

MACEACHERN, ROBERT W JR
84 BIRCHWOOD ROAD
GRAY ME 04039

B38932P112

Previous Owner
MACEACHERN, ROBERT W
71 WOODLAND ROAD

BILLERICA MA 01821
Sale Date: 11/29/2021

Property Data			Assessment Record				
Neighborhood	5 Little Sebago		Year	Land	Buildings	Exempt	Total
Tree Growth Year	0		2011	140,265	77,703	0	217,968
REVIEW	0		2012	140,265	77,703	0	217,968
Building Permit	0		2013	140,265	77,703	0	217,968
Zone/Land Use	12 Limited Residential		2014	140,265	77,703	0	217,968
Secondary Zone			2015	140,300	77,700	0	218,000
			2016	140,300	77,700	0	218,000
Topography	1 Level		2017	140,300	77,700	0	218,000
			2018	140,300	77,700	0	218,000
			2019	246,500	124,800	0	371,300
			2020	246,500	124,800	0	371,300
			2021	246,500	124,800	0	371,300
			2022	246,500	124,800	0	371,300
			2023	246,500	140,800	0	387,300
			Calc.	493,000	207,100	25,000	675,100

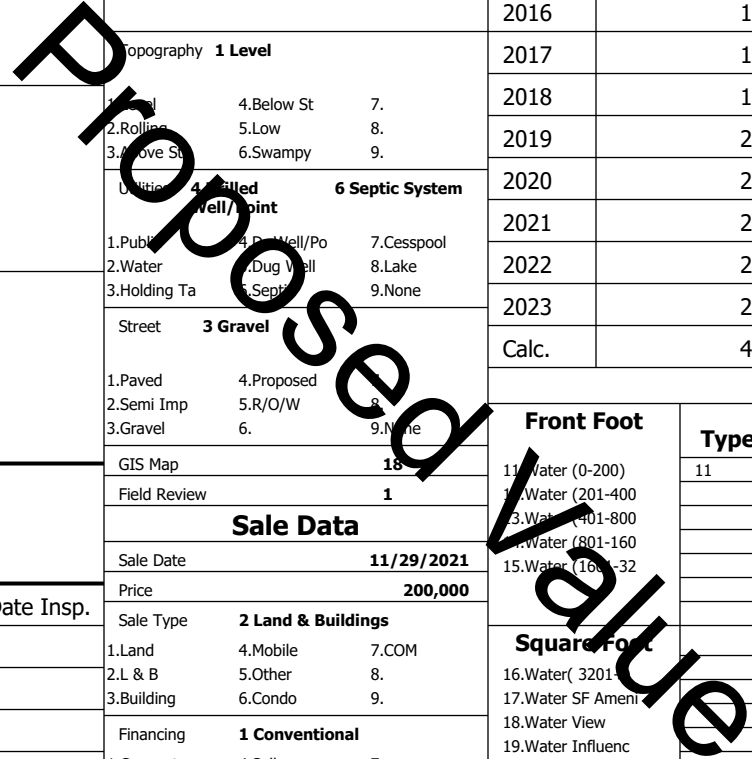
Land Data					
Type	Effective		Influence		Influence Codes
	Frontage	Depth	Factor	Code	
11	100	000	100 %	0	1.Unimproved
			%		2.Excess Frtg
			%		3.Topography
			%		4.Size/Shape
			%		5.Access
			%		6.Restriction
			%		7.Open Space
			%		8.Environmental
			%		9.Condo
			%		30.Blueberry(1-20
			%		31.Blueberry(21 -
			%		32.Crop Land
			%		33.Pasture
			%		34.Shorefront B
			%		35.Shorefront C
20		0.35	100 %	0	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
Total Acreage			0.35		

Inspection Witnessed By:

No./Date	Description	Date Insp.
X		

Notes:

