

GRAY CENTER LLC  
15 SHAKER RD  
GRAY ME 04039

B36799P308

Previous Owner  
LOON ISLAND LLC  
PO BOX 235

CUMBERLAND ME 04021  
Sale Date: 6/12/2020

Previous Owner  
SPRINGTIME HOLDINGS LLC  
C/O JAY LEVESQUE  
277 MILTON RD  
ROCHESTER NH 03868  
Sale Date: 11/14/2019

Inspection Witnessed By:

X Date

No./Date	Description	Date Insp.

Notes:

12/5/2022 - Removed from Tree Growth due to non-receipt of required Tree Growth application and supporting documentation for new owner. Penalty assessed of \$24,020 .  
5/24 DR FIELD REVIEW

Gray

Property Data			Assessment Record																																																																																																																																																																																				
Neighborhood <b>81 Fair-Traffic</b>			Year	Land	Buildings	Exempt	Total																																																																																																																																																																																
Tree Growth Year <b>0</b>			2011	14,824	0	0	14,824																																																																																																																																																																																
REVIEW <b>0</b>			2012	15,313	0	0	15,313																																																																																																																																																																																
Building Permit <b>0</b>			2013	17,789	0	0	17,789																																																																																																																																																																																
Zone/Land Use <b>11 Rural Residential &amp; Agri</b>			2014	17,354	0	0	17,354																																																																																																																																																																																
Secondary Zone			2015	18,300	0	0	18,300																																																																																																																																																																																
Topography <b>2 Rolling</b>			2016	17,900	0	0	17,900																																																																																																																																																																																
1. Hill 4. Below St 7.			2017	24,400	0	0	24,400																																																																																																																																																																																
2. Rolling 5. Low 8.			2018	24,400	0	0	24,400																																																																																																																																																																																
3. Above St 6. Swampy 9.			2019	29,100	0	0	29,100																																																																																																																																																																																
Utilities			2020	28,900	0	0	28,900																																																																																																																																																																																
1. Public 4. Dr. Well/Po 7. Cesspool			2021	29,300	0	0	29,300																																																																																																																																																																																
2. Water 8. Lake			2022	29,300	0	0	29,300																																																																																																																																																																																
3. Holding Ta 9. None			2023	29,000	0	0	29,000																																																																																																																																																																																
Street			Calc.	403,500	0	0	403,500																																																																																																																																																																																
1. Paved 4. Proposed			<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>11. Water (0-200)</td> <td></td> <td></td> <td>%</td> <td></td> <td>1. Unimproved</td> </tr> <tr> <td>12. Water (201-400)</td> <td></td> <td></td> <td>%</td> <td></td> <td>2. Excess Frtg</td> </tr> <tr> <td>13. Water (401-800)</td> <td></td> <td></td> <td>%</td> <td></td> <td>3. Topography</td> </tr> <tr> <td>14. Water (801-1600)</td> <td></td> <td></td> <td>%</td> <td></td> <td>4. Size/Shape</td> </tr> <tr> <td>15. Water (1601-3200)</td> <td></td> <td></td> <td>%</td> <td></td> <td>5. Access</td> </tr> <tr> <td></td> <td></td> <td></td> <td>%</td> <td></td> <td>6. Restriction</td> </tr> <tr> <td></td> <td></td> <td></td> <td>%</td> <td></td> <td>7. Open Space</td> </tr> <tr> <td></td> <td></td> <td></td> <td>%</td> <td></td> <td>8. Environmental</td> </tr> <tr> <td></td> <td></td> <td></td> <td>%</td> <td></td> <td>9. Condo</td> </tr> <tr> <td></td> <td></td> <td></td> <td>%</td> <td></td> <td><b>Acres</b></td> </tr> <tr> <td></td> <td></td> <td></td> <td>%</td> <td></td> <td>30. Blueberry(1-20</td> </tr> <tr> <td></td> <td></td> <td></td> <td>%</td> <td></td> <td>31. Blueberry(21 -</td> </tr> <tr> <td></td> <td></td> <td></td> <td>%</td> <td></td> <td>32. Crop Land</td> </tr> <tr> <td></td> <td></td> <td></td> <td>%</td> <td></td> <td>33. Pasture</td> </tr> <tr> <td></td> <td></td> <td></td> <td>%</td> <td></td> <td>34. Shorefront B</td> </tr> <tr> <td></td> <td></td> <td></td> <td>%</td> <td></td> <td>35. Shorefront C</td> </tr> <tr> <td></td> <td></td> <td></td> <td>%</td> <td>0</td> <td>36. ANTENNA SITE</td> </tr> <tr> <td></td> <td></td> <td></td> <td>100</td> <td>0</td> <td>37. Softwood