

JUNIPER FARMS, INC
15 SHAKER ROAD
GRAY ME 04039

B11011P50

Inspection Witnessed By:

No./Date	Description	Date Insp.
X		

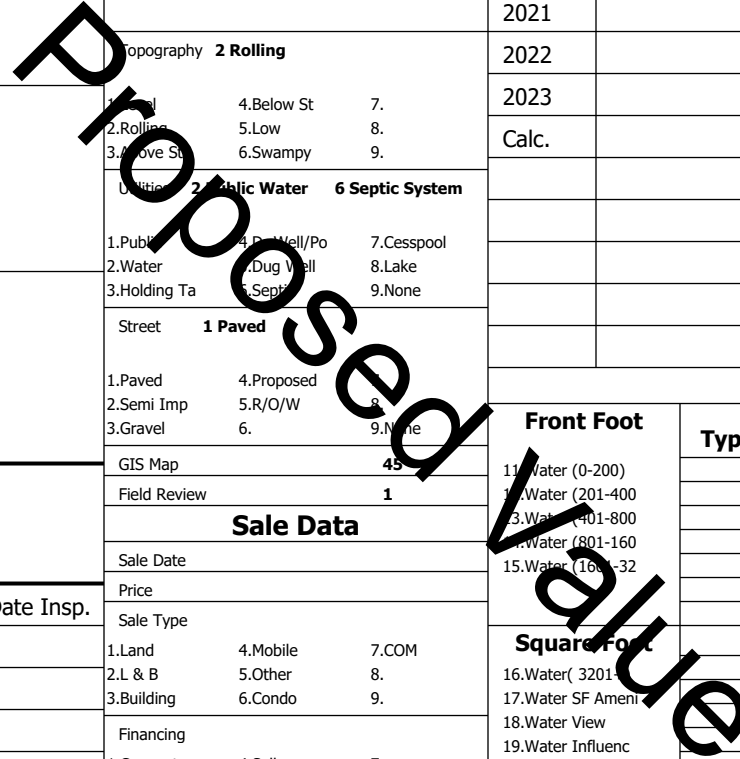
Notes:
5/24-FR=DR

Gray

Property Data		
Neighborhood	82 Average Location	
Tree Growth Year	0	
REVIEW	0	
Building Permit	0	
Zone/Land Use	11 Rural Residential & Agri	
Secondary Zone	24 Resource Protection	
Topography	2 Rolling	
1. Hill	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.	
GIS Map	45	
Field Review	1	
Sale Data		
Sale Date		
Price		
Sale Type		
1. Land	4. Mobile	7. COM
2. L & B	5. Other	8.
3. Building	6. Condo	9.
Financing		
1. Convent	4. Seller	7.
2. FHA/VA	5. Private	8.
3. Assumed	6. Cash	9. Unknown
Validity		
1. Valid	4. Split	7. Multiple
2. Related	5. Partial	8. Other
3. Distress	6. Exempt	9. Estate
Verified		
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
2012	210,000	366,620	0	576,620
2013	210,000	366,600	0	576,600
2014	210,000	366,600	0	576,600
2018	210,000	370,900	0	580,900
2019	178,900	418,000	0	596,900
2021	178,900	418,000	0	596,900
2022	178,900	389,600	0	568,500
2023	178,900	389,600	0	568,500
Calc.	627,900	745,900	0	1,373,800

Land Data					
Type	Effective		Influence		Influence Codes
	Frontage	Depth	Factor	Code	
11. Water (0-200)			%		1. Unimproved
12. Water (201-400)			%		2. Excess Frtg
13. Water (401-800)			%		3. Topography
14. Water (801-160)			%		4. Size/Shape
15. Water (1601-32)			%		5. Access
			%		6. Restriction
			%		7. Open Space
			%		8. Environmental
			%		9. Condo
Square Foot		Square Feet		Acres	
16. Water(3201-			%		30. Blueberry(1-20
17. Water SF Amen			%		31. Blueberry(21 -
18. Water View			%		32. Crop Land
19. Water Influen			%		33. Pasture
20. ShoreFront A			%		34. Shorefront B
			%		35. Shorefront C
			%		36. ANTENNA SITE
21. Base Lot	21	1.84	100 %	0	37. Softwood TG
22. Base Lot Vacan	24	10.00	100 %	0	38. Mixed Wood TG
23. Base Lot Unpav	25	20.00	100 %	0	39. Hardwood TG
	26	20.00	100 %	0	40. Wasteland
	27	51.76	100 %	0	41. Woodland
			%		42. Mobile Home Si
			%		43. Camp Site
			%		44. Lot Improvemen
			%		45. BA SF - Oce
			%		46. SP Meadow Cond
Total Acreage		103.60			



