

CONNOLLY, ANN MARIE  
94 LEWISTON ROAD  
GRAY ME 04039

B37812P41

Previous Owner  
AMERGIAN, RALPH S JR  
50A LONG HILL RD

GRAY ME 04039  
Sale Date: 2/12/2021

Previous Owner  
VACHON, TRAVIS F  
PO BOX 401020

SAN FRANCISCO CA 94140  
Sale Date: 9/25/2017

Inspection Witnessed By:

| X | Date | Description | Date Insp. |
|---|------|-------------|------------|
|   |      |             |            |
|   |      |             |            |
|   |      |             |            |

Notes:

Gray

| Property Data                                   |  |  | Assessment Record         |             |                  |              |                  |             |                        |
|---|--|--|---------------------------|-------------|------------------|--------------|------------------|-------------|------------------------|
| Neighborhood <b>16 Lewiston Commercial</b>      |  |  | Year                      | Land        | Buildings        | Exempt       | Total            |             |                        |
| Tree Growth Year <b>0</b>                       |  |  | 2011                      | 35,000      | 72,428           | 8,500        | 98,928           |             |                        |
| REVIEW <b>0</b>                                 |  |  | 2012                      | 35,000      | 72,428           | 8,500        | 98,928           |             |                        |
| Building Permit <b>0</b>                        |  |  | 2013                      | 35,000      | 72,428           | 8,500        | 98,928           |             |                        |
| Zone/Land Use <b>13 Commercial</b>              |  |  | 2014                      | 35,000      | 72,428           | 8,500        | 98,928           |             |                        |
| Secondary Zone                                  |  |  | 2015                      | 35,000      | 72,400           | 0            | 107,400          |             |                        |
| Topography <b>1 Level</b>                       |  |  | 2016                      | 35,000      | 72,400           | 0            | 107,400          |             |                        |
| 1. Hill 4. Below St 7.                          |  |  | 2017                      | 35,000      | 72,400           | 0            | 107,400          |             |                        |
| 2. Rolling 5. Low 8.                            |  |  | 2018                      | 35,000      | 72,400           | 0            | 107,400          |             |                        |
| 3. Above St 6. Swampy 9.                        |  |  | 2019                      | 40,000      | 97,300           | 0            | 137,300          |             |                        |
| Utilities <b>2 Public Water 6 Septic System</b> |  |  | 2020                      | 40,000      | 97,300           | 0            | 137,300          |             |                        |
| 1. Public 4. Dr. Well/Po 7. Cesspool            |  |  | 2021                      | 40,000      | 97,300           | 0            | 137,300          |             |                        |
| 2. Water 5. Dug Well 8. Lake                    |  |  | 2022                      | 40,000      | 97,300           | 0            | 137,300          |             |                        |
| 3. Holding Ta 6. Septic 9. None                 |  |  | 2023                      | 40,000      | 120,200          | 0            | 160,200          |             |                        |
| Street <b>1 Paved</b>                           |  |  | Calc.                     | 80,000      | 155,000          | 0            | 235,000          |             |                        |
| 1. Paved 4. Proposed                            |  |  | <b>Land Data</b>          |             |                  |              |                  |             |                        |
| 2. Semi Imp 5. R/O/W                            |  |  | <b>Front Foot</b>         | <b>Type</b> | <b>Effective</b> |              | <b>Influence</b> |             | <b>Influence Codes</b> |
| 3. Gravel 6. None 9. None                       |  |  |                           |             | <b>Frontage</b>  | <b>Depth</b> | <b>Factor</b>    | <b>Code</b> |                        |
| GIS Map <b>28</b>                               |  |  | 11. Water (0-200)         |             |                  |              | %                |             | 1. Unimproved          |
| Field Review <b>1</b>                           |  |  | 12. Water (201-400)       |             |                  |              | %                |             | 2. Excess Frtg         |
| <b>Sale Data</b>                                |  |  | 13. Water (401-800)       |             |                  |              | %                |             | 3. Topography          |
| Sale Date <b>2/12/2021</b>                      |  |  | 14. Water (801-160)       |             |                  |              | %                |             | 4. Size/Shape          |
| Price <b>174,900</b>                            |  |  | 15. Water (161-32)        |             |                  |              | %                |             | 5. Access              |
| Sale Type <b>6 Condominium</b>                  |  |  | <b>Square Foot</b>        |             |                  |              | %                |             | 6. Restriction         |
| 1. Land 4. Mobile 7.COM                         |  |  | <b>Square Feet</b>        |             |                  |              | %                |             | 7. Open Space          |
| 2. L & B 5. Other 8.                            |  |  | 16. Water ( 3201-         |             |                  |              | %                |             | 8. Environmental       |
| 3. Building 6. Condo 9.                         |  |  | 17. Water SF Amen         |             |                  |              | %                |             | 9. Condo               |
| Financing <b>1 Conventional</b>                 |  |  | 18. Water View            |             |                  |              | %                |             | <b>Acres</b>           |
| 1. Convent 4. Seller 7.                         |  |  | 19. Water Influen         |             |                  |              | %                |             | 30. Blueberry(1-20     |
| 2. FHA/VA 5. Private 8.                         |  |  | 20. ShoreFront A          |             |                  |              | %                |             | 31. Blueberry(21 -     |
| 3. Assumed 6. Cash 9. Unknown                   |  |  | <b>Fract. Acre</b>        |             |                  |              | %                |             | 32. Crop Land          |
| Validity <b>1 Arms Length Sale</b>              |  |  | 21. Base Lot              | 47          | 1.00             | 100          | %                | 0           | 33. Pasture            |
| 1. Valid 4. Split 7. Multiple                   |  |  | 22. Base Lot Vacan        |             |                  |              | %                |             | 34. Shorefront B       |
| 2. Related 5. Partial 8. Other                  |  |  | 23. Base Lot Unpav        |             |                  |              | %                |             | 35. Shorefront C       |
| 3. Distress 6. Exempt 9. Estate                 |  |  | <b>Acres</b>              |             |                  |              | %                |             | 36. ANTENNA SITE       |
| Verified <b>5 Public Record</b>                 |  |  | 24. Acres to 10           |             |                  |              | %                |             | 37. Softwood TG        |
| 1. Buyer 4. Agent 7. Family                     |  |  | 25. Acres 11-30           |             |                  |              | %                |             | 38. Mixed Wood TG      |
| 2. Seller 5. Pub Rec 8. Other                   |  |  | 26. Acres 31-50           |             |                  |              | %                |             | 39. Hardwood TG        |
| 3. Lender 6. MLS 9.                             |  |  | 27. Acres 51& over        |             |                  |              | %                |             | 40. Wasteland          |
|   |  |  | 28. Acres 71 & Ove        |             |                  |              | %                |             | 41. Woodland           |
|   |  |  | 29. Woods (41+)           |             |                  |              | %                |             | 42. Mobile Home Si     |
|   |  |  | <b>Total Acreage</b> 0.00 |             |                  |              |                  |             | 43. Camp Site          |
|   |  |  |                           |             |                  |              |                  |             | 44. Lot Improvemen     |
|   |  |  |                           |             |                  |              |                  |             | 45. BA SF - Oce        |
|   |  |  |                           |             |                  |              |                  |             | 46. SP Meadow Cond     |

