

LEBEL, RYAN M  
 ARNOLD, HAYLEY R  
 70 SHAKER ROAD  
 GRAY ME 04039

B38620P115

Previous Owner  
 MCCORMACK, DEANNA  
 MCCORMACK, KIARAN A  
 70 SHAKER RD  
 GRAY ME 04039  
 Sale Date: 9/02/2021

Previous Owner  
 DOODY, MARK  
 NEWBERT, JEREMY  
 30 LINCOLN ST. APT 214  
 WESTBROOK ME 04092  
 Sale Date: 3/29/2010

Inspection Witnessed By:

X Date

No./Date	Description	Date Insp.

Notes:  
 5/24 DR FIELD REVIEW

Gray

Property Data		
Neighborhood	81 Fair-Traffic	
Tree Growth Year	0	
REVIEW	0	
Building Permit	0	
Zone/Land Use	21 Wellhead Protection I	
Secondary Zone	22 Wellhead Prot II	
Topography	1 Level	
1. Soil	4. Below St	7.
2. Rolling	5. Low	8.
3. Above St	6. Swampy	9.
Utilities	2 Public Water 6 Septic System	
1. Public	4. Dr. 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	35	
Field Review	1	
Sale Data		
Sale Date	9/02/2021	
Price	387,000	
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	36,120	111,438	0	147,558
2012	36,120	122,578	0	158,698
2013	36,120	122,578	0	158,698
2014	36,120	126,865	0	162,985
2015	36,100	126,900	0	163,000
2016	36,100	132,500	0	168,600
2017	36,100	132,500	0	168,600
2018	36,100	132,500	0	168,600
2019	57,900	226,000	0	283,900
2020	57,900	226,000	0	283,900
2021	57,900	226,000	0	283,900
2022	57,900	226,000	0	283,900
2023	57,900	257,400	0	315,300
Calc.	105,800	346,900	0	452,700

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 (801-1600)			%		4. Size/Shape
5. Water (1601-3200)			%		5. Access
6. Water (3201-6400)			%		6. Restriction
7. Water (6401-12800)			%		7. Open Space
8. Water (12801-25600)			%		8. Environmental
9. Water (25601-51200)			%		9. Condo
10. Water (51201-102400)			%		30. Blueberry(1-20
11. Water (102401-204800)			%		31. Blueberry(21 -
12. Water (204801-409600)			%		32. Crop Land
13. Water (409601-819200)			%		33. Pasture
14. Water (819201-1638400)			%		34. Shorefront B
15. Water (1638401-3276800)			%		35. Shorefront C
16. Water (3276801-6553600)			%		36. ANTENNA SITE
17. Water SF Amenities			%		37. Softwood TG
18. Water View			%		38. Mixed Wood TG
19. Water Influenced			%		39. Hardwood TG
20. ShoreFront A			%		40. Wasteland
21. Base Lot			%		41. Woodland
22. Base Lot Vacant			%		42. Mobile Home Si
23. Base Lot Unpaved			%		43. Camp Site
24. Acres to 10			%		44. Lot Improvemen
25. Acres 11-30			%		45. BA SF - Oce
26. Acres 31-50			%		46. SP Meadow Cond
27. Acres 51& over			%		
28. Acres 71 & Over			%		
29. Woods (41+)			%		
Total Acreage			0.58		

