

PARKER, LYNNDA ANNE
8 SPRUCE DRIVE
GRAY ME 04039

B38442P128
Previous Owner
GENDREAU, WAYDE A
GENDREAU, KATHERINE D
12 ORANGE STREET #1
LEWISTON ME 04240-5526
Sale Date: 7/19/2021

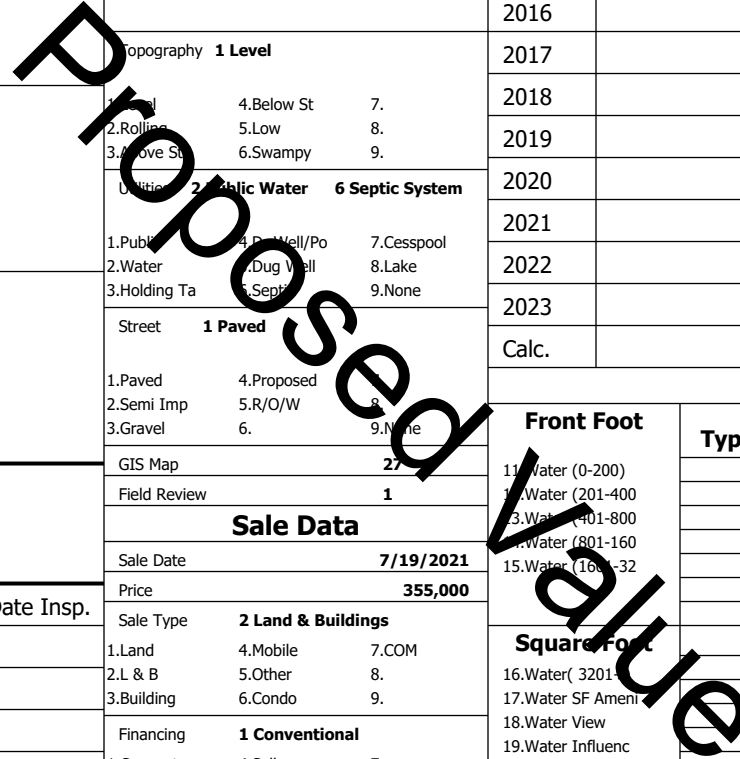
Inspection Witnessed By:

X	Date	Description	Date Insp.

Notes:
5/24 DR FIELD REVIEW

Gray

Property Data			Assessment Record					
Neighborhood 83 Avg-Good Location			Year	Land	Buildings	Exempt	Total	
Tree Growth Year 0			2011	33,600	131,465	0	165,065	
REVIEW 0			2012	33,600	131,465	0	165,065	
Building Permit 0			2013	33,600	131,465	0	165,065	
Zone/Land Use 11 Rural Residential & Agri			2014	33,600	131,465	8,500	156,565	
Secondary Zone			2015	33,600	131,500	9,000	156,100	
Topography 1 Level			2016	33,600	131,500	9,000	156,100	
1. Hill 4. Below St 7.			2017	33,600	131,500	13,500	151,600	
2. Rolling 5. Low 8.			2018	33,600	131,500	18,000	147,100	
3. Above St 6. Swampy 9.			2019	55,800	180,600	20,000	216,400	
Utilities 2 Public Water 6 Septic System			2020	55,800	180,600	20,000	216,400	
1. Public 4. Dr. Well/Po 7. Cesspool			2021	55,800	180,600	25,000	211,400	
2. Water 8. Lake			2022	55,800	180,600	25,000	211,400	
3. Holding Ta 9. None			2023	55,800	205,200	0	261,000	
Street 1 Paved			Calc.	118,000	313,200	0	431,200	
1. Paved 4. Proposed			Land Data					
2. Semi Imp 5. R/O/W			Front Foot	Type	Effective		Influence	
3. Gravel 6. None					Frontage	Depth	Factor	Code
GIS Map 27			11. Water (0-200)				%	1. Unimproved
Field Review 1			12. Water (201-400)				%	2. Excess Frtg
Sale Data			13. Water (401-800)				%	3. Topography
Sale Date 7/19/2021			14. Water (801-160)				%	4. Size/Shape
Price 355,000			15. Water (161-320)				%	5. Access
Sale Type 2 Land & Buildings							%	6. Restriction
1. Land 4. Mobile 7. COM			Square Foot				%	7. Open Space
2. L & B 5. Other 8.							%	8. Environmental
3. Building 6. Condo 9.							%	9. Condo
Financing 1 Conventional							%	Acres
1. Convent 4. Seller 7.			16. Water (3201-6400)				%	30. Blueberry(1-20
2. FHA/VA 5. Private 8.			17. Water SF Amen				%	31. Blueberry(21 -
3. Assumed 6. Cash 9. Unknown			18. Water View				%	32. Crop Land
Validity 1 Arms Length Sale			19. Water Influenc				%	33. Pasture
1. Valid 4. Split 7. Multiple			20. ShoreFront A				%	34. Shorefront B
2. Related 5. Partial 8. Other			Fract. Acre				%	35. Shorefront C
3. Distress 6. Exempt 9. Estate							%	36. ANTENNA SITE
Verified 5 Public Record			21. Base Lot	21	0.40	100	%	37. Softwood TG
1. Buyer 4. Agent 7. Family			22. Base Lot Vacan				%	38. Mixed Wood TG
2. Seller 5. Pub Rec 8. Other			23. Base Lot Unpav				%	39. Hardwood TG
3. Lender 6. MLS 9.			Acres				%	40. Wasteland
			24. Acres to 10				%	41. Woodland
			25. Acres 11-30				%	42. Mobile Home Si
			26. Acres 31-50				%	43. Camp Site
			27. Acres 51& over				%	44. Lot Improvemen
			28. Acres 71 & Ove				%	45. BA SF - Oce
			29. Woods (41+)				%	46. SP Meadow Cond
			Total Acreage		0.40			



