

CHRISTIE, DONALD M, JR  
7 FAIRVIEW AVE  
GRAY ME 04039

B26788P288

Previous Owner  
CHRISTIE, DOROTHY C ESTATE  
CHRISTIE, DONALD M JR, PERSONAL REP  
7 FAIRVIEW AVE  
GRAY ME 04039  
Sale Date: 4/09/2009

Property Data		
Neighborhood	83 Avg-Good Location	
Tree Growth Year	0	
REVIEW	0	
Building Permit	0	
Zone/Land Use	11 Rural Residential & Agri	
Secondary Zone		
Topography	1 Level	
1. Well	4. Below St	7.
2. Rolling	5. Low	8.
3. Above St	6. Swampy	9.
Utilities	2 Public Water 6 Septic System	
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	
1. Paved	4. Proposed	8.
2. Semi Imp	5. R/O/W	9.
3. Gravel	6.	
GIS Map	20	
Field Review	1	
Sale Data		
Sale Date	4/09/2009	
Price		
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	2 Related Parties	
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.

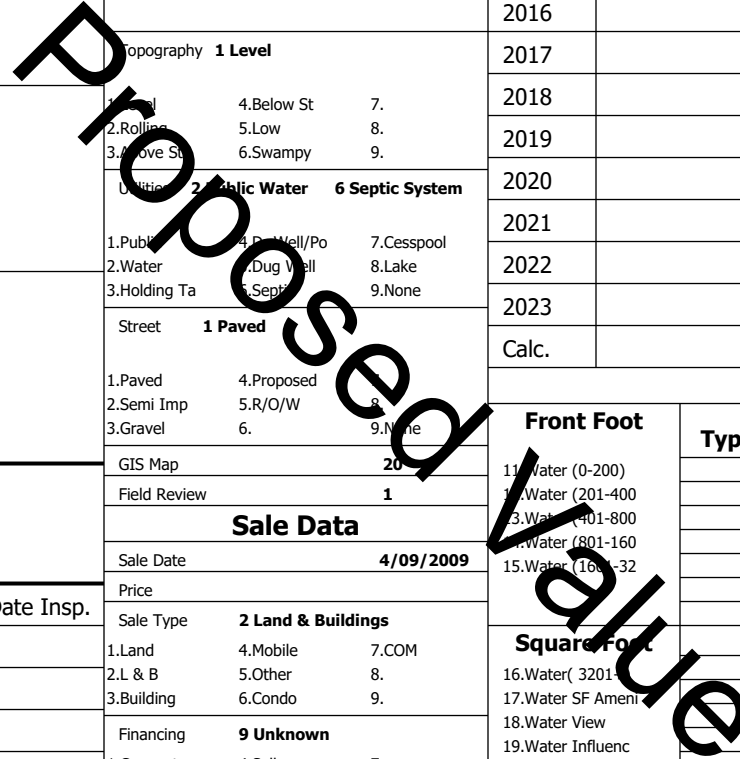
Assessment Record				
Year	Land	Buildings	Exempt	Total
2011	52,000	90,568	0	142,568
2012	52,000	90,568	0	142,568
2013	52,000	90,568	0	142,568
2014	52,000	90,568	8,500	134,068
2015	52,000	90,600	9,000	133,600
2016	52,000	90,600	9,000	133,600
2017	52,000	90,600	13,500	129,100
2018	52,000	90,600	23,400	119,200
2019	61,200	144,600	26,000	179,800
2020	61,200	144,600	26,000	179,800
2021	61,200	144,600	31,000	174,800
2022	61,200	144,600	31,000	174,800
2023	61,200	168,400	31,000	198,600
Calc.	129,400	204,700	31,000	303,100

Inspection Witnessed By:

X	Date
No./Date	Description
	Date Insp.

Notes:  
5/24 DR FIELD REVIEW

Gray



Land Data						
Front Foot	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 (801-160)				%		4. Size/Shape
15. Water (1601-32)				%		5. Access
				%		6. Restriction
				%		7. Open Space
				%		8. Environmental
				%		9. Condo
Square Foot	Square Feet					Acres
16. Water ( 3201-				%		
17. Water SF Amen				%		31. Blueberry(21 -
18. Water View				%		32. Crop Land
19. Water Influen				%		33. Pasture
20. ShoreFront A				%		34. Shorefront B
Fract. Acre	Acreage/Sites					Acres
21. Base Lot	21	1.00	100	%	0	
22. Base Lot Vacan				%		36. ANTENNA SITE
23. Base Lot Unpav				%		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
<b>Total Acreage</b>		1.00				

