

SANBORN, COREY W
 109 BIRCHWOOD RD
 GRAY ME 04039

B32874P117 B33474P213

Previous Owner
 FEDERAL NATIONAL MORTGAGE ASSN
 PO BOX 881

GRAY ME 04039
 Sale Date: 10/28/2009

Previous Owner
 MCCURDY, BERNADETTE M
 MCCURDY, KENNETH J
 PO BOX 881
 GRAY ME 04039
 Sale Date: 7/28/2009

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	50,510	125,686	0	176,196																																																																														
REVIEW	0		2012	50,510	125,686	0	176,196																																																																														
Building Permit	0		2013	50,510	125,686	0	176,196																																																																														
Zone/Land Use	12 Limited Residential		2014	50,510	125,686	0	176,196																																																																														
Secondary Zone	23 Lake District		2015	50,500	125,700	0	176,200																																																																														
Topography	2 Rolling		2016	50,500	125,700	0	176,200																																																																														
1. Hill	4. Below St	7.	2017	46,200	125,600	0	171,800																																																																														
2. Rolling	5. Low	8.	2018	46,200	125,600	0	171,800																																																																														
3. Above St	6. Swampy	9.	2019	79,400	180,100	0	259,500																																																																														
Utilities	4. Filled Well/Point 6 Septic System		2020	79,400	180,100	0	259,500																																																																														
1. Public	4. Drilled Well/Point	7. Cesspool	2021	79,400	180,100	0	259,500																																																																														
2. Water	5. Dug Well	8. Lake	2022	79,400	180,100	0	259,500																																																																														
3. Holding Ta	6. Septic	9. None	2023	79,400	199,900	0	279,300																																																																														
Street	3 Gravel		Calc.	198,600	333,600	0	532,200																																																																														
1. Paved	4. Proposed	8.	<table border="1"> <thead> <tr> <th colspan="4">Land Data</th> </tr> <tr> <th rowspan="2">Type</th> <th colspan="2">Effective</th> <th colspan="2">Influence</th> <th rowspan="2">Influence Codes</th> </tr> <tr> <th>Frontage</th> <th>Depth</th> <th>Factor</th> <th>Code</th> </tr> </thead> <tbody> <tr> <td>2. Semi Imp</td> <td>5. R/O/W</td> <td>9.</td> <td>11. Water (0-200)</td> <td></td> <td></td> <td>1. Unimproved</td> </tr> <tr> <td>3. Gravel</td> <td>6.</td> <td>9.</td> <td>12. Water (201-400)</td> <td></td> <td></td> <td>2. Excess Frtg</td> </tr> <tr> <td>GIS Map</td> <td colspan="2">18</td> <td>13. Water (401-800)</td> <td></td> <td></td> <td>3. Topography</td> </tr> <tr> <td>Field Review</td> <td colspan="2">1</td> <td>14. Water (801-160)</td> <td></td> <td></td> <td>4. Size/Shape</td> </tr> <tr> <td colspan="3" rowspan="2"> Sale Data Sale Date 7/18/2014 Price 102,500 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 3 Distressed 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. </td> <td>15. Water (1601-32)</td> <td></td> <td></td> <td>5. Access</td> </tr> <tr> <td>23</td> <td>1.84</td> <td>100 %</td> <td>0</td> <td>6. Restriction</td> </tr> <tr> <td colspan="3" rowspan="2"> 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+) </td> <td colspan="2"> Square Foot 16. Water (3201- </td> <td></td> <td>7. Open Space</td> </tr> <tr> <td colspan="2"> Square Feet 17. Water SF Amen 18. Water View 19. Water Influen 20. ShoreFront A </td> <td></td> <td></td> <td>8. Environmental</td> </tr> <tr> <td colspan="3" rowspan="2"> Acres 24. Acres to 10 25. Acres 11-30 26. Acres 31-50 27. Acres 51& over 28. Acres 71 & Ove 29. Woods (41+) </td> <td colspan="2"> Acreege/Sites 23 1.84 100 % 0 24 3.67 100 % 0 </td> <td></td> <td>9. Condo</td> </tr> <tr> <td colspan="2"> Total Acreage 5.51 </td> <td></td> <td></td> <td>30. Blueberry(1-20</td> </tr> </tbody> </table>					Land Data				Type	Effective		Influence		Influence Codes	Frontage	Depth	Factor	Code	2. Semi Imp	5. R/O/W	9.	11. Water (0-200)			1. Unimproved	3. Gravel	6.	9.	12. Water (201-400)			2. Excess Frtg	GIS Map	18		13. Water (401-800)			3. Topography	Field Review	1		14. Water (801-160)			4. Size/Shape	Sale Data Sale Date 7/18/2014 Price 102,500 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 3 Distressed 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.			15. Water (1601-32)			5. Access	23	1.84	100 %	0	6. Restriction	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+)			Square Foot 16. Water (3201-			7. Open Space	Square Feet 17. Water SF Amen 18. Water View 19. Water Influen 20. ShoreFront A				8. Environmental	Acres 24. Acres to 10 25. Acres 11-30 26. Acres 31-50 27. Acres 51& over 28. Acres 71 & Ove 29. Woods (41+)			Acreege/Sites 23 1.84 100 % 0 24 3.67 100 % 0			9. Condo	Total Acreage 5.51				30. Blueberry(1-20
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Map Lot 018-307-037-001

