

ALLISON, SCOTT C
ALLISON, CHRISTY M
12 FORBES RD
HUDSON MA 01749

B34382P154

Previous Owner
JEANNE S REED TRUST
P. O. BOX 17621

PORTLAND ME 04112
Sale Date: 10/12/2017

Previous Owner
REED, JEANNE, HEIRS
C/O JEANNE S REED TRUST
P. O. BOX 17621
PORTLAND ME 04112
Sale Date: 6/02/2017

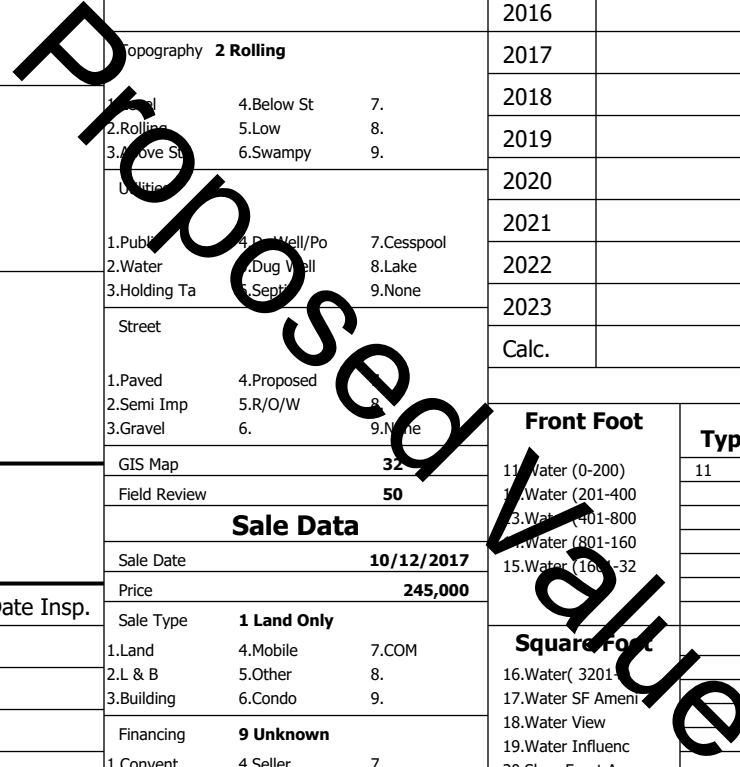
Inspection Witnessed By:

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

Notes:

Gray

| Property Data | | | Assessment Record | | | | | | | |
|---|--|--|---------------------------|-------------|------------------|--------------|------------------|-------------|------------------------|--------------------|
| Neighborhood 5 Little Sebago | | | Year | Land | Buildings | Exempt | Total | | | |
| Tree Growth Year 0 | | | 2011 | 17,090 | 0 | 0 | 17,090 | | | |
| REVIEW 0 | | | 2012 | 17,090 | 0 | 0 | 17,090 | | | |
| Building Permit 0 | | | 2013 | 17,090 | 0 | 0 | 17,090 | | | |
| Zone/Land Use 12 Limited Residential | | | 2014 | 17,090 | 0 | 0 | 17,090 | | | |
| Secondary Zone | | | 2015 | 17,100 | 0 | 0 | 17,100 | | | |
| Topography 2 Rolling | | | 2016 | 17,100 | 0 | 0 | 17,100 | | | |
| 1. Above St 2. Below St 3. Below St | | | 2017 | 17,100 | 0 | 0 | 17,100 | | | |
| 4. Below St 5. Low 6. Swampy | | | 2018 | 17,100 | 0 | 0 | 17,100 | | | |
| 7. Ditch | | | 2019 | 77,500 | 0 | 0 | 77,500 | | | |
| 1. Public 2. Water 3. Holding Ta | | | 2020 | 77,500 | 0 | 0 | 77,500 | | | |
| 4. Dug Well/Po 5. Septic 6. None | | | 2021 | 77,500 | 0 | 0 | 77,500 | | | |
| 7. Cesspool 8. Lake 9. None | | | 2022 | 77,500 | 0 | 0 | 77,500 | | | |
| Street | | | 2023 | 77,500 | 0 | 0 | 77,500 | | | |
| 1. Paved 2. Semi Imp 3. Gravel | | | Calc. | 155,000 | 0 | 0 | 155,000 | | | |
| 4. Proposed 5. R/O/W 6. None | | | Land Data | | | | | | | |
| GIS Map 32 | | | Front Foot | Type | Effective | | Influence | | Influence Codes | |
| Field Review 50 | | | | | Frontage | Depth | Factor | Code | | |
| Sale Data | | | 11. Water (0-200) | 11 | 140 | 000 | 25 % | 5 | 1. Unimproved | |
| Sale Date 10/12/2017 | | | 12. Water (201-400) | | | | % | | 2. Excess Frtg | |
| Price 245,000 | | | 13. Water (401-800) | | | | % | | 3. Topography | |
| Sale Type 1 Land Only | | | 14. Water (801-160) | | | | % | | 4. Size/Shape | |
| 1. Land 2. L & B 3. Building | | | 15. Water (161-320) | | | | % | | 5. Access | |
| 4. Mobile 5. Other 6. Condo | | | Square Foot | | | | % | | 6. Restriction | |
| 7. COM 8. 9. | | | 16. Water (3201-6400) | | | | % | | 7. Open Space | |
| Financing 9 Unknown | | | 17. Water SF Amen | | | | % | | 8. Environmental | |
| 1. Convent 2. FHA/VA 3. Assumed | | | 18. Water View | | | | % | | 9. Condo | |
| 4. Seller 5. Private 6. Cash | | | 19. Water Influen | | | | % | | Acres | |
| 7. 8. 9. Unknown | | | 20. ShoreFront A | | | | % | | 30. Blueberry(1-20 | |
| Validity 8 Other Non Valid | | | Fract. Acre | | | | % | | 31. Blueberry(21 - | |
| 1. Valid 2. Related 3. Distress | | | 21. Base Lot | 20 | | 0.50 | 25 % | 5 | 32. Crop Land | |
| 4. Split 5. Partial 6. Exempt | | | 22. Base Lot Vacan | | | | % | | 33. Pasture | |
| 7. Multiple 8. Other 9. Estate | | | 23. Base Lot Unpav | | | | % | | 34. Shorefront B | |
| Verified 5 Public Record | | | Acres | | | | % | | 35. Shorefront C | |
| 1. Buyer 2. Seller 3. Lender | | | 24. Acres to 10 | | | | % | | 36. ANTENNA SITE | |
| 4. Agent 5. Pub Rec 6. MLS | | | 25. Acres 11-30 | | | | % | | 37. Softwood TG | |
| 7. Family 8. Other 9. | | | 26. Acres 31-50 | | | | % | | 38. Mixed Wood TG | |
| | | | 27. Acres 51& over | | | | % | | 39. Hardwood TG | |
| | | | 28. Acres 71 & Ove | | | | % | | 40. Wasteland | |
| | | | 29. Woods (41+) | | | | % | | 41. Woodland | |
| | | | Total Acreage 0.50 | | | | | | | 42. Mobile Home Si |
| | | | | | | | | | | 43. Camp Site |
| | | | | | | | | | | 44. Lot Improvemen |
| | | | | | | | | | | 45. BA SF - Oce |
| | | | | | | | | | | 46. SP Meadow Cond |



