Map Lot 017-003-004-006 Account 75 Location 35 JOHNSON RD Card 1 Of 1 8/05/2024

ROBERTS, STEVEN E
35 JOHNSON RD
GRAY ME 04039

B28921P295 B33386P236

Proposed Value

Property Data

Neighborhood **5 Little Sebago**

Tree Growth Year **0**

REVIEW **0**

Bulding Permit **0**

Zone/Land Use **23 Lake District**

Secondary Zone

Topography **2 Rolling**

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

Utilities **4 Drilled Well/Point** **6 Septic System**

1.Public Water 4.Dr 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 8.
3.Gravel 6. 9.None

GIS Map **17**

Field Review **1**

Sale Data

Sale Date **8/23/2011**

Price

Sale Type
1.Land 4.Mobile 7.COM
2.L & B 5.Other 8.
3.Building 6.Condo 9.

Financing
1.Convent 4.Seller 7.
2.FHA/VA 5.Private 8.
3.Assumed 6.Cash 9.Unknown

Validity
1.Valid 4.Split 7.Multiple
2.Related 5.Partial 8.Other
3.Distress 6.Exempt 9.Estate

Verified
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	46,250	160,094	8,500	197,844
2012	46,250	160,094	8,500	197,844
2013	46,250	160,094	8,500	197,844
2014	46,250	163,276	8,500	201,026
2015	46,300	163,300	9,000	200,600
2016	49,900	163,300	9,000	204,200
2017	49,900	164,800	13,500	201,200
2018	49,900	164,800	18,000	196,700
2019	64,300	206,700	20,000	251,000
2020	64,300	206,700	20,000	251,000
2021	64,300	206,700	25,000	246,000
2022	64,300	206,700	25,000	246,000
2023	55,000	235,200	25,000	265,200
Calc.	120,100	354,800	25,000	449,900

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		0.01	100 %	0
			%	
			%	
			%	
			%	
			%	

Total Acreage 1.85

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

Inspection Witnessed By:

X Date

No./Date	Description	Date Insp.

Notes:

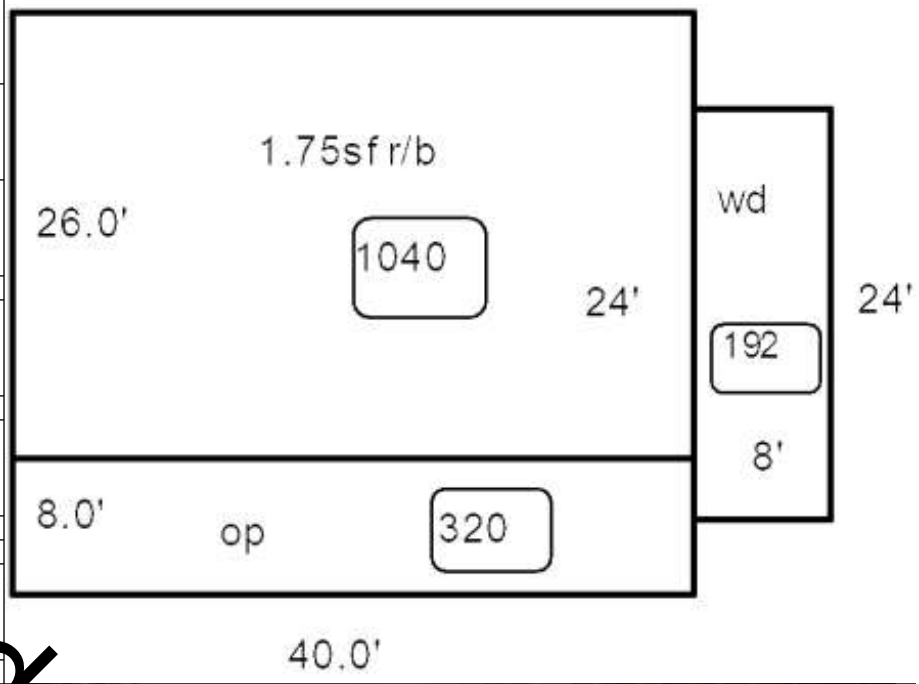
10/6/2021 - B38742P230 - 3.08 acres split from this lot to create new M/L 017-003-004-601.

Gray

Gray

Map Lot 017-003-004-006 | Account 75 | Location 35 JOHNSON RD | Card 1 Of 1 | 8/05/2024

Building Style	**4 Cape Cod**		SF Bsmt Living	**300**		Layout	**1 Typical**	
1.Conv.	5.Garrison	9.NE farm	Fin Bsmt Grade	**3 100**		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%**	**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.Fl/Stair	8.
Stories	**5 One & 3/4 Story**		4.Steam	8.Fl/Wall	12.Heat/Co	3.3/4 Fin	6.	9.None
1.1	4.1.5	7.	Cool Type	**0%**	**9 None**	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.Clapboar	5.Stucco	9.B & B	Kitchen Style	**2 Typical**		Unfinished %	**0%**	
2.Vin/Al	6.Brick	10.Cemplan	1.Modern	4.Obsolete	7.	Grade & Factor	**3 Average 110%**	
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)**		C Grade	6.AA Grade	9.Same
1.Asphalt	4.Composit	7.Other	1.Modern	4.Obsolete	7.	SQFT (Footprint)	**1040**	
2.Slate	5.Wood	8.	2.Typical	5.	8.	Condition	**4 Average**	
3.Metal	6.Roll Roo	9.	3.Old Type	6.	9.None	1.Poor	4.Avg	7.V G
SF Masonry Trim	**0**		# Rooms	**6**		2.Fair	5.Avg+	8.Exc
SOLAR VOLTAIC	**0**		# Bedrooms	**3**		3.Avg-	6.Good	9.Same
OPEN-4-	**0**		# Full Baths	**2**		Phys. % Good	**0%**	
Year Built	**2002**		# Half Baths	**0**		Funct. % Good	**100%**	
Year Remodeled	**0**		# Addn Fixtures	**0**		Functional Code	**9 None**	
Foundation	**1 Concrete**		# Fireplaces	**0**		1.Incomp	4.Delap	Layout
1.Concrete	4.Wood	7.				2.O-Built	5.Bsmt	8.Lo Cost
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.Obsolesc
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.



Proposed Value

TRIO

Date Inspected 7/28/2015

Additions, Outbuildings & Improvements

Type	Year	Units	Grade	Cond	Phys.	Funct.	Sound Value
21 Open Frame	0	320	0 0	0	0 %	100 %	
68 Wood Deck	2009	192	0 0	0	0 %	100 %	
23 Frame Garage	2009	672	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