

FOGLIO, KIM M  
P.O. BOX 1945  
GRAY ME 04039

B37229P78

Previous Owner  
CHARBONNEAU, EDWARD A, IV  
CHARBONNEAU, ELISSA J  
317 LOWER FLYING POINT ROAD  
FREEPORT ME 04032  
Sale Date: 9/28/2020

Inspection Witnessed By:

X

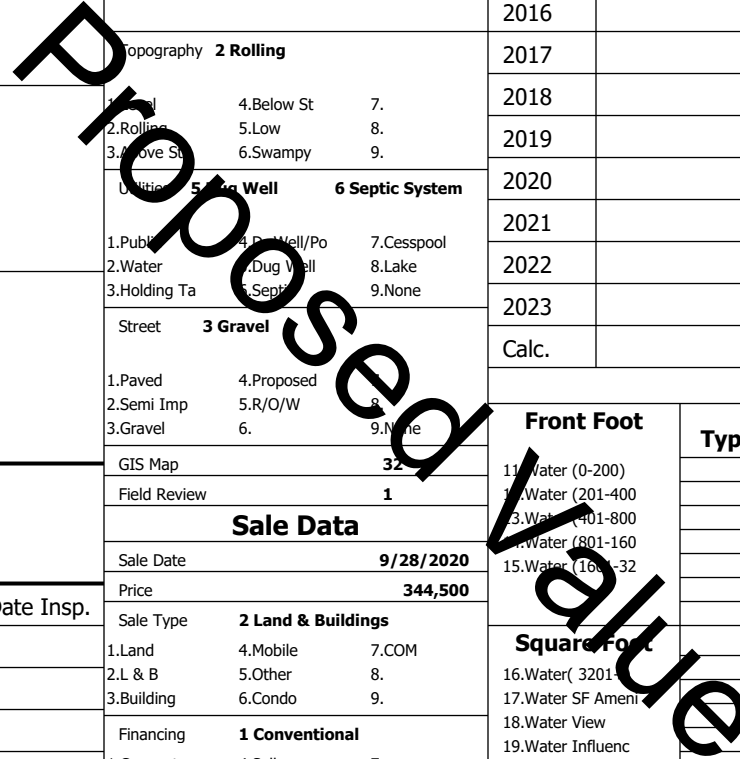
Date

No./Date	Description	Date Insp.

Notes:

