

WAGNER, JEFFREY M
WAGNER, MARY J
6 STAVE MILL ROAD
GRAY ME 04039

B36020P200

Previous Owner
CORNELL, KEITH J
6 STAVE MILL RD

GRAY ME 04039
Sale Date: 9/27/2019

Previous Owner
LAKIN, MARY ANN
6 STAVE MILL RD

GRAY ME 04039
Sale Date: 1/22/2010

Inspection Witnessed By:

X	Date	Date Insp.
No./Date	Description	Date Insp.

Notes:
5/24- DR FIELD REVIEW

Gray

Property Data		
Neighborhood	83 Avg-Good Location	
Tree Growth Year	0	
REVIEW	0	
Building Permit	0	
Zone/Land Use	11 Rural Residential & Agri	
Secondary Zone		
Topography	1 Level	
1. Hill	4. Below St	7.
2. Rolling	5. Low	8.
3. Above St	6. Swampy	9.
Utilities	4. Filled Well/Point 6 Septic System	
1. Public	4. Dug 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	8.
2. Semi Imp	5. R/O/W	9.
3. Gravel	6.	9. None
GIS Map	14	
Field Review	1	
Sale Data		
Sale Date	9/27/2019	
Price	85,000	
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	30,720	25,038	0	55,758	
2012	30,720	25,038	8,500	47,258	
2013	30,720	25,038	8,500	47,258	
2014	30,720	25,038	8,500	47,258	
2015	30,700	25,000	9,000	46,700	
2016	30,700	25,000	9,000	46,700	
2017	30,700	25,000	13,500	42,200	
2018	30,700	25,000	18,000	37,700	
2019	50,000	23,100	20,000	53,100	
2020	50,000	23,100	20,000	53,100	
2021	50,000	23,100	0	73,100	
2022	50,000	23,100	0	73,100	
2023	50,000	23,100	0	73,100	
Calc.	120,200	31,900	0	152,100	

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 (801-160)			%		4. Size/Shape
5. Water (1601-32)			%		5. Access
6. Water (3201-6402)			%		6. Restriction
7. Water (6403-12804)			%		7. Open Space
8. Water (12805-25609)			%		8. Environmental
9. Water (25610-51219)			%		9. Condo
10. Water (51220-10243)			%		30. Blueberry(1-20
11. Water (10244-20487)			%		31. Blueberry(21 -
12. Water (20488-40975)			%		32. Crop Land
13. Water (40976-81951)			%		33. Pasture
14. Water (81952-163903)			%		34. Shorefront B
15. Water (163904-327807)			%		35. Shorefront C
16. Water (327808-655615)			%		36. ANTENNA SITE
17. Water (655616-1311231)			%		37. Softwood TG
18. Water (1311232-2622463)			%		38. Mixed Wood TG
19. Water (2622464-5244927)			%		39. Hardwood TG
20. Water (5244928-10489855)			%		40. Wasteland
21. Water (10489856-20979711)			%		41. Woodland
22. Water (20979712-41959423)			%		42. Mobile Home Si
23. Water (41959424-83918847)			%		43. Camp Site
24. Water (83918848-167837695)			%		44. Lot Improvemen
25. Water (167837696-335675391)			%		45. BA SF - Oce
26. Water (335675392-671350783)			%		46. SP Meadow Cond
27. Water (671350784-1342701567)			%		
28. Water (1342701568-2685403134)			%		
29. Water (2685403135-5370806268)			%		
30. Water (5370806269-10741612536)			%		
31. Water (10741612537-21483225072)			%		
32. Water (21483225073-42966450144)			%		
33. Water (42966450145-85932900288)			%		
34. Water (85932900289-17186580576)			%		
35. Water (17186580577-34373161152)			%		
36. Water (34373161153-68746322304)			%		
37. Water (68746322305-137492644608)			%		
38. Water (137492644609-274985289216)			%		
39. Water (274985289217-549970578432)			%		
40. Water (549970578433-1099941156864)			%		
41. Water (1099941156865-2199882313728)			%		
42. Water (2199882313729-4399764627456)			%		
43. Water (4399764627457-8799529254912)			%		
44. Water (8799529254913-17599058509824)			%		
45. Water (17599058509825-35198117019648)			%		
46. Water (35198117019649-70396234039296)			%		
47. Water (70396234039297-140792468078592)			%		
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50. Water (563169872314369-1126339744628736)			%		
51. Water (1126339744628737-2252679489257472)			%		
52. Water (2252679489257473-4505358978514944)			%		
53. Water (4505358978514945-9010717957029888)			%		
54. Water (9010717957029889-18021435914059776)			%		
55. Water (18021435914059777-36042871828119552)			%		
56. Water (36042871828119553-72085743656239104)			%		
57. Water (72085743656239105-144171487324478208)			%		
58. Water (144171487324478209-288342974648956416)			%		
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60. Water (576685949297912833-1153371898595825664)			%		
61. Water (1153371898595825665-2306743797191651328)			%		
62. Water (2306743797191651329-4613487594383302656)			%		
63. Water (4613487594383302657-9226975188766605312)			%		
64. Water (9226975188766605313-18453950377533210624)			%		
65. Water (18453950377533210625-36907900755066421248)			%		
66. Water (36907900755066421249-73815801510132842496)			%		
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71. Water (118105304160212519937-236210608320425039872)			%		
72. Water (236210608320425039873-472421216640850079744)			%		
73. Water (472421216640850079745-944842433281700159488)			%		
74. Water (944842433281700159489-1889684866563400318976)			%		
75. Water (1889684866563400318977-3779369733126800637952)			%		
76. Water (3779369733126800637953-7558739466253601275904)			%		
77. Water (7558739466253601275905-15117478932507202551808)			%		
78. Water (15117478932507202551809-30234957865014405103616)			%		
79. Water (30234957865014405103617-60469915730028810207232)			%		
80. Water (60469915730028810207233-120939831460057620414464)			%		
81. Water (120939831460057620414465-241879662920115240828928)			%		
82. Water (241879662920115240828929-483759325840230481657856)			%		
83. Water (483759325840230481657857-967518651680460963315712)			%		
84. Water (967518651680460963315713-1935037303360921926311424)			%		
85. Water (1935037303360921926311425-3870074606721843852622848)			%		
86. Water (3870074606721843852622849-7740149213443687705245696)			%		
87. Water (7740149213443687705245697-15480298426887375410491392)			%		
88. Water (15480298426887375410491393-30960596853774750820982784)			%		
89. Water (30960596853774750820982785-61921193707549501641975568)			%		
90. Water (61921193707549501641975569-123842387415099003283911136)			%		
91. Water (123842387415099003283911137-247684774830198006567822272)			%		
92. Water (247684774830198006567822273-495369549660396013135644544)			%		
93. Water (495369549660396013135644545-990739099320792026271291088)			%		
94. Water (990739099320792026271291089-1981478198641584052542582176)			%		
95. Water (1981478198641584052542582177-3962956397283168105085164352)			%		
96. Water (3962956397283168105085164353-7925912794566336210170328704)			%		
97. Water (7925912794566336210170328705-15851825589132674220340657088)			%		
98. Water (15851825589132674220340657089-317036511782653484406813141776)			%		
99. Water (317036511782653484406813141777-634073023565306968813362835552)			%		
100. Water (634073023565306968813362835553-1268146047130613937267253667104)			%		
101. Water (1268146047130613937267253667105-2536292094261227874534507334208)			%		
102. Water (2536292094261227874534507334209-5072584188522455749069014668416)			%		
103. Water (5072584188522455749069014668417-10145168376444911498138229336832)			%		
104. Water (10145168376444911498138229336833-20290336752889822996276458673664)			%		
105. Water (20290336752889822996276458673665-40580673505779645992552917347328)			%		
106. Water (40580673505779645992552917347329-81161347011559291985105836694656)			%		
107. Water (81161347011559291985105836694657-16232269402311858397021167338912)			%		
108. Water (16232269402311858397021167338913-32464538804623716794042334677824)			%		
109. Water (32464538804623716794042334677825-64929077609247433588084669355648)			%		
110. Water (64929077609247433588084669355649-129858155218494867176169338711296)			%		
111. Water (129858155218494867176169338711297-259716310436989734352338677422592)			%		
112. Water (259716310436989734352338677422593-51943262087					

