

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:
 5/24 DR FIELD REVIEW

Gray

Property Data		
Neighborhood	81 Fair-Traffic	
Tree Growth Year	0	
REVIEW	0	
Building Permit	0	
Zone/Land Use	11 Rural Residential & Agri	
Secondary Zone	14 Limited Comm	
Topography	2 Rolling	
1. Well	4. Below St	7.
2. Rolling	5. Low	8.
3. Above St	6. Swampy	9.
1. Public	4. Dr. Well/Po	7. Cesspool
2. Water	5. Dug Well	8. Lake
3. Holding Ta	6. Septic	9. None
Street		
1. Paved	4. Proposed	8.
2. Semi Imp	5. R/O/W	9.
3. Gravel	6.	9. None
GIS Map	19	
Field Review	0	
Sale Data		
Sale Date	6/12/2020	
Price	200,000	
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	7 Multiple Properties	
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.

Assessment Record				
Year	Land	Buildings	Exempt	Total
2011	31,500	0	0	31,500
2012	31,500	0	0	31,500
2013	31,500	0	0	31,500
2014	31,500	0	0	31,500
2015	31,500	0	0	31,500
2016	31,500	0	0	31,500
2017	31,500	0	0	31,500
2018	31,500	0	0	31,500
2019	97,500	0	0	97,500
2020	97,500	0	0	97,500
2021	97,500	0	0	97,500
2022	97,500	0	0	97,500
2023	97,500	0	0	97,500
Calc.	299,300	0	0	299,300

