

105 MERRILL RD LLC
105 MERRILL ROAD
GRAY ME 04039

B40407P57

Previous Owner
WILSON-MEYERS, VICKY L
105 MERRILL RD

GRAY ME 04039
Sale Date: 10/06/2023

Inspection Witnessed By:

X

Date

No./Date	Description	Date Insp.

Notes:

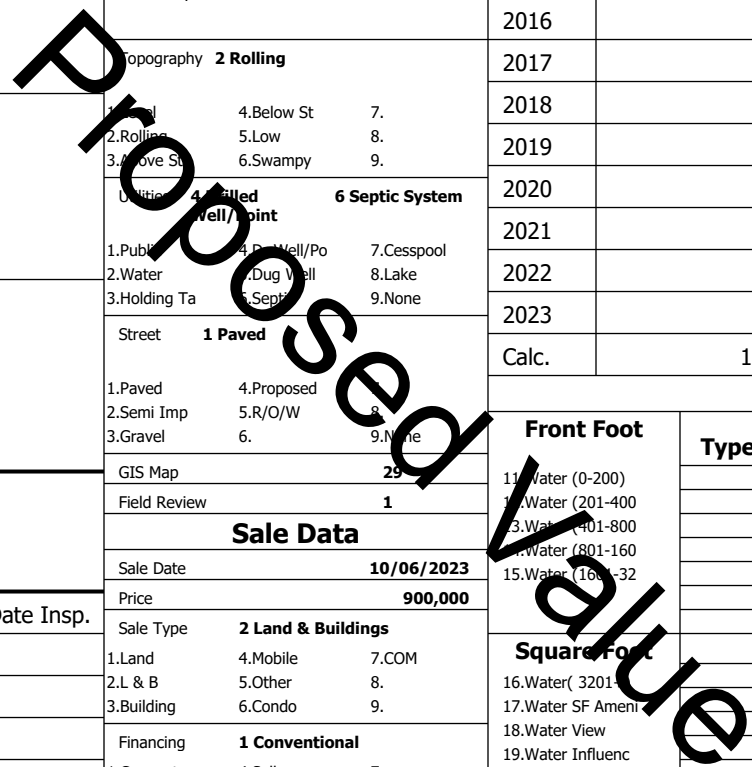
5/24 DR FIELD REVIEW . DAYCARE RUN OUT OF 1120SF 2SFR

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	2 Rolling	
1. Above St	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	29	
Field Review	1	
Sale Data		
Sale Date	10/06/2023	
Price	900,000	
Sale Type	2 Land & Buildings	
1. Land	4. Mobile	7. COM
2. L & B	5. Other	8.
3. Building	6. Condo	9.
Financing	1 Conventional	
1. Convent	4. Seller	7.
2. FHA/VA	5. Private	8.
3. Assumed	6. Cash	9. Unknown
Validity	1 Arms Length Sale	
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	48,650	221,362	8,500	261,512
2012	48,650	221,362	8,500	261,512
2013	48,650	282,410	8,500	322,560
2014	48,650	282,410	8,500	322,560
2015	48,700	282,400	9,000	322,100
2016	48,700	282,400	9,000	322,100
2017	48,700	282,400	13,500	317,600
2018	47,600	282,400	18,000	312,000
2019	65,100	431,600	20,000	476,700
2020	65,100	431,600	20,000	476,700
2021	65,100	431,600	25,000	471,700
2022	65,100	431,600	25,000	471,700
2023	65,100	463,600	25,000	503,700
Calc.	129,600	1,039,900	0	1,169,500

Land Data					
Type	Effective		Influence		Influence Codes
	Frontage	Depth	Factor	Code	
11. Water (0-200)			%		1. Unimproved
12. Water (201-400)			%		2. Excess Frtg
13. Water (401-800)			%		3. Topography
14. Water (801-1600)			%		4. Size/Shape
15. Water (1601-3200)			%		5. Access
16. Water (3201-6400)			%		6. Restriction
17. Water SF Amenities			%		7. Open Space
18. Water View			%		8. Environmental
19. Water Influen			%		9. Condo
20. ShoreFront A			%		30. Blueberry(1-20
21. Base Lot	21	1.84	100 %	0	31. Blueberry(21 -
22. Base Lot Vacan	24	0.76	100 %	0	32. Crop Land
23. Base Lot Unpav			%		33. Pasture
24. Acres to 10			%		34. Shorefront B
25. Acres 11-30			%		35. Shorefront C
26. Acres 31-50			%		36. ANTENNA SITE
27. Acres 51& over			%		37. Softwood TG
28. Acres 71 & Ove			%		38. Mixed Wood TG
29. Woods (41+)			%		39. Hardwood TG
Total Acreage 2.60					40. Wasteland
					41. Woodland
					42. Mobile Home Si
					43. Camp Site
					44. Lot Improvemen
					45. BA SF - Oce
					46. SP Meadow Cond



