Map Lot 035-403-051-000 Account 4399 Location 14 WAYNE AVE Card 1 Of 1 8/05/2024

PLUMMER, SHARON M
DAVISON, MICHELLE J
PO BOX 119
GRAY ME 04039

B39109P39

Inspection Witnessed By:

X Date

No./Date	Description	Date Insp.

Notes:
5-24 DR FIELD REVIEW

Gray

Property Data

Neighborhood **83 Avg-Good Location**

Tree Growth Year **0**

REVIEW **0**

Bulding Permit **0**

Zone/Land Use **22 Wellhead Protection II**

Secondary Zone

Topography **1 Level**

1.Level 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.Drilled Well/Po 7.Cesspool
2.Water 5.Dug Well 8.Lake
3.Holding Ta 5.Septic 9.None

Street **1 Paved**

1.Paved 4.Proposed
2.Semi Imp 5.R/O/W 8.
3.Gravel 6. 9.None

GIS Map **35**

Field Review **1**

Sale Data

Sale Date **1/21/2022**

Price

Sale Type **2 Land & Buildings**

1.Land 4.Mobile 7.COM
2.L & B 5.Other 8.
3.Building 6.Condo 9.

Financing **9 Unknown**

1.Convent 4.Seller 7.
2.FHA/VA 5.Private 8.
3.Assumed 6.Cash 9.Unknown

Validity **2 Related Parties**

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.

Proposed Value

Assessment Record

Year	Land	Buildings	Exempt	Total
2011	54,500	86,952	8,500	132,952
2012	54,500	86,952	8,500	132,952
2013	54,500	86,952	8,500	132,952
2014	54,500	88,489	8,500	134,489
2015	54,500	88,500	9,000	134,000
2016	54,500	88,500	9,000	134,000
2017	54,500	88,500	13,500	129,500
2018	54,500	88,500	18,000	125,000
2019	63,700	125,300	20,000	169,000
2020	63,700	125,300	20,000	169,000
2021	63,700	125,300	25,000	164,000
2022	63,700	125,300	25,000	164,000
2023	63,700	140,300	25,000	179,000
Calc.	134,700	216,200	25,000	325,900

Land Data

Front Foot

11.Water (0-200)
12.Water (201-400
13.Water (401-800
14.Water (801-160
15.Water (1601-32

Square Foot

16.Water(3201-
17.Water SF Ameni
18.Water View
19.Water Influenc
20.ShoreFront A

Fract. Acre

21.Base Lot
22.Base Lot Vacan
23.Base Lot Unpav

Acres

24.Acres to 10
25.Acres 11-30
26.Acres 31-50
27.Acres 51& over
28.Acres 71 & Ove
29.Woods (41+)

Type	Effective Frontage	Effective Depth	Influence Factor	Influence Code
			%	
			%	
			%	
			%	
			%	
			%	
			%	
Square Feet				
			%	
			%	
			%	
			%	
			%	
			%	
			%	
Acreage/Sites				
21		1.50	100 %	0
			%	
			%	
			%	
			%	
			%	
			%	

Total Acreage 1.50

Influence Codes

1.Unimproved
2.Excess Frtg
3.Topography
4.Size/Shape
5.Access
6.Restriction
7.Open Space
8.Environmental
9.Condo

Acres

30.Blueberry(1-20
31.Blueberry(21 -
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

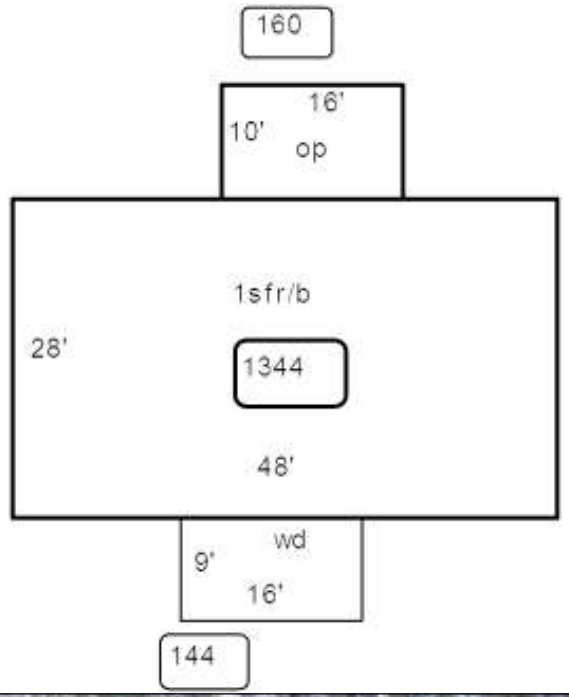
Gray

Map Lot 035-403-051-000 | Account 4399 | Location 14 WAYNE AVE | Card 1 Of 1 | 8/05/2024

