt	8.Long Term
3.Damage	6.Style	9.None
Econ. % Good	**100%**	
Economic Code	**None**	
0.None	3.No Power	6.Obsolete
1.Location	4.Generate	9.None
2.Encroach	5.Flood Pl	9.
Entrance Code	**5 Estimated**	
1.Interior	4.Vacant	7.
2.Refusal	5.Estimate	8.
3.Informed	6.	9.
Information Code	**5 Estimate**	
1.Owner	4.Agent	7.
2.Relative	5.Estimate	8.
3.Tenant	6.Other	9.

Date Inspected 7/22/2015



Additions, Outbuildings & Improvements

Type	Year	Units	Grade	Cond	Phys.	Funct.	Sound Value
73 1.25 St Garage	2003	384	0 0	0	0 %	100 %	
					%	%	
					%	%	
					%	%	
					%	%	
					%	%	
					%	%	
					%	%	
					%	%	
					%	%	

1.One Story Fram
2.Two Story Fram
3.Three Story Fr
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

Proposed Value