

HUTCHINGS, VAUGHN R
HUTCHINGS, JENNIFER L
21 MAGNOLIA DRIVE
GRAY ME 04039

B29149P183

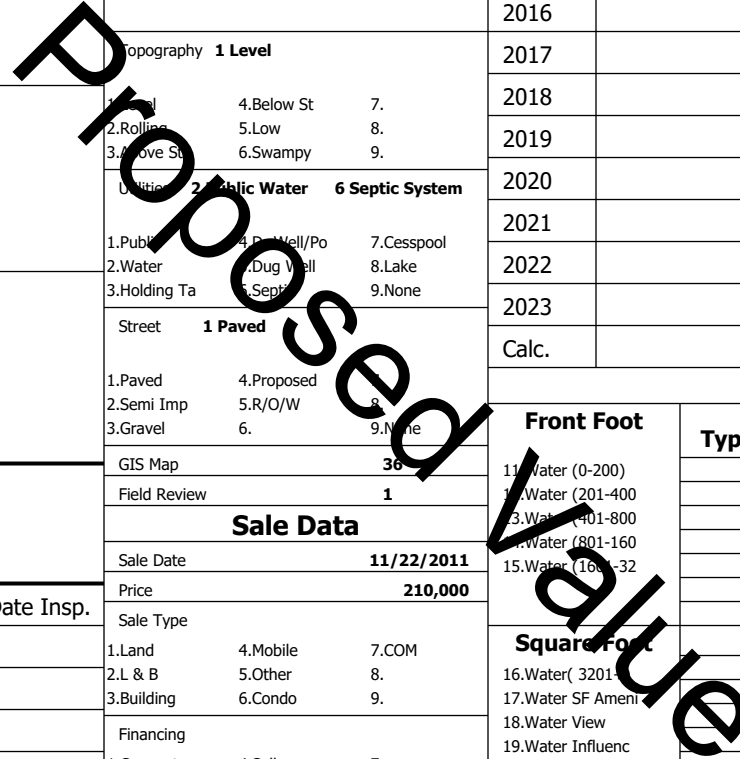
Inspection Witnessed By:

No./Date	Description	Date Insp.
X		

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	40,200	0	0	40,200		
REVIEW 0			2012	40,200	0	0	40,200		
Building Permit 0			2013	58,200	141,535	0	199,735		
Zone/Land Use 11 Rural Residential & Agri			2014	58,200	141,535	0	199,735		
Secondary Zone			2015	58,200	141,500	0	199,700		
Topography 1 Level			2016	58,200	141,500	0	199,700		
1. Level 4. Below St 7.			2017	58,200	145,000	0	203,200		
2. Rolling 5. Low 8.			2018	58,200	145,000	0	203,200		
3. Above St 6. Swampy 9.			2019	76,600	195,800	0	272,400		
Utilities 2 Public Water 6 Septic System			2020	76,600	215,500	0	292,100		
1. Public 4. Dr. Well/Po 7. Cesspool			2021	76,600	255,200	25,000	306,800		
2. Water 8. Dug Well 8. Lake			2022	76,600	249,100	25,000	300,700		
3. Holding Ta 9. None			2023	76,600	283,900	25,000	335,500		
Street 1 Paved			Calc.	129,500	410,700	25,000	515,200		
1. Paved 4. Proposed			Land Data						
2. Semi Imp 5. R/O/W			Front Foot	Type	Effective		Influence		Influence Codes
3. Gravel 6. None					Frontage	Depth	Factor	Code	
GIS Map 36			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 11/22/2011			14. Water (801-160)				%		4. Size/Shape
Price 210,000			15. Water (161-32)				%		5. Access
Sale Type			16. Water (321-640)				%		6. Restriction
1. Land 4. Mobile 7. COM			17. Water SF Amen				%		7. Open Space
2. L & B 5. Other 8.			18. Water View				%		8. Environmental
3. Building 6. Condo 9.			19. Water Influenc				%		9. Condo
Financing			20. ShoreFront A				%		Acres
1. Convent 4. Seller 7.			Square Foot	Square Feet					30. Blueberry(1-20
2. FHA/VA 5. Private 8.			21. Base Lot	21	1.00	100	%	0	31. Blueberry(21 -
3. Assumed 6. Cash 9. Unknown			22. Base Lot Vacan	24	0.02	100	%	0	32. Crop Land
Validity			23. Base Lot Unpav				%		33. Pasture
1. Valid 4. Split 7. Multiple			Acres				%		34. Shorefront B
2. Related 5. Partial 8. Other			24. Acres to 10				%		35. Shorefront C
3. Distress 6. Exempt 9. Estate			25. Acres 11-30				%		36. ANTENNA SITE
Verified			26. Acres 31-50				%		37. Softwood TG
1. Buyer 4. Agent 7. Family			27. Acres 51& over				%		38. Mixed Wood TG
2. Seller 5. Pub Rec 8. Other			28. Acres 71 & Ove				%		39. Hardwood TG
3. Lender 6. MLS 9.			29. Woods (41+)				%		40. Wasteland
			Total Acreage		1.02				41. Woodland
									42. Mobile Home Si
									43. Camp Site
									44. Lot Improvemen
									45. BA SF - Oce
									46. SP Meadow Cond



