

DOUGHER, COLIN  
186 MAYALL ROAD  
GRAY ME 04039

B37046P226

Previous Owner  
DOUGHER, ZEILE A & COLIN  
SEYMOUR, KARA E  
12 DEERING ST UNIT 3  
PORTLAND ME 04101  
Sale Date: 8/12/2020

Previous Owner  
PELKEY, NICOLE DANYL  
447 HURRICANE RD

NORTH CONWAY NH 03860  
Sale Date: 6/24/2016

Inspection Witnessed By:

X	Date
No./Date	Description
	Date Insp.

Notes:  
5/24 DR FIELD REVIEW

Gray

Property Data		
Neighborhood	82 Average 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	4. Filled Well/Point 6 Septic System	
1. Public	4. Dug 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.	9. None
GIS Map	28	
Field Review	1	
Sale Data		
Sale Date	8/12/2020	
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	87,000	94,425	8,500	172,925
2012	87,000	94,425	8,500	172,925
2013	87,000	94,425	8,500	172,925
2014	87,000	94,425	8,500	172,925
2015	87,000	94,400	9,000	172,400
2016	87,000	94,400	0	181,400
2017	87,000	93,900	0	180,900
2018	87,000	93,900	0	180,900
2019	135,100	155,000	0	290,100
2020	135,100	155,000	0	290,100
2021	135,100	155,000	0	290,100
2022	135,100	155,000	25,000	265,100
2023	135,100	172,400	25,000	282,500
Calc.	345,800	256,800	25,000	577,600

Land Data					
Type	Effective		Influence		Influence Codes
	Frontage	Depth	Factor	Code	
1. Water (0-200)			%		1. Unimproved
2. Water (201-400)			%		2. Excess Frtg
3. Water (401-800)			%		3. Topography
4. Water (801-160)			%		4. Size/Shape
5. Water (1601-32)			%		5. Access
			%		6. Restriction
			%		7. Open Space
			%		8. Environmental
			%		9. Condo
Front Foot		Square Feet		Acres	
16. Water ( 3201-			%		30. Blueberry(1-20
17. Water SF Amen			%		31. Blueberry(21 -
18. Water View			%		32. Crop Land
19. Water Influen			%		33. Pasture
20. ShoreFront A			%		34. Shorefront B
			%		35. Shorefront C
			%		36. ANTENNA SITE
21. Base Lot	21	1.84	100 %	0	37. Softwood TG
22. Base Lot Vacan	24	10.00	100 %	0	38. Mixed Wood TG
23. Base Lot Unpav	25	20.00	100 %	0	39. Hardwood TG
	26	10.16	100 %	0	40. Wasteland
			%		41. Woodland
			%		42. Mobile Home Si
			%		43. Camp Site
			%		44. Lot Improvemen
			%		45. BA SF - Oce
			%		46. SP Meadow Cond
Fract. Acre		Acreage/Sites			
24. Acres to 10					
25. Acres 11-30					
26. Acres 31-50					
27. Acres 51& over					
28. Acres 71 & Ove					
29. Woods (41+)					
Total Acreage		42.00			

Gray

Map Lot 028-034-011-000

Account 1982

Location 186 MAYALL RD

Card 1

Of 1

8/05/2024

Building Style <b>2 Ranch</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>2</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>1 One 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.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.D Grade 5.A Grade 8.
Roof Surface <b>3 Metal</b>	Bath(s) Style <b>2 Typical Bath(s)</b>	3.C Grade 6.AA Grade 9.Same
1.Asphalt 4.Composit 7.Other	1.Modern 4.Obsolete 7.	SQFT (Footprint) <b>1296</b>
2.Slate 5.Wood 8.	2.Typical 5. 8.	Foundation <b>5 Above 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>5</b>	2.Fair 3.Avg 8.Exc
SOLAR VOLTAIC <b>0</b>	# Bedrooms <b>2</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>1983</b>	# Half Baths <b>0</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.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 <b>100%</b>
Basement <b>5 Crawl Space</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>9 No 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 5/15/2024

Additions, Outbuildings & Improvements

Type	Year	Units	Grade	Cond	Phys.	Funct.	Sound Value
23 Frame Garage	0	864	3 100	4	0 %	100 %	
24 Frame Shed	0	288	2 100	4	0 %	100 %	1.One Story Fram
24 Frame Shed	0	285	3 100	4	0 %	100 %	2.Two Story Fram
24 Frame Shed	0	900	3 110	4	0 %	100 %	3.Three Story Fr
71 Carport	0	200	2 100	4	0 %	100 %	4.1 & 1/2 Story
24 Frame Shed	0	150	0 0	0	0 %	100 %	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