Gray

Map Lot 020-045-031-000

Account 2802

Location 7 FAIRVIEW AVE

Card 1 Of 1

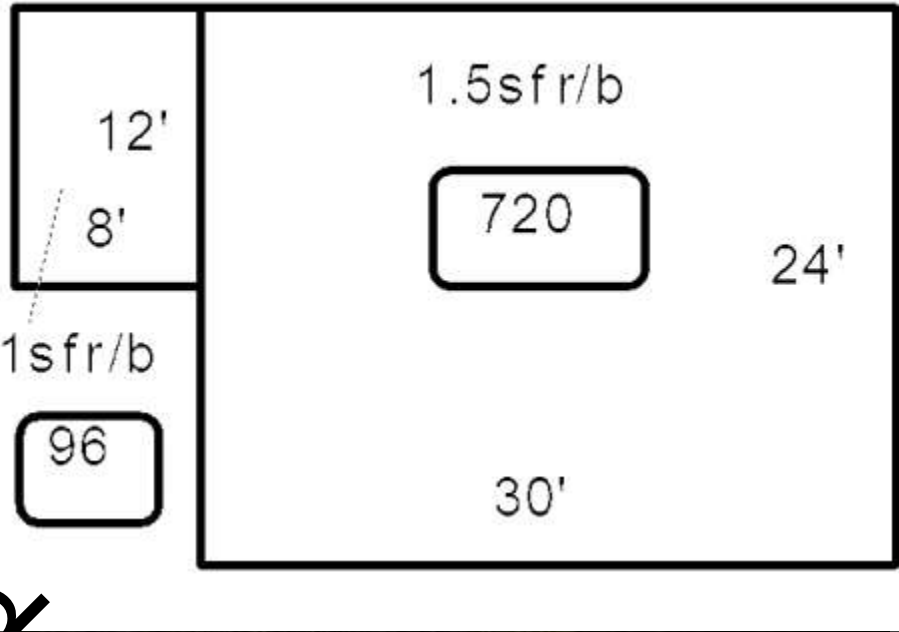
8/05/2024

Building Style	<b>4 Cape Cod</b>	SF Bsmt Living	<b>0</b>	Layout	<b>1 Typical</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% 1 Hot Water BB</b>	3.	6. 9.		
4.Cape	8.Log	12.Gambrel	1.HWBB	5.FWA	9.None	Attic <b>9 None</b>		
Dwelling Units	<b>1</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.F/Stair	8.	
Stories	<b>4 One &amp; 1/2 Story</b>	4.Steam	8.F/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>1 Full</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>2 Vinyl/Aluminum</b>	3.H Pump	6.	9.None	3.Capped	6.	9.None	
1.Clapboar	5.Stucco	9.B & B	Kitchen Style	<b>2 Typical</b>	Unfinished %	<b>0%</b>		
2.Vin/Al	6.Brick	10.Cemplan	1.Modern	4.Obsolete	Grade & Factor	<b>3 Average 100%</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>1 Asphalt Shingles</b>	Bath(s) Style	<b>2 Typical Bath(s)</b>			3.Grade	6.AA Grade	9.Same
1.Asphalt	4.Composit	7.Other	1.Modern	4.Obsolete	7.	SQFT (Footprint)	<b>720</b>	
2.Slate	5.Wood	8.	2.Typical	5.	8.	Condition	<b>5 Above Average</b>	
3.Metal	6.Roll Roo	9.	3.Old Type	6.	9.None	1.Poor	4.Avg	7.V G
SF Masonry Trim	<b>0</b>	# Rooms	<b>6</b>			2.Fair	5.Avg+	8.Exc
SOLAR VOLTAIC	<b>0</b>	# Bedrooms	<b>3</b>			3.Avg-	4.Good	9.Same
OPEN-4-	<b>0</b>	# Full Baths	<b>1</b>			Phys. % Good	<b>0%</b>	
Year Built	<b>1965</b>	# Half Baths	<b>0</b>			Funct. % Good	<b>100%</b>	
Year Remodeled	<b>1975</b>	# Addn Fixtures	<b>0</b>			Functional Code	<b>9 None</b>	
Foundation	<b>1 Concrete</b>	# Fireplaces	<b>1</b>			1.Incomp	4.Delap	5.Playo
1.Concrete	4.Wood	7.				2.O-Built	5.Bsmt	6.Long term
2.C Block	5.Slab	8.				3.Damage	6.Style	7.None
3.Br/Stone	6.Piers	9.				Econ. % Good	<b>100%</b>	
Basement	<b>4 Full Basement</b>					Economic Code	<b>None</b>	
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	<b>0</b>					Entrance Code	<b>5 Estimated</b>	
Wet Basement	<b>1 Dry Basement</b>					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	<b>5 Estimate</b>	
						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
11 1 Story/Basement	0	96	0 0	0	0	% 100 %	
23 Frame Garage	1968	624	0 0	0	0	% 100 %	
						% %	
						% %	
						% %	
						% %	
						% %	
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						% %	
						% %	



Proposed

Market Value