

SZAFRAN, ADAM J
40 FARWELL BROOK ROAD
GRAY ME 04039

B31361P339

Inspection Witnessed By:

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

Notes:

Gray

Property Data			Assessment Record				
Neighborhood	5 Little Sebago		Year	Land	Buildings	Exempt	Total
Tree Growth Year	0		2011	148,552	230,027	8,500	370,079
REVIEW	0		2012	148,552	230,027	8,500	370,079
Building Permit	0		2013	148,552	230,027	8,500	370,079
Zone/Land Use	23 Lake District		2014	89,300	198,894	8,500	279,694
Secondary Zone	24 Resource Protection		2015	89,300	198,900	0	288,200
Topography	2 Rolling		2016	89,300	198,900	9,000	279,200
1. Hill	4. Below St	7.	2017	89,300	198,900	13,500	274,700
2. Rolling	5. Low	8.	2018	89,300	198,900	18,000	270,200
3. Above St	6. Swampy	9.	2019	87,900	249,000	20,000	316,900
Utilities	4. Filled Well/Point		2020	87,900	249,000	20,000	316,900
1. Public	4. Dug Well/Po	7. Cesspool	2021	87,900	249,000	25,000	311,900
2. Water	5. Lake	8. Lake	2022	87,900	265,300	25,000	328,200
3. Holding Ta	6. Septic	9. None	2023	87,900	288,100	25,000	351,000
Street	3 Gravel		Calc.	188,000	395,100	25,000	558,100
1. Paved	4. Proposed	8.	Land Data				
2. Semi Imp	5. R/O/W	9.					
3. Gravel	6.	9.	Front Foot	Type	Effective	Influence	Influence Codes
GIS Map	17		11. Water (0-200)	Frontage	Depth	Factor	Code
Field Review	1		12. Water (201-400)			%	1. Unimproved
Sale Data			13. Water (401-800)			%	2. Excess Frtg
Sale Date	2/14/2014		14. Water (801-160)			%	3. Topography
Price	280,000		15. Water (161-32)			%	4. Size/Shape
Sale Type			16. Water (321-3201)			%	5. Access
1. Land	4. Mobile	7. COM	17. Water SF Amen			%	6. Restriction
2. L & B	5. Other	8.	18. Water View			%	7. Open Space
3. Building	6. Condo	9.	19. Water Influen			%	8. Environmental
Financing			20. ShoreFront A			%	9. Condo
1. Convent	4. Seller	7.	Square Foot		Square Feet		Acres
2. FHA/VA	5. Private	8.	21. Base Lot	23	1.84	100 %	30. Blueberry(1-20
3. Assumed	6. Cash	9. Unknown	22. Base Lot Vacan	24	10.00	100 %	31. Blueberry(21 -
Validity			23. Base Lot Unpav	25	1.46	100 %	32. Crop Land
1. Valid	4. Split	7. Multiple	Fract. Acre		Acreage/Sites		33. Pasture
2. Related	5. Partial	8. Other	24. Acres to 10			%	34. Shorefront B
3. Distress	6. Exempt	9. Estate	25. Acres 11-30			%	35. Shorefront C
Verified			26. Acres 31-50			%	36. ANTENNA SITE
1. Buyer	4. Agent	7. Family	27. Acres 51& over			%	37. Softwood TG
2. Seller	5. Pub Rec	8. Other	28. Acres 71 & Ove			%	38. Mixed Wood TG
3. Lender	6. MLS	9.	29. Woods (41+)			%	39. Hardwood TG
			Total Acreage		13.30		40. Wasteland
							41. Woodland
							42. Mobile Home Si
							43. Camp Site
							44. Lot Improvemen
							45. BA SF - Oce
							46. SP Meadow Cond

Gray

Map Lot 017-003-044-000

Account 77

Location 40 FARWELL BROOK RD

Card 1

Of 1

8/05/2024

Building Style 7 Contemporary	SF Bsmt Living 0	Layout 1 Typical
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% 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 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 8 Wood Shingle	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	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 3 Metal	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) 1360
2.Slate 5.Wood 8.	2.Typical 5. 8.	Foundation 5 Above 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 3.Good 8.Exc
SOLAR VOLTAIC 0	# Bedrooms 4	3.Avg- 9.Same
OPEN-4- 0	# Full Baths 2	Phys. % Good 0%
Year Built 2004	# 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 7.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.Crw1 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 7/28/2015

Additions, Outbuildings & Improvements

Type	Year	Units	Grade	Cond	Phys.	Funct.	Sound Value
68 Wood Deck	0	264	0 0	0	0 %	100 %	
23 Frame Garage	0	1440	3 110	4	0 %	100 %	
21 Open Frame	0	24	0 0	0	0 %	100 %	
21 Open Frame	0	48	0 0	0	0 %	100 %	
24 Frame Shed	0	160	2 100	3	0 %	100 %	
23 Frame Garage	0	576	0 0	0	0 %	100 %	
81 1 St/Garage	0	576	0 0	0	0 %	100 %	
					%	%	
					%	%	
					%	%	

