

DREAHER, CYNTHIA
DREAHER, CARL
53 SPRING BROOK DRIVE
MIDDLETOWN CT 06457

Previous Owner
ARSENAULT, AMANDA
127 SHAKER RD, #8

GRAY ME 04039
Sale Date: 1/19/2024

Previous Owner
WING, ANTHONY
233 RIPLEY ROAD

SAINT ALBANS ME 04971
Sale Date: 4/01/2009

Inspection Witnessed By:

X	Date	Date Insp.
No./Date	Description	Date Insp.

Notes:
2012 Sunwood, Model F570-CTQ, Serial# 3111-0297-FB
5/24 DR FIELD REVIEW

Gray

Property Data			Assessment Record					
Neighborhood	81 Fair-Traffic		Year	Land	Buildings	Exempt	Total	
Tree Growth Year	0		2011	0	829	0	829	
REVIEW	0		2012	0	829	0	829	
Building Permit	0		2013	0	0	0	0	
Zone/Land Use	11 Rural Residential & Agri		2014	0	0	0	0	
Secondary Zone			2016	0	0	0	0	
			2017	0	43,600	0	43,600	
Topography	1 Level		2018	0	43,600	18,000	25,600	
1. Hill	4. Below St	7.	2019	0	66,200	20,000	46,200	
2. Rolling	5. Low	8.	2020	0	66,200	20,000	46,200	
3. Above St	6. Swampy	9.	2021	0	66,200	25,000	41,200	
Utilities	2 Public Water 6 Septic System		2022	0	66,200	25,000	41,200	
1. Public	4. Drilled Well/ Po	7. Cesspool	2023	0	66,200	25,000	41,200	
2. Water	5. Dug Well	8. Lake	Calc.	0	137,000	0	137,000	
3. Holding Ta	6. Septic	9. None						
Street	1 Paved							
1. Paved	4. Proposed	8.	Land Data					
2. Semi Imp	5. R/O/W	9.	Front Foot	Type	Effective	Influence	Influence	
3. Gravel	6.	9. None	11. Water (0-200)		Frontage	Depth	Factor	Code
GIS Map	27		12. Water (201-400)				%	1. Unimproved
Field Review	0		13. Water (401-800)				%	2. Excess Frtg
Sale Data			14. Water (801-160)				%	3. Topography
Sale Date	1/19/2024		15. Water (161-32)				%	4. Size/Shape
Price	149,900		16. Water (3201-6400)				%	5. Access
Sale Type	4 Mobile Home		17. Water SF Amenities				%	6. Restriction
1. Land	4. Mobile	7. COM	18. Water View				%	7. Open Space
2. L & B	5. Other	8.	19. Water Influenced				%	8. Environmental
3. Building	6. Condo	9.	20. ShoreFront A				%	9. Condo
Financing	9 Unknown		Square Foot		Square Feet			Acres
1. Convent	4. Seller	7.	16. Water (3201-6400)				%	30. Blueberry(1-20)
2. FHA/VA	5. Private	8.	17. Water SF Amenities				%	31. Blueberry(21 - 32)
3. Assumed	6. Cash	9. Unknown	18. Water View				%	32. Crop Land
Validity	1 Arms Length Sale		19. Water Influenced				%	33. Pasture
1. Valid	4. Split	7. Multiple	20. ShoreFront A				%	34. Shorefront B
2. Related	5. Partial	8. Other	Fract. Acre		Acreage/Sites			35. Shorefront C
3. Distress	6. Exempt	9. Estate	21. Base Lot				%	36. ANTENNA SITE
Verified	1 Buyer		22. Base Lot Vacant				%	37. Softwood TG
1. Buyer	4. Agent	7. Family	23. Base Lot Unpaved				%	38. Mixed Wood TG
2. Seller	5. Pub Rec	8. Other	Acres		Acres			39. Hardwood TG
3. Lender	6. MLS	9.	24. Acres to 10				%	40. Wasteland
			25. Acres 11-30				%	41. Woodland
			26. Acres 31-50				%	42. Mobile Home Si
			27. Acres 51& over				%	43. Camp Site
			28. Acres 71 & Over				%	44. Lot Improvement
			29. Woods (41+)				%	45. BA SF - Oce
			Total Acreage		0.00			46. SP Meadow Cond

Gray

Map Lot 027-020-011-008

Account 966

Location 8 MAPLEWOOD PK

Card 1 Of 1

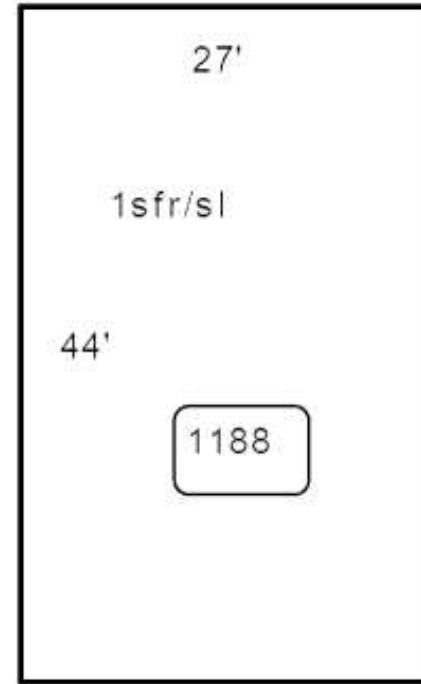
8/05/2024

Building Style 15 Dblwide	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% 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 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 2 Vinyl/Aluminum	3.H Pump 6. 9.None	3.Capped 6. 9.None
1.Clapboard 5.Stucco 9.B & B	Kitchen Style 1 Modern	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.O Grade 5.A Grade 8.
Roof Surface 1 Asphalt Shingles	Bath(s) Style 1 Modern Bath(s)	3.O Grade 6.AA Grade 9.Same
1.Asphalt 4.Composit 7.Other	1.Modern 4.Obsolete 7.	SQFT (Footprint) 1188
2.Slate 5.Wood 8.	2.Typical 5. 8.	Foundation 4 Average
3.Metal 6.Roll Roo 9.	3.Old Type 6. 9.None	1.Poor 4.Avg 7.V G
SF Masonry Trim 0	# Rooms 5	2.Fair 3.Avg 8.Exc
SOLAR VOLTAIC 0	# Bedrooms 3	3.Avg- 4.Good 9.Same
OPEN-4- 0	# Full Baths 2	Phys. % Good 0%
Year Built 2015	# Half Baths 0	Funct. % Good 100%
Year Remodeled 0	# Addn Fixtures 0	Functional Code 9 None
Foundation 5 Concrete Slab	# Fireplaces 0	1.Incomp 4.Delap 5.Layoff
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 100%
Basement 9 No Basement		Economic Code None
1.1/4 Bmt 4.Full Bmt 7.		0.None 3.No Power 6.Obsoles
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 9 No 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.

Date Inspected 5/15/2024

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