Gray

Map Lot 028-025-421-008

Account 1471

Location 21 MAGNOLIA DR

Card 1

Of 1

8/05/2024

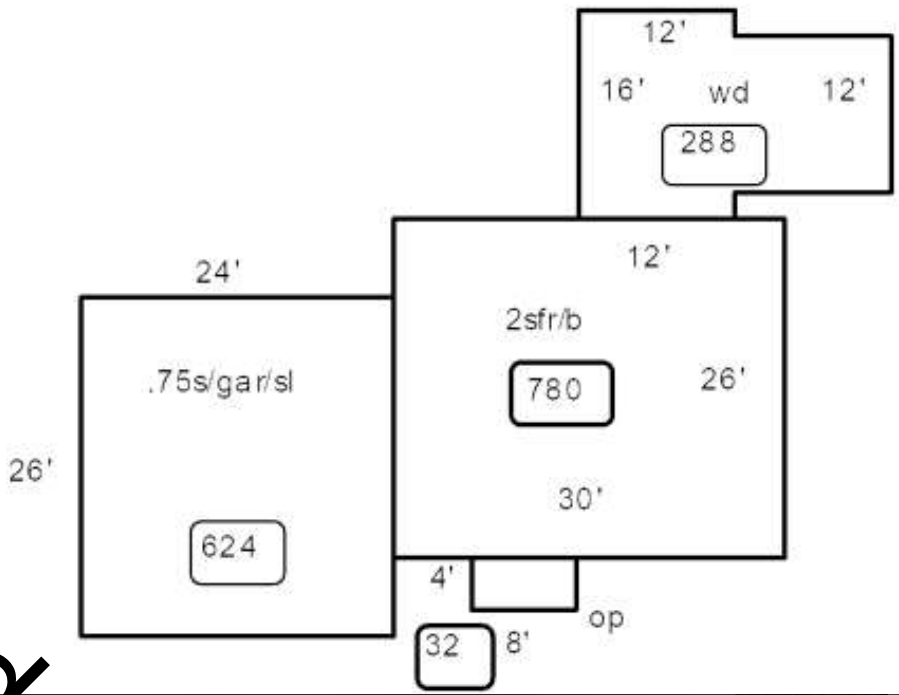
Building Style 10 Colonial	SF Bsmt Living 0	Layout 1 Typical
1.Conv. 5.Garrison 9.NE farm	Fin Bsmt Grade 0 0	1.Typical 4. 7.
2.Ranch 6.Split 10.Colonia	Secondary Heat 8	2.Inadeq 5. 8.
3.R Ranch/ 7.Contemp 11.Cottage	Heat Type 100% 1 Hot Water BB	3. 6. 9.
4.Cape 8.Log 12.Gambrel	1.HWBB 5.FWA 9.None	Attic 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 2 Two Story	4.Steam 8.F/Wall 12.Heat/Co	3.3/4 Fin 6. 9.None
1.1 4.1.5 7.	Cool Type 50% 4 Warm & Cool Air	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.Clapbar 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 120%
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 2 Typical Bath(s)	3.O Grade 6.AA Grade 9.Same
1.Asphalt 4.Composit 7.Other	1.Modern 4.Obsolete 7.	SQFT (Footprint) 780
2.Slate 5.Wood 8.	2.Typical 5. 8.	Condition 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 5.Avg 8.Exc
SOLAR VOLTAIC 0	# Bedrooms 3	3.Avg- 6.Good 9.Same
OPEN-4- 0	# Full Baths 2	Phys. % Good 0%
Year Built 2011	# Half Baths 1	Funct. % Good 100%
Year Remodeled 0	# Addn Fixtures 0	Functional Code 9 None
Foundation 1 Concrete	# Fireplaces 1	1.Incomp 4.Delap 5.Playoff
1.Concrete 4.Wood 7.		2.O-Built 5.Bsmt 6.Long term
2.C Block 5.Slab 8.		3.Damage 6.Style 9.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
21 Open Frame	0	32	0 0	0	0	100 %	
24 Frame Shed	0	80	2 100	4	0	100 %	
68 Wood Deck	0	288	0 0	0	0	100 %	
23 Frame Garage	2018	624	3 100	4	0	100 %	
80 3/4 St/Garage	2018	624	3 100	4	0	100 %	
						%	
						%	
						%	
						%	
						%	
						%	
						%	
						%	



Proposed Value