TG</td> </tr> <tr> <td></td> <td></td> <td></td> <td>100</td> <td>0</td> <td>38. Mixed Wood TG</td> </tr> <tr> <td></td> <td></td> <td></td> <td>100</td> <td>0</td> <td>39. Hardwood TG</td> </tr> <tr> <td></td> <td></td> <td></td> <td>100</td> <td>0</td> <td>40. Wasteland</td> </tr> <tr> <td></td> <td></td> <td></td> <td>100</td> <td>0</td> <td>41. Woodland</td> </tr> <tr> <td></td> <td></td> <td></td> <td>%</td> <td></td> <td>42. Mobile Home Si</td> </tr> <tr> <td></td> <td></td> <td></td> <td>%</td> <td></td> <td>43. Camp Site</td> </tr> <tr> <td></td> <td></td> <td></td> <td>%</td> <td></td> <td>44. Lot Improvemen</td> </tr> <tr> <td></td> <td></td> <td></td> <td>%</td> <td></td> <td>45. BA SF - Oce</td> </tr> <tr> <td></td> <td></td> <td></td> <td>%</td> <td></td> <td>46. SP Meadow Cond</td> </tr> </tbody> </table>					Land Data				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				%		6. Restriction				%		7. Open Space				%		8. Environmental				%		9. Condo				%		<b>Acres</b>				%		30. Blueberry(1-20				%		31. Blueberry(21 -				%		32. Crop Land				%		33. Pasture				%		34. Shorefront B				%		35. Shorefront C				%	0	36. ANTENNA SITE				100	0	37. Softwood TG				100	0	38. Mixed Wood TG				100	0	39. Hardwood TG				100	0	40. Wasteland				100	0	41. Woodland				%		42. Mobile Home Si				%		43. Camp Site				%		44. Lot Improvemen				%		45. BA SF - Oce				%		46. SP Meadow Cond
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GIS Map <b>19</b>			<b>Front Foot</b>																																																																																																																																																																																				
Field Review <b>0</b>			<b>Square Foot</b>																																																																																																																																																																																				
<b>Sale Data</b>			<b>Fract. Acre</b>																																																																																																																																																																																				
Sale Date <b>6/12/2020</b>			21. Base Lot																																																																																																																																																																																				
Price <b>200,000</b>			22. Base Lot Vacan																																																																																																																																																																																				
Sale Type <b>1 Land Only</b>			23. Base Lot Unpav																																																																																																																																																																																				
1. Land 4. Mobile 7. COM			<b>Acres</b>																																																																																																																																																																																				
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3. Building 6. Condo 9.			25. Acres 11-30																																																																																																																																																																																				
Financing <b>9 Unknown</b>			26. Acres 31-50																																																																																																																																																																																				
1. Convent 4. Seller 7.			27. Acres 51& over																																																																																																																																																																																				
2. FHA/VA 5. Private 8.			28. Acres 71 & Ove																																																																																																																																																																																				
3. Assumed 6. Cash 9. Unknown			29. Woods (41+)																																																																																																																																																																																				
Validity <b>7 Multiple Properties</b>			<b>Total Acreage 64.00</b>																																																																																																																																																																																				
1. Valid 4. Split 7. Multiple																																																																																																																																																																																							
2. Related 5. Partial 8. Other																																																																																																																																																																																							
3. Distress 6. Exempt 9. Estate																																																																																																																																																																																							
Verified <b>5 Public Record</b>																																																																																																																																																																																							
1. Buyer 4. Agent 7. Family																																																																																																																																																																																							
2. Seller 5. Pub Rec 8. Other																																																																																																																																																																																							
3. Lender 6. MLS 9.																																																																																																																																																																																							