Account 3745

Location 109 BIRCHWOOD RD

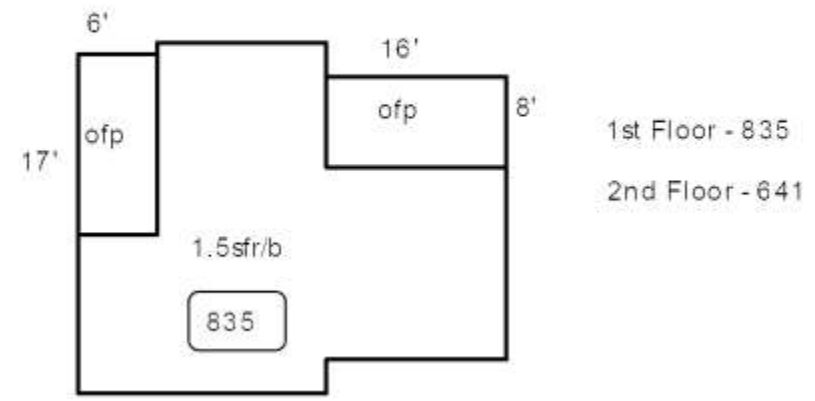
Card 1

Of 1

8/05/2024

Building Style 4 Cape Cod	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 9 B & B	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.O Grade 5.A Grade 8.
Roof Surface 1 Asphalt Shingles	Bath(s) Style 2 Typical Bath(s)	3.O Grade 6.AA Grade 9.Same
1.Asphalt 4.Composit 7.Other	1.Modern 4.Obsolete 7.	SQFT (Footprint) 835
2.Slate 5.Wood 8.	2.Typical 5. 8.	1. Poor 2. Avg 3. Good 4. Excellent
3.Metal 6.Roll Roo 9.	3.Old Type 6. 9.None	1. Poor 2. Avg 3. Good 4. Excellent
SF Masonry Trim 0	# Rooms 5	1. Poor 2. Avg 3. Good 4. Excellent
SOLAR VOLTAIC 0	# Bedrooms 2	2. F. 3. G. 4. B. 5. A. 6. S. 7. V. G. 8. Exc 9. Same
OPEN-4- 0	# Full Baths 1	Phys. % Good 0%
Year Built 2001	# Half Baths 0	Funct. % Good 100%
Year Remodeled 0	# Addn Fixtures 0	Functional Code 9 None
Foundation 1 Concrete	# Fireplaces 1	1.Incomp 4.Delap 5. Layo 6. 9.
1.Concrete 4.Wood 7.		2.O-Built 5.Bsmt 6. Long term 8. Long term 9. None
2.C Block 5.Slab 8.		3.Damage 6.Style
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.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.

ofp/cs
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Date Inspected 9/09/2015

Additions, Outbuildings & Improvements							
Type	Year	Units	Grade	Cond	Phys.	Funct.	Sound Value
21 Open Frame	0	112	0 0	0	0	% 100 %	1.One Story Fram
21 Open Frame	0	128	0 0	0	0	% 100 %	2.Two Story Fram
24 Frame Shed	0	144	3 100	4	0	% 100 %	3.Three Story Fr
21 Open Frame	0	102	3 100	4	0	% 100 %	4.1 & 1/2 Story
24 Frame Shed	0	441	2 100	4	0	% 100 %	5.1 & 3/4 Story
73 1.25 St Garage	2016	640	3 100	4	0	% 100 %	6.2 & 1/2 Story
11 1 Story/Basement	0	641	0 0	0	0	% 100 %	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