Building Style	**2 Ranch**							
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	**2**							
Other Units	**0**							
Stories	**1 One Story**							
1.1	4.1.5	7.						
2.2	5.1.75	8.						
3.3	6.2.5	9.						
Exterior Walls	**9 B & 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	**3 Metal**							
1.Asphalt	4.Composit	7.Other						
2.Slate	5.Wood	8.						
3.Metal	6.Roll Roo	9.						
SF Masonry Trim	**0**							
SOLAR VOLTAIC	**0**							
OPEN-4-	**0**							
Year Built	**1973**							
Year Remodeled	**0**							
Foundation	**1 Concrete**							
1.Concrete	4.Wood	7.						
2.C Block	5.Slab	8.						
3.Br/Stone	6.Piers	9.						
Basement	**4 Full Basement**							
1.1/4 Bmt	4.Full Bmt	7.						
2.1/2 Bmt	5.Crwl	8.						
3.3/4 Bmt	6.	9.None						
Bsmt Gar # Cars	**0**							
Wet Basement	**1 Dry Basement**							
1.Dry	4.	7.						
2.Damp	5.	8.						
3.Wet	6.	9.						

SF Bsmt Living	**725**				
Fin Bsmt Grade	**3 100**				
Secondary Heat	**0**				
Heat Type	**100%**	**1 Hot Water BB**			
1.HWBB	5.FWA	9.None			
2.HWCI	6.Monitor	10.UNH2F			
3.HWRF	7.Electric	11.Geother			
4.Steam	8.Fl/Wall	12.Heat/Co			
Cool Type	**0%**	**9 None**			
1.Central	4.W&C Air	7.			
2.Evapor	5.	8.			
3.H Pump	6.	9.None			
Kitchen Style	**2 Typical**				
1.Modern	4.Obsolete	7.			
2.Typical	5.	8.			
3.Old Type	6.	9.None			
Bath(s) Style	**2 Typical Bath(s)**				
1.Modern	4.Obsolete	7.			
2.Typical	5.	8.			
3.Old Type	6.	9.None			
# Rooms	**8**				
# Bedrooms	**5**				
# Full Baths	**2**				
# Half Baths	**0**				
# Addn Fixtures	**1**				
# Fireplaces	**0**				

Layout	**1 Typical**				
1.Typical	4.	7.			
2.Inadeq	5.	8.			
3.	6.	9.			
Attic	**9 None**				
1.1/4 Fin	4.Full Fin	7.			
2.1/2 Fin	5.Fl/Stair	8.			
3.3/4 Fin	6.	9.None			
Insulation	**1 Full**				
1.Full	4.Minimal	7.			
2.Heavy	5.	8.			
3.Capped	6.	9.None			
Unfinished %	**0%**				
Grade & Factor	**3 Average 100%**				
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)	**1344**				
Condition	**4 Average**				
1.Poor	4.Avg	7.V G			
2.Fair	5.Avg+	8.Exc			
3.Avg-	6.Good	9.Same			
Phys. % Good	**0%**				
Funct. % Good	**100%**				
Functional Code	**9 None**				
1.Incomp	4.Delap	Layout			
2.O-Built	5.Bsmt	8.Lg Apt			
3.Damage	6.Style	None			
Econ. % Good	**100%**				
Economic Code	**None**				
0.None	3.No Power	6.Obsolesc			
1.Location	4.Generate	9.None			
2.Encroach	5.Flood Pl	9.			
Entrance Code	**5 Estimated**				
1.Interior	4.Vacant	7.			
2.Refusal	5.Estimate	8.			
3.Informed	6.	9.			
Information Code	**5 Estimate**				
1.Owner	4.Agent	7.			
2.Relative	5.Estimate	8.			
3.Tenant	6.Other	9.			



Proposed Value

TRIO

Date Inspected 5/17/2024

Additions, Outbuildings & Improvements

Type	Year	Units	Grade	Cond	Phys.	Funct.	Sound Value
21 Open Frame	0	160	0 0	0	0 %	100 %	
68 Wood Deck	0	144	0 0	0	0 %	100 %	
					%	%	
					%	%	
					%	%	
					%	%	
					%	%	
					%	%	
					%	%	
					%	%	

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