Gray

Map Lot 037-039-009-000

Account 2315

Location 54 MAYALL RD

Card 1

Of 2

8/05/2024

Building Style 0	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 0			
Other Units 0			
Stories 0			
1.1	4.1.5	7.	
2.2	5.1.75	8.	
3.3	6.2.5	9.	
Exterior Walls 0			
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 0			
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 0			
Year Remodeled 0			
Foundation 0			
1.Concrete	4.Wood	7.	
2.C Block	5.Slab	8.	
3.Br/Stone	6.Piers	9.	
Basement 0			
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 0			
1.Dry	4.	7.	
2.Damp	5.	8.	
3.Wet	6.	9.	

SF Bsmt Living 0	Fin Bsmt Grade 0 0	Secondary Heat 0	Heat Type 100% 0	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 0% 9 None	1.Central	4.W&C Air	7.
2.Evapor	5.	8.	3.H Pump	6.	9.None	
Kitchen Style 0	1.Modern	4.Obsolete	2.Typical	5.	8.	
3.Old Type	6.	9.None	Bath(s) Style 0	1.Modern	4.Obsolete	7.
2.Typical	5.	8.	3.Old Type	6.	9.None	
# Rooms 0	# Bedrooms 0	# Full Baths 0	# Half Baths 0	# Addn Fixtures 0	# Fireplaces 0	

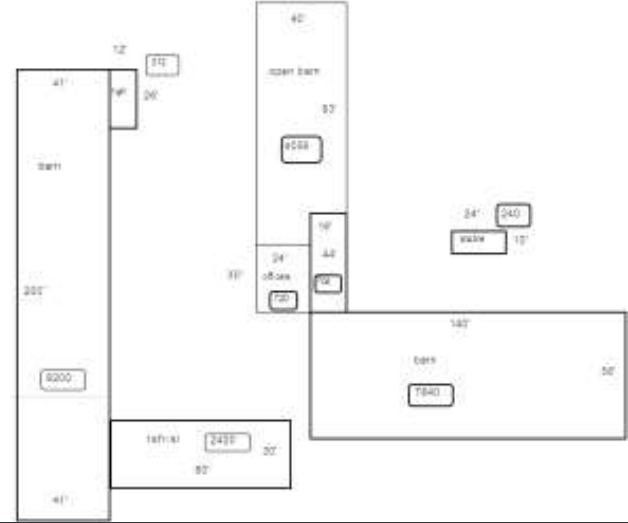
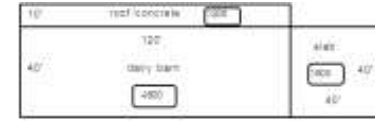
Layout 0	1.Typical	4.	7.
2.Inadeq	5.	8.	
3.	6.	9.	
Attic 0	1.1/4 Fin	4.Full Fin	7.
2.1/2 Fin	5.FI/Stair	8.	
3.3/4 Fin	6.	9.None	
Insulation 0	1.Full	4.Minimal	7.
2.Heavy	5.	8.	
3.Capped	6.	9.None	
Unfinished % 0%	Grade & Factor 0 0%		
1.E Grade	4.B Grade	7.SC Grade	
2.D Grade	5.A Grade	8.	
3.C Grade	6.AA Grade	9.Same	
SQFT (Footprint) 0	1.Poor	7.V G	
2.Fair	8.Exc		
3.Avg-	9.Same		
Phys. % Good 0%	Funct. % Good 100%	Functional Code 9 None	
1.Incomp	4.Delap	7.Delap	
2.O-Built	5.Bsmt	8.Long term	
3.Damage	6.Style	9.None	
Econ. % Good 100%	Economic Code None		
0.None	3.No Power	6.Obsolete	
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.	