Gray

Map Lot 029-034-003-003

Account 2007

Location 105 MERRILL RD

Card 1

Of 1

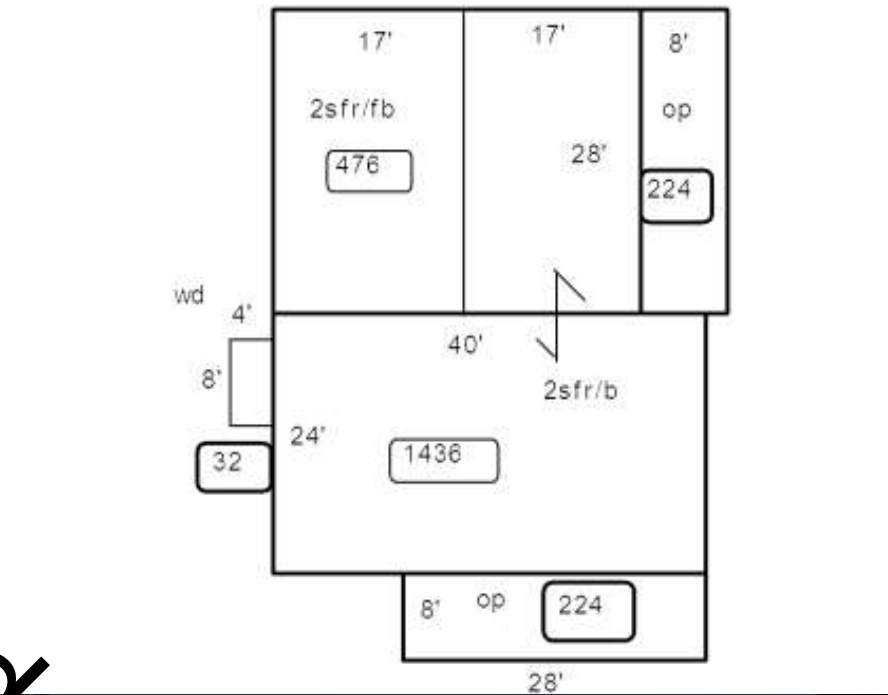
8/05/2024

Building Style 8 Log Home	SF Bsmt Living 1712	Layout 1 Typical
1.Conv. 5.Garrison 9.NE farm	Fin Bsmt Grade 4 100	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.FI/Stair 8.
Stories 2 Two 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 13 Log	3.H Pump 6. 9.None	3.Capped 6. 9.None
1.Clapboar 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.Grade 6.AA Grade 9.Same
1.Asphalt 4.Composit 7.Other	1.Modern 4.Obsolete 7.	SQFT (Footprint) 1436
2.Slate 5.Wood 8.	2.Typical 5. 8.	Condition 5 Above Average
3.Metal 6.Roll Roo 9.	3.Old Type 6. 9.None	1.Poor 2.Avg 7.V G
SF Masonry Trim 0	# Rooms 7	2.Fair 3.Good 8.Exc
SOLAR VOLTAIC 0	# Bedrooms 3	3.Avg- 9.Same
OPEN-4- 0	# Full Baths 3	Phys. % Good 0%
Year Built 1988	# Half Baths 1	Funct. % Good 100%
Year Remodeled 0	# Addn Fixtures 10	Functional Code 9 None
Foundation 1 Concrete	# Fireplaces 0	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
12 2 Story/Basement	1993	476	0 0	0	0	100 %	
68 Wood Deck	1993	32	0 0	0	0	100 %	
21 Open Frame	1993	224	0 0	0	0	100 %	
21 Open Frame	1993	224	0 0	0	0	100 %	
2 Two Story Frame	2000	1120	4 120	4	0	100 %	
24 Frame Shed	2000	280	0 0	0	0	100 %	
24 Frame Shed	2000	455	3 100	4	0	100 %	
61 Canopy	2017	192	3 100	4	0	100 %	
						%	
						%	



Proposed Value