Map Lot 014-015-026-000 Account 627 Location 4 MCKEEN LN Card 1 Of 1 8/05/2024

SULLIVAN, JACOB
PO BOX 1692
GRAY ME 04039

B35588P323

Previous Owner
HAMILTON, ALLEN W
170 SHAKER ROAD

GRAY ME 04039
Sale Date: 4/19/2019

Inspection Witnessed By:

X Date

No./Date	Description	Date Insp.

Notes:
5/24- DR FIELD REVIEW

Gray

Property Data

Neighborhood **82 Average Location**

Tree Growth Year **0**

REVIEW **0**

Bulding Permit **0**

Zone/Land Use **11 Rural Residential & Agri**

Secondary Zone

Topography **2 Rolling**

1.Level 4.Below St 7.
2.Rolling 5.Low 8.
3.Above St 6.Swampy 9.

Utilities **5 Dug Well** **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 **3 Gravel**

1.Paved 4.Proposed
2.Semi Imp 5.R/O/W
3.Gravel 6. 9.None

GIS Map **14**

Field Review **1**

Sale Data

Sale Date **4/19/2019**

Price **195,000**

Sale Type **2 Land & Buildings**

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 **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	49,000	111,795	8,500	152,295
2012	49,000	111,795	8,500	152,295
2013	49,000	111,795	8,500	152,295
2014	49,000	111,795	8,500	152,295
2015	49,000	111,800	9,000	151,800
2016	49,000	111,800	0	160,800
2017	49,000	118,600	0	167,600
2018	49,000	118,600	0	167,600
2019	61,500	158,800	0	220,300
2020	61,500	158,800	0	220,300
2021	61,500	158,800	0	220,300
2022	61,500	158,800	0	220,300
2023	61,500	203,000	0	264,500
Calc.	133,000	291,900	0	424,900

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				
23		1.84	100 %	0
24		2.16	100 %	0
			%	
			%	
			%	
			%	
			%	

Total Acreage 4.00

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

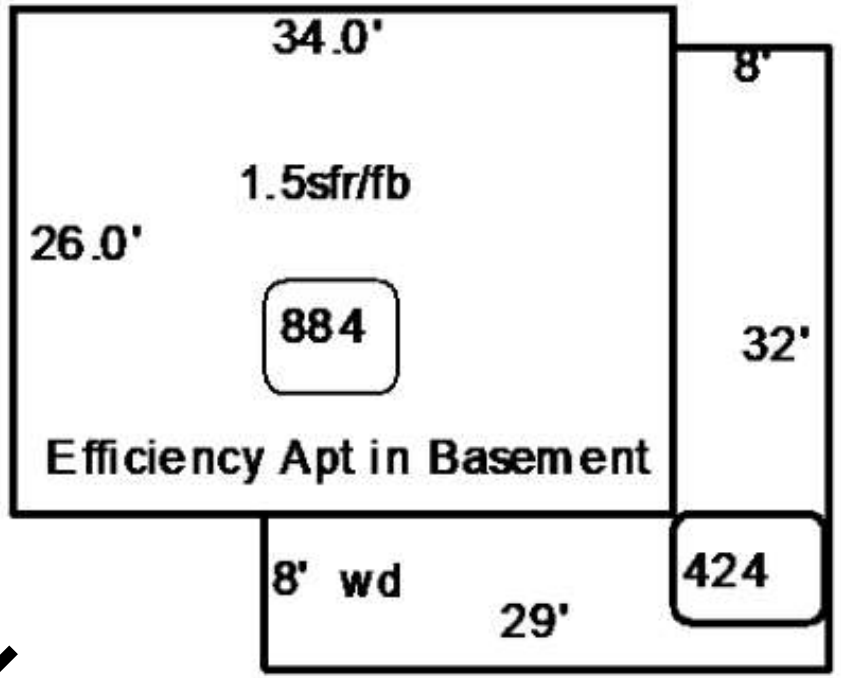
Gray

Map Lot 014-015-026-000 | Account 627 | Location 4 MCKEEN LN | 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	**4 One & 1/2 Story**							
1.1	4.1.5	7.						
2.2	5.1.75	8.						
3.3	6.2.5	9.						
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						
Roof Surface	**1 Asphalt Shingles**							
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	**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.						

SF Bsmt Living	**702**							
Fin Bsmt Grade	**3 100**							
Secondary Heat	**8**							
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	**100%**	**4 Warm & Cool Air**						
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	**7**							
# Bedrooms	**4**							
# Full Baths	**2**							
# Half Baths	**0**							
# Addn Fixtures	**0**							
# Fireplaces	**0**							

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.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 110%**							
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)	**884**							
Condition	**4 Average**							
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	Layout						
2.O-Built	5.Bsmt	8.Lack Term						
3.Damage	6.Style	9.None						
Econ. % Good	**100%**							
Economic Code	**None**							
0.None	3.No Power	6.Obsolesc						
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.						



Proposed Value

TRIO

Date Inspected 5/16/2024

Additions, Outbuildings & Improvements

Type	Year	Units	Grade	Cond	Phys.	Funct.	Sound Value
68 Wood Deck	2015	424	3 100	4	0 %	100 %	
24 Frame Shed	0	160	2 100	3	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