Gray

Map Lot 027-047-021-000

Account 2895

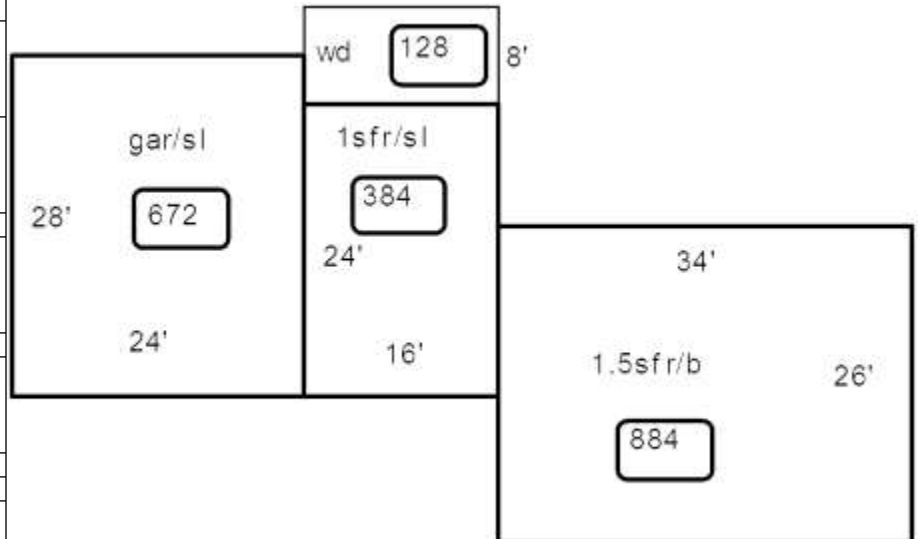
Location 8 SPRUCE DR

Card 1

Of 1

8/05/2024

Building Style 4 Cape Cod	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% 1 Hot Water BB	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.F/Stair 8.
Stories 4 One & 1/2 Story	4.Steam 8.F/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 2 Typical	Unfinished % 0%
2.Vin/Al 6.Brick 10.Cemplan	1.Modern 4.Obsolete	Grade & Factor 3 Average 110%
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.D Grade 6.AA Grade 9.Same
1.Asphalt 4.Composit 7.Other	1.Modern 4.Obsolete 7.	SQFT (Footprint) 884
2.Slate 5.Wood 8.	2.Typical 5. 8.	Condition 5 Good
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 1	Phys. % Good 0%
Year Built 1972	# Half Baths 1	Funct. % Good 100%
Year Remodeled 2002	# Addn Fixtures 0	Functional Code 9 None
Foundation 1 Concrete	# 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 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 5 Estimated
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 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 Frame	1999	384	0 0	0	0	% 100 %	1.One Story Fram
68 Wood Deck	1999	128	3 100	4	0	% 100 %	2.Two Story Fram
23 Frame Garage	1999	672	0 0	0	0	% 100 %	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