**Gray**

Map Lot 035-025-005-001

Account 1488

Location 70 SHAKER RD

Card 1

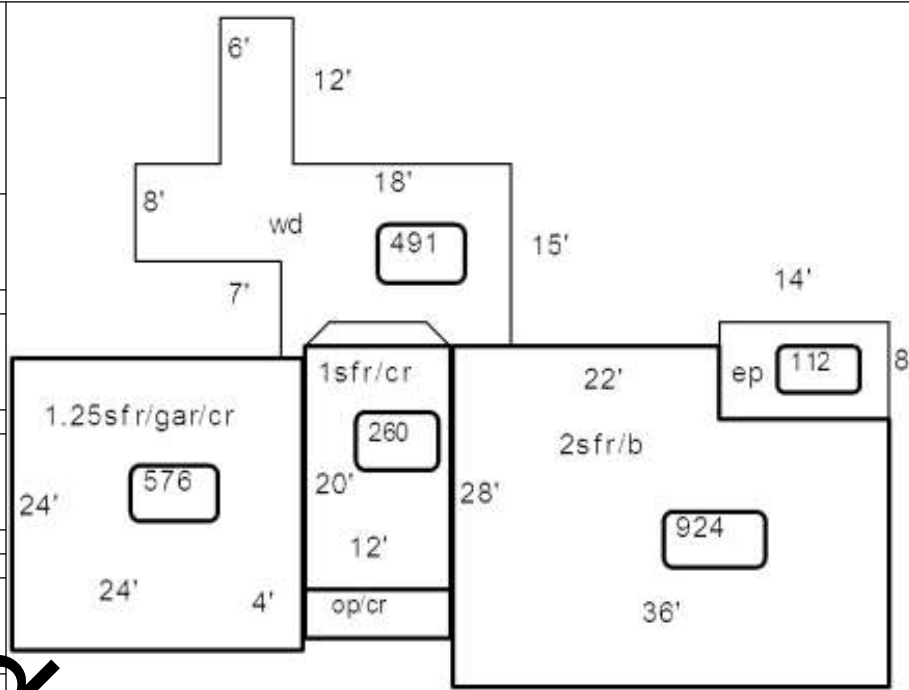
Of 1

8/05/2024

Building Style	<b>12 Gambrel</b>		
1.Conv.	5.Garrison	9.NE farm	
2.Ranch	6.Split	10.Colonia	
3.R Ranch/	7.Contemp	11.Cottage	
4.Cape	8.Log	12.Gambrel	
Dwelling Units	<b>1</b>		
Other Units	<b>0</b>		
Stories	<b>2 Two Story</b>		
1.1	4.1.5	7.	
2.2	5.1.75	8.	
3.3	6.2.5	9.	
Exterior Walls	<b>1 Clapboard</b>		
1.Clapboar	5.Stucco	9.B & B	
2.Vin/Al	6.Brick	10.Cemplan	
3.Compos./	7.Stone	11.Concret	
4.Asbestos	8.Wood Shi	12.Wood Bo	
Roof Surface	<b>1 Asphalt Shingles</b>		
1.Asphalt	4.Composit	7.Other	
2.Slate	5.Wood	8.	
3.Metal	6.Roll Roo	9.	
SF Masonry Trim	<b>0</b>		
SOLAR VOLTAIC	<b>0</b>		
OPEN-4-	<b>0</b>		
Year Built	<b>1968</b>		
Year Remodeled	<b>2011</b>		
Foundation	<b>1 Concrete</b>		
1.Concrete	4.Wood	7.	
2.C Block	5.Slab	8.	
3.Br/Stone	6.Piers	9.	
Basement	<b>4 Full Basement</b>		
1.1/4 Bmt	4.Full Bmt	7.	
2.1/2 Bmt	5.CrwI	8.	
3.3/4 Bmt	6.	9.None	
Bsmt Gar # Cars	<b>0</b>		
Wet Basement	<b>1 Dry Basement</b>		
1.Dry	4.	7.	
2.Damp	5.	8.	
3.Wet	6.	9.	

SF Bsmt Living	<b>0</b>		
Fin Bsmt Grade	<b>0 0</b>		
Secondary Heat	<b>0</b>		
Heat Type	<b>100%</b>	<b>1 Hot Water BB</b>	
1.HWBB	5.FWA	9.None	
2.HWCI	6.Monitor	10.UNH2F	
3.HWRF	7.Electric	11.Geother	
4.Steam	8.F/Wall	12.Heat/Co	
Cool Type	<b>0%</b>	<b>9 None</b>	
1.Central	4.W&C Air	7.	
2.Evapor	5.	8.	
3.H Pump	6.	9.None	
Kitchen Style	<b>2 Typical</b>		
1.Modern	4.Obsolete	7.	
2.Typical	5.	8.	
3.Old Type	6.	9.None	
Bath(s) Style	<b>2 Typical Bath(s)</b>		
1.Modern	4.Obsolete	7.	
2.Typical	5.	8.	
3.Old Type	6.	9.None	
# Rooms	<b>5</b>		
# Bedrooms	<b>3</b>		
# Full Baths	<b>1</b>		
# Half Baths	<b>1</b>		
# Addn Fixtures	<b>0</b>		
# Fireplaces	<b>1</b>		

Layout	<b>1 Typical</b>		
1.Typical	4.	7.	
2.Inadeq	5.	8.	
3.	6.	9.	
Attic	<b>9 None</b>		
1.1/4 Fin	4.Full Fin	7.	
2.1/2 Fin	5.F/Stair	8.	
3.3/4 Fin	6.	9.None	
Insulation	<b>1 Full</b>		
1.Full	4.Minimal	7.	
2.Heavy	5.	8.	
3.Capped	6.	9.None	
Unfinished %	<b>0%</b>		
Grade & Factor	<b>3 Average 110%</b>		
1.E Grade	4.B Grade	7.SC Grade	
2.D Grade	5.A Grade	8.	
3.C Grade	6.AA Grade	9.Same	
SQFT (Footprint)	<b>924</b>		
Condition	<b>5 Good</b>		
1.Poor	4.Avg	7.V G	
2.Fair	5.Avg	8.Exc	
3.Avg-	6.Good	9.Same	
Phys. % Good	<b>0%</b>		
Funct. % Good	<b>100%</b>		
Functional Code	<b>9 None</b>		
1.Incomp	4.Delap	7.Layoff	
2.O-Built	5.Bsmt	8.Long term	
3.Damage	6.Style	9.None	
Econ. % Good	<b>100%</b>		
Economic Code	<b>None</b>		
0.None	3.No Power	6.Obsolete	
1.Location	4.Generate	9.None	
2.Encroach	5.Flood Pl	9.	
Entrance Code	<b>5 Estimated</b>		
1.Interior	4.Vacant	7.	
2.Refusal	5.Estimate	8.	
3.Informed	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 5/17/2024

Additions, Outbuildings & Improvements							
Type	Year	Units	Grade	Cond	Phys.	Funct.	Sound Value
1 One Story Frame	0	192	0 0	0	0	% 100 %	
21 Open Frame	0	48	0 0	0	0	% 100 %	
22 Encl Frame Porch	0	112	0 0	0	0	% 100 %	
68 Wood Deck	2014	491	3 100	4	0	% 100 %	
73 1.25 St Garage	0	576	0 0	0	0	% 100 %	
						% %	
						% %	
						% %	
						% %	
						% %	
						% %	

