

ROYAL RIVER CONSERVATION TRUST
PO BOX 90
YARMOUTH ME 04096

B39293P301

Previous Owner
DURGIN, DAVID, CARLENE & GEORGE
ROGERS, CYNTHIA
PO BOX 185
GRAY ME 04039
Sale Date: 3/28/2022

Inspection Witnessed By:

X	Date	Date Insp.
No./Date	Description	Date Insp.

Notes:
12/26/2023 - Acreage corrected to 145.33 from 160.00 based on survey.
3/28/2022 - B39293P301 - Property transferred to Royal River Conservation Trust (RRCT) and removed from Tree Growth (with no penalty) as RRCT is an exempt entity. 5-24 DR FIELD REVIEW

Gray

Property Data			Assessment Record						
Neighborhood 82 Average Location			Year	Land	Buildings	Exempt	Total		
Tree Growth Year 0			2011	40,207	0	0	40,207		
REVIEW 0			2012	41,888	0	0	41,888		
Building Permit 0			2013	41,888	0	0	41,888		
Zone/Land Use 11 Rural Residential & Agri			2014	40,893	0	0	40,893		
Secondary Zone			2015	43,000	0	0	43,000		
Topography 2 Rolling			2016	42,200	0	0	42,200		
1. Hill 4. Below St 7.			2017	56,900	0	0	56,900		
2. Rolling 5. Low 8.			2018	56,900	0	0	56,900		
3. Above St 6. Swampy 9.			2019	68,200	0	0	68,200		
Utilities			2020	67,600	0	0	67,600		
1. Public 4. Dr. Well/Po 7. Cesspool			2021	68,700	0	0	68,700		
2. Water 5. Dug Well 8. Lake			2022	56,900	0	0	56,900		
3. Holding Ta 6. Septic 9. None			2023	221,100	0	221,100	0		
Street 9 None			Calc.	790,700	0	790,700	0		
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 26			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 3/28/2022			14. Water (801-160)				%		4. Size/Shape
Price 130,000			15. Water (161-320)				%		5. Access
Sale Type 1 Land Only			16. Water (3201-6400)				%		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 Influen				%		9. Condo
Financing 9 Unknown			20. ShoreFront A				%		Acres
1. Convent 4. Seller 7.			Square Foot				%		30. Blueberry(1-20
2. FHA/VA 5. Private 8.			21. Base Lot				%		31. Blueberry(21 -
3. Assumed 6. Cash 9. Unknown			22. Base Lot Vacan				%		32. Crop Land
Validity 6 Exempt Property			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 5 Public Record			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		145.33				41. Woodland
									42. Mobile Home Si
									43. Camp Site
									44. Lot Improvemen
									45. BA SF - Oce
									46. SP Meadow Cond

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.C 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 0%
Year Built 0	# Half Baths 0	Functional Code 9 None
Year Remodeled 0	# Addn Fixtures 0	1.Incomp 4.Delap 9.None
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 5 Estimated
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 5 Estimate
3.Wet 6. 9.		1.Owner 4.Agent 7.
		2.Relative 5.Estimate 8.
		3.Tenant 6.Other 9.



Date Inspected 5/17/2024

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