Gray

Property Data			Assessment Record						
Neighborhood <b>5 Little Sebago</b>			Year	Land	Buildings	Exempt	Total		
Tree Growth Year <b>0</b>			2011	31,500	138,795	0	170,295		
REVIEW <b>0</b>			2012	31,500	138,795	0	170,295		
Building Permit <b>0</b>			2013	31,500	138,795	0	170,295		
Zone/Land Use <b>12 Limited Residential</b>			2014	31,500	140,523	0	172,023		
Secondary Zone <b>23 Lake District</b>			2015	31,500	140,500	0	172,000		
Topography <b>2 Rolling</b>			2016	31,500	140,500	0	172,000		
1. Above St 2. Rolling 3. Above St 4. Below St 5. Low 6. Swampy 7. 8. 9.			2017	31,500	140,500	0	172,000		
Utilities <b>5 No Well 6 Septic System</b>			2018	31,500	140,500	0	172,000		
1. Public 2. Water 3. Holding Ta 4. Dug Well/Po 5. Dug Well 6. Septic 7. Cesspool 8. Lake 9. None			2019	74,400	215,100	0	289,500		
Street <b>3 Gravel</b>			2020	74,400	215,100	0	289,500		
1. Paved 2. Semi Imp 3. Gravel 4. Proposed 5. R/O/W 6. 7. 8. 9. None			2021	74,400	215,100	0	289,500		
GIS Map <b>32</b>			2022	74,400	215,100	0	289,500		
Field Review <b>1</b>			2023	74,400	246,300	0	320,700		
<b>Sale Data</b>			Calc.	240,400	355,400	0	595,800		
Sale Date <b>9/28/2020</b>			<b>Land Data</b>						
Price <b>344,500</b>			<b>Front Foot</b>	<b>Type</b>	<b>Effective</b>		<b>Influence</b>		<b>Influence Codes</b>
Sale Type <b>2 Land &amp; Buildings</b>					Frontage	Depth	Factor	Code	
1. Land 2. L & B 3. Building 4. Mobile 5. Other 6. Condo 7. COM 8. 9.			11. Water (0-200)			%		1. Unimproved	
Financing <b>1 Conventional</b>			12. Water (201-400)			%		2. Excess Frtg	
1. Convent 2. FHA/VA 3. Assumed 4. Seller 5. Private 6. Cash 7. 8. 9. Unknown			13. Water (401-800)			%		3. Topography	
Validity <b>1 Arms Length Sale</b>			14. Water (801-160)			%		4. Size/Shape	
1. Valid 2. Related 3. Distress 4. Split 5. Partial 6. Exempt 7. Multiple 8. Other 9. Estate			15. Water (161-320)			%		5. Access	
Verified <b>5 Public Record</b>			<b>Square Foot</b>		<b>Square Feet</b>				6. Restriction
1. Buyer 2. Seller 3. Lender 4. Agent 5. Pub Rec 6. MLS 7. Family 8. Other 9.			16. Water ( 3201-6400)			%		7. Open Space	
			17. Water SF Amenities			%		8. Environmental	
			18. Water View			%		9. Condo	
			19. Water Influenc			%		<b>Acres</b>	
			20. ShoreFront A			%		30. Blueberry(1-20	
			<b>Fract. Acre</b>	<b>Acreege/Sites</b>				31. Blueberry(21 -	
			21. Base Lot	23	0.23	110	%	8	
			22. Base Lot Vacan	17	1.00	100	%	0	
			23. Base Lot Unpav						
			<b>Acres</b>						
			24. Acres to 10						
			25. Acres 11-30						
			26. Acres 31-50						
			27. Acres 51& over						
			28. Acres 71 & Ove						
			29. Woods (41+)						
			<b>Total Acreege</b>		<b>0.23</b>				32. Crop Land
									33. Pasture
									34. Shorefront B
									35. Shorefront C
									36. ANTENNA SITE
									37. Softwood TG
									38. Mixed Wood TG
									39. Hardwood TG
									40. Wasteland
									41. Woodland
									42. Mobile Home Si
									43. Camp Site
									44. Lot Improvemen
									45. BA SF - Oce
									46. SP Meadow Cond



Building Style <b>12 Gambrel</b>	SF Bsmt Living <b>768</b>	Layout <b>1 Typical</b>
1.Conv. 5.Garrison 9.NE farm	Fin Bsmt Grade <b>3 100</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.F/Stair 8.
Stories <b>2 Two Story</b>	4.Steam 8.F/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>8 Wood Shingle</b>	3.H Pump 6. 9.None	3.Capped 6. 9.None
1.Clapboard 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 110%</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>1 Asphalt Shingles</b>	Bath(s) Style <b>2 Typical Bath(s)</b>	3.Grade 6.AA Grade 9.Same
1.Asphalt 4.Composit 7.Other	1.Modern 4.Obsolete 7.	SQFT (Footprint) <b>768</b>
2.Slate 5.Wood 8.	2.Typical 5. 8.	Condition <b>5 Above Average</b>
3.Metal 6.Roll Roo 9.	3.Old Type 6. 9.None	1.Poor Avg 7.V G
SF Masonry Trim <b>0</b>	# Rooms <b>5</b>	2.Fair Avg 8.Exc
SOLAR VOLTAIC <b>0</b>	# Bedrooms <b>3</b>	3.Avg- Good 9.Same
OPEN-4- <b>0</b>	# Full Baths <b>1</b>	Phys. % Good <b>0%</b>
Year Built <b>1981</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>1</b>	1.Incomp 4.Delap 7.Layoff
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 8/19/2015

**Additions, Outbuildings & Improvements**

Type	Year	Units	Grade	Cond	Phys.	Funct.	Sound Value
11 1 Story/Basement	0	448	0 0	0	0	100 %	
1 One Story Frame	0	40	0 0	0	0	100 %	
68 Wood Deck	0	202	0 0	0	0	100 %	
68 Wood Deck	0	128	0 0	0	0	100 %	
21 Open Frame	0	96	0 0	0	0	100 %	
						%	%
						%	%
						%	%
						%	%
						%	%
						%	%
						%	%