Gray



Gray

Map Lot 018-307-056-000

Account 3740

Location 84 BIRCHWOOD RD

Card 1

Of 1

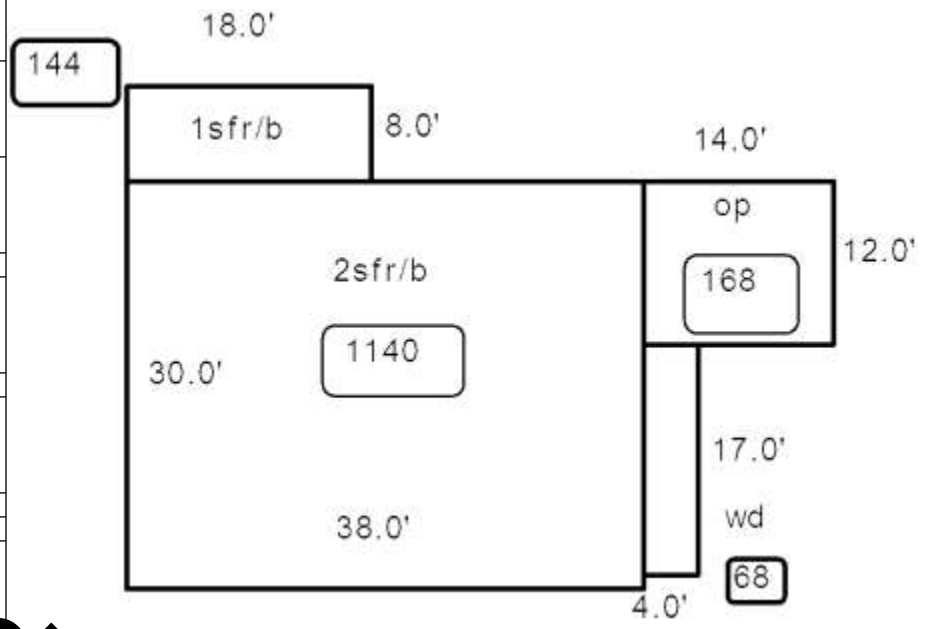
8/05/2024

Building Style 2 Ranch	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% 5 Forced Warm Air	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 3 Capped Only
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 100%
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 1 Asphalt Shingles	Bath(s) Style 2 Typical Bath(s)	3.Grade 6.AA Grade 9.Same
1.Asphalt 4.Composit 7.Other	1.Modern 4.Obsolete 7.	SQFT (Footprint) 1140
2.Slate 5.Wood 8.	2.Typical 5. 8.	Condition 5 Above Average
3.Metal 6.Roll Roo 9.	3.Old Type 6. 9.None	1.Poor Avg 7.V G
SF Masonry Trim 0	# Rooms 6	2.Fair Avg 8.Exc
SOLAR VOLTAIC 0	# Bedrooms 3	3.Avg- Good 9.Same
OPEN-4- 0	# Full Baths 1	Phys. % Good 0%
Year Built 1965	# Half Baths 0	Funct. % Good 100%
Year Remodeled 0	# Addn Fixtures 0	Functional Code 9 None
Foundation 2 Concrete Block	# Fireplaces 1	1.Incomp 4.Delap 7.Playo
1.Concrete 4.Wood 7.		2.O-Built 5.Bsmt 8.Long term
2.C Block 5.Slab 8.		3.Damage 6.Style 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 3 Information Only
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 1 Owner
		1.Owner 4.Agent 7.
		2.Relative 5.Estimate 8.
		3.Tenant 6.Other 9.

Date Inspected 9/11/2015

Additions, Outbuildings & Improvements

Type	Year	Units	Grade	Cond	Phys.	Funct.	Sound Value
21 Open Frame	0	168	0 0	0	0 %	100 %	
11 1 Story/Basement	1991	144	2 110	4	0 %	100 %	
23 Frame Garage	0	228	2 100	4	0 %	100 %	
88 Boat House	0	240	2 100	4	0 %	100 %	
24 Frame Shed	0	64	2 100	3	0 %	100 %	
24 Frame Shed	0	60	1 100	3	0 %	100 %	
68 Wood Deck	0	68	0 0	0	0 %	100 %	
					%	%	
					%	%	
					%	%	



Value