**Gray**

Map Lot 028-025-029-010

Account 1399

Location 94 LEWISTON RD #10

Card 1

Of 1

8/05/2024

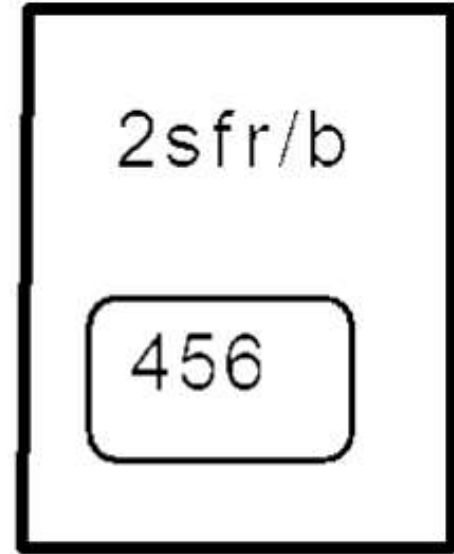
|  |                                       |                                      |
|--|---------------------------------------|--------------------------------------|
| Building Style <b>18 Dunbar Woods</b>  | SF Bsmt Living <b>0</b>               | Layout <b>1 Typical</b>              |
| 1.Conv. 5.Garrison 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.FI/Stair 8.              |
| Stories <b>2 Two Story</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>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.Clapboard 5.Stucco 9.B & B           | Kitchen Style <b>1 Modern</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>1 Modern Bath(s)</b> | 3.D Grade 6.AA Grade 9.Same          |
| 1.Asphalt 4.Composit 7.Other           | 1.Modern 4.Obsolete 7.                | SQFT (Footprint) <b>456</b>          |
| 2.Slate 5.Wood 8.                      | 2.Typical 5. 8.                       | Condition <b>4 Average</b>           |
| 3.Metal 6.Roll Roo 9.                  | 3.Old Type 6. 9.None                  | 1.Poor 2.Avg 7.V G                   |
| SF Masonry Trim <b>0</b>               | # Rooms <b>4</b>                      | 2.Fair 3.Good 8.Exc                  |
| SOLAR VOLTAIC <b>0</b>                 | # Bedrooms <b>2</b>                   | 3.Avg- 9.Same                        |
| OPEN-4- <b>0</b>                       | # Full Baths <b>1</b>                 | Phys. % Good <b>0%</b>               |
| Year Built <b>1992</b>                 | # Half Baths <b>1</b>                 | Funct. % Good <b>100%</b>            |
| Year Remodeled <b>0</b>                | # Addn Fixtures <b>0</b>              | Functional Code <b>9 None</b>        |
| Foundation <b>1 Concrete</b>           | # Fireplaces <b>0</b>                 | 1.Incomp 4.Delap 5.Playo             |
| 1.Concrete 4.Wood 7.                   |                                       | 2.O-Built 5.Bsmt 8.Long term         |
| 2.C Block 5.Slab 8.                    |                                       | 3.Damage 6.Style 9.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 11/20/2015

**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 |

24'



19'



Proposed Value