Gray

Map Lot 032-314-014-000


Account 4036

Location SAND ISLAND

Card 1

Of 1

8/05/2024

| | | |
|----------------------------------|---|--------------------------------|
| Building Style 0 | SF Bsmt Living 0 | Layout 0 |
| 1.Conv. 5.Garrison 9.NE farm | Fin Bsmt Grade 0 0 | 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% 0 | 3. 6. 9. |
| 4.Cape 8.Log 12.Gambrel | 1.HWBB 5.FWA 9.None | Attic 0 |
| Dwelling Units 0 | 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 0 | 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 0 |
| 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 0 | 3.H Pump 6. 9.None | 3.Capped 6. 9.None |
| 1.Clapboar 5.Stucco 9.B & B | Kitchen Style 0 | Unfinished % 0% |
| 2.Vin/Al 6.Brick 10.Cemplan | 1.Modern 4.Obsolete | Grade & Factor 0 0% |
| 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 0 | Bath(s) Style 0 | 3.D Grade 6.AA Grade 9.Same |
| 1.Asphalt 4.Composit 7.Other | 1.Modern 4.Obsolete 7. | SQFT (Footprint) 0 |
| 2.Slate 5.Wood 8. | 2.Typical 5. 8. | 1.Poor Avg 7.V G |
| 3.Metal 6.Roll Roo 9. | 3.Old Type 6. 9.None | 2.Fair Avg 8.Exc |
| SF Masonry Trim 0 | # Rooms 0 | 3.Avg- Good 9.Same |
| SOLAR VOLTAIC 0 | # Bedrooms 0 | Phys. % Good 0% |
| OPEN-4- 0 | # Full Baths 0 | Funct. % Good 100% |
| Year Built 0 | # Half Baths 0 | Functional Code 9 None |
| Year Remodeled 0 | # Addn Fixtures 0 | 1.Incomp 4.Delap 7.Layoff |
| Foundation 0 | # Fireplaces 0 | 2.O-Built 5.Bsmt 8.Long term |
| 1.Concrete 4.Wood 7. |  | 3.Damage 6.Style None |
| 2.C Block 5.Slab 8. | | Econ. % Good 100% |
| 3.Br/Stone 6.Piers 9. | | Economic Code None |
| Basement 0 | | 0.None 3.No Power 6.Obsolete |
| 1.1/4 Bmt 4.Full Bmt 7. | | 1.Location 4.Generate 9.None |
| 2.1/2 Bmt 5.Crwl 8. | | 2.Encroach 5.Flood Pl 9. |
| 3.3/4 Bmt 6. 9.None | | Entrance Code 0 |
| Bsmt Gar # Cars 0 | | 1.Interior 4.Vacant 7. |
| Wet Basement 0 | | 2.Refusal 5.Estimate 8. |
| 1.Dry 4. 7. | | 3.Informed 6. 9. |
| 2.Damp 5. 8. | Information Code 0 | |
| 3.Wet 6. 9. | 1.Owner 4.Agent 7. | |
| | 2.Relative 5.Estimate 8. | |
| | 3.Tenant 6.Other 9. | |

Date Inspected 8/10/2015

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 |

Proposed Value