Land Data					
Type	Effective		Influence		Influence Codes
	Frontage	Depth	Factor	Code	
1. Water (0-200)			%		1. Unimproved
2. Water (201-400)			%		2. Excess Frtg
3. Water (401-800)			%		3. Topography
4. Water (801-1600)			%		4. Size/Shape
5. Water (1601-3200)			%		5. Access
6. Water (3201-6400)			%		6. Restriction
7. Water (6401-12800)			%		7. Open Space
8. Water (12801-25600)			%		8. Environmental
9. Water (25601-51200)			%		9. Condo
10. Water (51201-102400)			%		30. Blueberry(1-20
11. Water (102401-204800)			%		31. Blueberry(21 -
12. Water (204801-409600)			%		32. Crop Land
13. Water (409601-819200)			%		33. Pasture
14. Water (819201-1638400)			%		34. Shorefront B
15. Water (1638401-3276800)			%		35. Shorefront C
16. Water (3276801-6553600)			%		36. ANTENNA SITE
17. Water (6553601-13107200)			%		37. Softwood TG
18. Water (13107201-26214400)			%		38. Mixed Wood TG
19. Water (26214401-52428800)			%		39. Hardwood TG
20. Water (52428801-104857600)			%		40. Wasteland
21. Water (104857601-209715200)			%		41. Woodland
22. Water (209715201-419430400)			%		42. Mobile Home Si
23. Water (419430401-838860800)			%		43. Camp Site
24. Water (838860801-1677721600)			%		44. Lot Improvemen
25. Water (1677721601-3355443200)			%		45. BA SF - Oce
26. Water (3355443201-6710886400)			%		46. SP Meadow Cond
27. Water (6710886401-13421772800)			%		
28. Water (13421772801-26843545600)			%		
29. Water (26843545601-53687091200)			%		
30. Water (53687091201-107374182400)			%		
31. Water (107374182401-214748364800)			%		
32. Water (214748364801-429496729600)			%		
33. Water (429496729601-858993459200)			%		
34. Water (858993459201-1717986918400)			%		
35. Water (1717986918401-3435973836800)			%		
36. Water (3435973836801-6871947673600)			%		
37. Water (6871947673601-13743895347200)			%		
38. Water (13743895347201-27487790694400)			%		
39. Water (27487790694401-54975581388800)			%		
40. Water (54975581388801-109951162777600)			%		
41. Water (109951162777601-219902325555200)			%		
42. Water (219902325555201-439804651110400)			%		
43. Water (439804651110401-879609302220800)			%		
44. Water (879609302220801-1759218604441600)			%		
45. Water (1759218604441601-3518437208883200)			%		
46. Water (3518437208883201-7036874417766400)			%		
47. Water (7036874417766401-14073748835532800)			%		
48. Water (14073748835532801-28147497671065600)			%		
49. Water (28147497671065601-56294995342131200)			%		
50. Water (56294995342131201-112589990684262400)			%		
51. Water (112589990684262401-225179981368524800)			%		
52. Water (225179981368524801-450359962737049600)			%		
53. Water (450359962737049601-900719925474099200)			%		
54. Water (900719925474099201-1801439850948198400)			%		
55. Water (1801439850948198401-3602879701896396800)			%		
56. Water (3602879701896396801-7205759403792793600)			%		
57. Water (7205759403792793601-14411518807585587200)			%		
58. Water (14411518807585587201-28823037615171174400)			%		
59. Water (28823037615171174401-57646075230342348800)			%		
60. Water (57646075230342348801-115292150460684697600)			%		
61. Water (115292150460684697601-230584300921369395200)			%		
62. Water (230584300921369395201-461168601842738790400)			%		
63. Water (461168601842738790401-922337203685477580800)			%		
64. Water (922337203685477580801-1844674407370955161600)			%		
65. Water (1844674407370955161601-3689348814741910323200)			%		
66. Water (3689348814741910323201-7378697629483820646400)			%		
67. Water (7378697629483820646401-14757395258967641292800)			%		
68. Water (14757395258967641292801-29514790517935282585600)			%		
69. Water (29514790517935282585601-59029581035870565171200)			%		
70. Water (59029581035870565171201-118059162071741130342400)			%		
71. Water (118059162071741130342401-236118324143482260684800)			%		
72. Water (236118324143482260684801-472236648286964521369600)			%		
73. Water (472236648286964521369601-944473296573929042739200)			%		
74. Water (944473296573929042739201-1888946593147858085478400)			%		
75. Water (1888946593147858085478401-3777893186295716170956800)			%		
76. Water (3777893186295716170956801-7555786372591432341913600)			%		
77. Water (7555786372591432341913601-15111572745182864683827200)			%		
78. Water (15111572745182864683827201-30223145490365729367654400)			%		
79. Water (30223145490365729367654401-60446290980731458735308800)			%		
80. Water (60446290980731458735308801-120892581961462917470617600)			%		
81. Water (120892581961462917470617601-241785163922925834941235200)			%		
82. Water (241785163922925834941235201-483570327845851669882470400)			%		
83. Water (483570327845851669882470401-967140655691703339764940800)			%		
84. Water (967140655691703339764940801-1934281311383406679529881600)			%		
85. Water (1934281311383406679529881601-3868562622766813359059763200)			%		
86. Water (3868562622766813359059763201-7737125245533626718119526400)			%		
87. Water (7737125245533626718119526401-15474250491067253436239052800)			%		
88. Water (15474250491067253436239052801-30948500982134506872478115200)			%		
89. Water (30948500982134506872478115201-61897001964269013744956230400)			%		
90. Water (61897001964269013744956230401-123794003928538027489914460800)			%		
91. Water (123794003928538027489914460801-247588007857076054979828921600)			%		
92. Water (247588007857076054979828921601-495176015714152109959657843200)			%		
93. Water (495176015714152109959657843201-990352031428304219919315686400)			%		
94. Water (990352031428304219919315686401-1980704062856608439238631372800)			%		
95. Water (1980704062856608439238631372801-3961408125713216878477262745600)			%		
96. Water (3961408125713216878477262745601-7922816251426433756954525491200)			%		
97. Water (7922816251426433756954525491201-15845632502852867513909050982400)			%		
98. Water (15845632502852867513909050982401-31691265005705735027818101964800)			%		
99. Water (31691265005705735027818101964801-63382530011411470055636203929600)			%		
100. Water (63382530011411470055636203929601-126765060022822940111272447859200)			%		
101. Water (126765060022822940111272447859201-253530120045645880222544895718400)			%		
102. Water (253530120045645880222544895718401-507060240091291760445089791436800)			%		
103. Water (507060240091291760445089791436801-1014120480182583520890179582873600)			%		
104. Water (1014120480182583520890179582873601-2028240960365167041					

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.Crwl 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 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