Gray

Map Lot 014-016-099-003

Account 748

Location 6 STAVE MILL RD

Card 1

Of 1

8/05/2024

Building Style 0	SF Bsmt Living 0	Layout 0
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% 0	3. 6. 9.
4.Cape 8.Log 12.Gambrel	1.HWBB 5.FWA 9.None	Attic 0
Dwelling Units 0	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 0	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 0
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 0	3.H Pump 6. 9.None	3.Capped 6. 9.None
1.Clapboar 5.Stucco 9.B & B	Kitchen Style 0	Unfinished % 0%
2.Vin/Al 6.Brick 10.Cemplan	1.Modern 4.Obsolete	Grade & Factor 0 0%
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 0	Bath(s) Style 0	3.Grade 6.AA Grade 9.Same
1.Asphalt 4.Composit 7.Other	1.Modern 4.Obsolete 7.	SQFT (Footprint) 0
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 0	# Rooms 0	3.Avg- Good 9.Same
SOLAR VOLTAIC 0	# Bedrooms 0	Phys. % Good 0%
OPEN-4- 0	# Full Baths 0	Funct. % Good 100%
Year Built 0	# Half Baths 0	Functional Code 9 None
Year Remodeled 0	# Addn Fixtures 0	1.Incomp 4.Delap 9.No Plan
Foundation 0	# Fireplaces 0	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 100%
3.Br/Stone 6.Piers 9.		Economic Code None
Basement 0		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 0		1.Interior 4.Vacant 7.
Wet Basement 0		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.
		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
903 Redman	1997	14x56	3 100	4	0 %	100 %	1.One Story Fram
93 Slab	0	784	3 100	0	0 %	100 %	2.Two Story Fram
24 Frame Shed	0	80	1 100	3	0 %	100 %	3.Three Story Fr
68 Wood Deck	2022	120	3 100	4	0 %	100 %	4.1 & 1/2 Story
24 Frame Shed	2022	120	4 100	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

