

PHINNEY, BRYAN
309 MAYALL RD
GRAY ME 04039

B34037P300

Inspection Witnessed By:

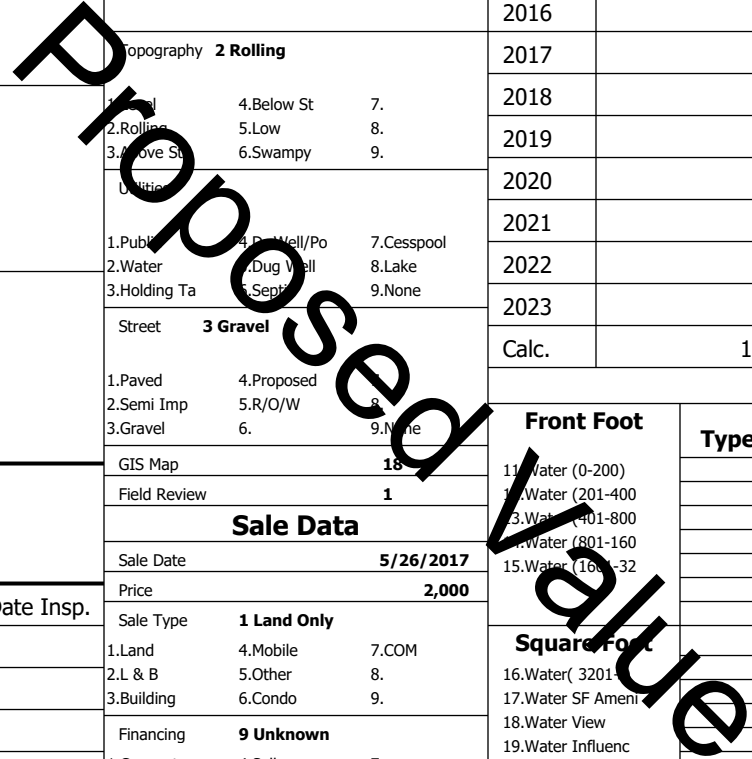
X Date

| 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 | 0 | 24,192 | 0 | 24,192 | | |
| REVIEW 0 | | | 2012 | 0 | 24,192 | 0 | 24,192 | | |
| Building Permit 0 | | | 2013 | 0 | 24,192 | 0 | 24,192 | | |
| Zone/Land Use 12 Limited Residential | | | 2014 | 0 | 35,765 | 0 | 35,765 | | |
| Secondary Zone | | | 2015 | 0 | 35,800 | 0 | 35,800 | | |
| Topography 2 Rolling | | | 2016 | 0 | 35,800 | 0 | 35,800 | | |
| 1. Above St 2. Rolling 3. Above St | | | 2017 | 0 | 35,800 | 0 | 35,800 | | |
| 4. Below St 5. Low 6. Swampy | | | 2018 | 0 | 35,800 | 0 | 35,800 | | |
| 7. 8. 9. | | | 2019 | 45,000 | 41,200 | 0 | 86,200 | | |
| 10. 11. 12. | | | 2020 | 45,000 | 41,200 | 0 | 86,200 | | |
| 13. 14. 15. | | | 2021 | 45,000 | 41,200 | 0 | 86,200 | | |
| 16. 17. 18. | | | 2022 | 45,000 | 41,200 | 0 | 86,200 | | |
| 19. 20. 21. | | | 2023 | 45,000 | 41,200 | 0 | 86,200 | | |
| 22. 23. 24. | | | Calc. | 116,300 | 77,700 | 0 | 194,000 | | |
| 25. 26. 27. | | | Land Data | | | | | | |
| 28. 29. 30. | | | Front Foot | Type | Effective | | Influence | | Influence Codes |
| 31. 32. 33. | | | | | Frontage | Depth | Factor | Code | |
| 34. 35. 36. | | | Square Foot | | Square Feet | | | | Acres |
| 37. 38. 39. | | | | | | | | | |
| 40. 41. 42. | | | Fract. Acre | | Acres/Sites | | | | |
| 43. 44. 45. | | | | | | | | | |
| 46. 47. 48. | | | | | Total Acreage | | 0.50 | | 46.SP Meadow Cond |
| 49. 50. 51. | | | | | | | | | |



| Sale Data | | |
|--------------|--------------------------|------------|
| GIS Map | 18 | |
| Field Review | 1 | |
| Sale Date | 5/26/2017 | |
| Price | 2,000 | |
| Sale Type | 1 Land Only | |
| 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 | 8 Other Non Valid | |
| 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. |

| Type | Effective | | Influence | | Influence Codes |
|------------------------|-----------|-------|-----------|------|-------------------|
| | Frontage | Depth | Factor | Code | |
| 11. Water (0-200) | | | % | | 1.Unimproved |
| 12. Water (201-400) | | | % | | 2.Excess Frtg |
| 13. Water (401-800) | | | % | | 3.Topography |
| 14. Water (801-1600) | | | % | | 4.Size/Shape |
| 15. Water (1601-3200) | | | % | | 5.Access |
| 16. Water (3201-6400) | | | % | | 6.Restriction |
| 17. Water SF Amenities | | | % | | 7.Open Space |
| 18. Water View | | | % | | 8.Environmental |
| 19. Water Influence | | | % | | 9.Condo |
| 20. ShoreFront A | | | % | | 30.Blueberry(1-20 |
| 21. Base Lot | | | % | | 31.Blueberry(21 - |
| 22. Base Lot Vacant | | | % | | 32.Crop Land |
| 23. Base Lot Unpaved | | | % | | 33.Pasture |
| 24. Acres to 10 | | | % | | 34.Shorefront B |
| 25. Acres 11-30 | | | % | | 35.Shorefront C |
| 26. Acres 31-50 | | | % | | 36.ANTENNA SITE |
| 27. Acres 51& over | | | % | | 37.Softwood TG |
| 28. Acres 71 & Over | | | % | | 38.Mixed Wood TG |
| 29. Woods (41+) | | | % | | 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 |

Gray

Map Lot 018-307-010-001

Account 3702

Location 161 BIRCHWOOD 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.D 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.Crw 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 9/09/2015

Additions, Outbuildings & Improvements

| Type | Year | Units | Grade | Cond | Phys. | Funct. | Sound Value |
|--------------------|------|-------|-------|------|-------|--------|-------------------|
| 43 2S Frame Garage | 2007 | 896 | 3 110 | 4 | 0 % | 100 % | |
| 23 Frame Garage | 0 | 576 | 3 110 | 4 | 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
ENTER VALUE