Building Style <b>0</b>	SF Bsmt Living <b>0</b>	Layout <b>0</b>
1.Conv. 5.Garrison 9.NE farm	Fin Bsmt Grade <b>0 0</b>	1.Typical 4. 7.
2.Ranch 6.Split 10.Colonia	Secondary Heat <b>0</b>	2.Inadeq 5. 8.
3.R Ranch/ 7.Contemp 11.Cottage	Heat Type <b>100% 0</b>	3. 6. 9.
4.Cape 8.Log 12.Gambrel	1.HWBB 5.FWA 9.None	Attic <b>0</b>
Dwelling Units <b>0</b>	2.HWCI 6.Monitor 10.UNH2F	1.1/4 Fin 4.Full Fin 7.
Other Units <b>0</b>	3.HWRF 7.Electric 11.Geother	2.1/2 Fin 5.FI/Stair 8.
Stories <b>0</b>	4.Steam 8.FI/Wall 12.Heat/Co	3.3/4 Fin 6. 9.None
1.1 4.1.5 7.	Cool Type <b>0% 9 None</b>	Insulation <b>0</b>
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 <b>0</b>	3.H Pump 6. 9.None	3.Capped 6. 9.None
1.Clapboar 5.Stucco 9.B & B	Kitchen Style <b>0</b>	Unfinished % <b>0%</b>
2.Vin/Al 6.Brick 10.Cemplan	1.Modern 4.Obsolete	Grade & Factor <b>0 0%</b>
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 <b>0</b>	Bath(s) Style <b>0</b>	3.D Grade 6.AA Grade 9.Same
1.Asphalt 4.Composit 7.Other	1.Modern 4.Obsolete 7.	SQFT (Footprint) <b>0</b>
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 <b>0</b>	# Rooms <b>0</b>	3.Avg- Good 9.Same
SOLAR VOLTAIC <b>0</b>	# Bedrooms <b>0</b>	Phys. % Good <b>0%</b>
OPEN-4- <b>0</b>	# Full Baths <b>0</b>	Funct. % Good <b>0%</b>
Year Built <b>0</b>	# Half Baths <b>0</b>	Functional Code <b>9 None</b>
Year Remodeled <b>0</b>	# Addn Fixtures <b>0</b>	1.Incomp 4.Delap 9.No Plan
Foundation <b>0</b>	# Fireplaces <b>0</b>	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 <b>100%</b>
3.Br/Stone 6.Piers 9.		Economic Code <b>None</b>
Basement <b>0</b>		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.Crwl 8.		2.Encroach 5.Flood Pl 9.
3.3/4 Bmt 6. 9.None		Entrance Code <b>5 Estimated</b>
Bsmt Gar # Cars <b>0</b>		1.Interior 4.Vacant 7.
Wet Basement <b>0</b>		2.Refusal 5.Estimate 8.
1.Dry 4. 7.		3.Informed 6. 9.
2.Damp 5. 8.		Information Code <b>5 Estimate</b>
3.Wet 6. 9.		1.Owner 4.Agent 7.
		2.Relative 5.Estimate 8.
		3.Tenant 6.Other 9.



Date Inspected 5/10/2024

Additions, Outbuildings & Improvements							
Type	Year	Units	Grade	Cond	Phys.	Funct.	Sound Value
					%	%	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 Value