Date Inspected 5/23/2024

Additions, Outbuildings & Improvements

Type	Year	Units	Grade	Cond	Phys.	Funct.	Sound Value
55 1St Barn	1984	8200	4 100	6	0 %	100 %	
24 Frame Shed	1984	312	3 100	4	0 %	100 %	
23 Frame Garage	1984	2400	3 100	4	0 %	100 %	
55 1St Barn	1984	7840	2 100	4	0 %	100 %	
1 One Story Frame	1997	720	2 100	4	0 %	100 %	
60 Pole Barn	1984	4056	3 100	4	0 %	100 %	
55 1St Barn	1984	4800	3 100	4	0 %	100 %	
61 Canopy	1984	1200	3 100	4	0 %	100 %	
60 Pole Barn	1984	240	2 100	3	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



Proposed Value

JUNIPER FARMS, INC
15 SHAKER ROAD
GRAY ME 04039

B11011P50

Inspection Witnessed By:

No./Date	Description	Date Insp.
X		

Notes:
5/24-FR=DR

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Property Data			Assessment Record				
Neighborhood			Year	Land	Buildings	Exempt	Total
Tree Growth Year 0			2018	0	0	0	0
REVIEW 0			2019	0	2,700	0	2,700
Building Permit 0			2021	0	2,700	0	2,700
Zone/Land Use 11 Rural Residential & Agri			2022	0	44,800	0	44,800
Secondary Zone 24 Resource Protection			2023	0	44,800	0	44,800
Topography 2 Rolling			Calc.	0	67,100	0	67,100
1. Above St 2. Below St 3. Below St							
4. Below St 5. Low 6. Swampy							
7. 8. 9.							
Utilities 2 Public Water 6 Septic System							
1. Public 2. Water 3. Holding Ta							
4. Dug Well/Po 5. Dug Well 6. Septic							
7. Cesspool 8. Lake 9. None							
Street 1 Paved							
1. Paved 2. Semi Imp 3. Gravel							
4. Proposed 5. R/O/W 6. None							
GIS Map 45							
Field Review 1							
Sale Date							
Price							
Sale Type							
1. Land 2. L & B 3. Building							
4. Mobile 5. Other 6. Condo							
7. COM 8. 9.							
Financing							
1. Convent 2. FHA/VA 3. Assumed							
4. Seller 5. Private 6. Cash							
7. 8. 9. Unknown							
Validity							
1. Valid 2. Related 3. Distress							
4. Split 5. Partial 6. Exempt							
7. Multiple 8. Other 9. Estate							
Verified							
1. Buyer 2. Seller 3. Lender							
4. Agent 5. Pub Rec 6. MLS							
7. Family 8. Other 9.							
Front Foot							
1. Water (0-200) 2. Water (201-400) 3. Water (401-800) 4. Water (801-1600) 5. Water (1601-3200)							
Square Foot							
16. Water (3201-6400) 17. Water SF Amenities 18. Water View 19. Water Influenced 20. ShoreFront A							
Fract. Acre							
21. Base Lot 22. Base Lot Vacant 23. Base Lot Unpaved							
Acres							
24. Acres to 10 25. Acres 11-30 26. Acres 31-50 27. Acres 51& over 28. Acres 71 & Over 29. Woods (41+)							
Land Data							
Type	Effective	Influence	Influence Codes				
	Frontage	Depth	Factor	Code			
			%		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		
Total Acreage			0.00				

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Map Lot 037-039-009-000


Account 2315

Location 54 MAYALL RD

Card 2

Of 2

8/05/2024

Building Style	SF Bsmt Living	Layout
1.Conv. 5.Garrison 9.NE farm	Fin Bsmt Grade	1.Typical 4. 7.
2.Ranch 6.Split 10.Colonia	Secondary Heat	2.Inadeq 5. 8.
3.R Ranch/ 7.Contemp 11.Cottage	Heat Type	3. 6. 9.
4.Cape 8.Log 12.Gambrel	1.HWBB 5.FWA 9.None	Attic
Dwelling Units	2.HWCI 6.Monitor 10.UNH2F	1.1/4 Fin 4.Full Fin 7.
Other Units	3.HWRF 7.Electric 11.Geother	2.1/2 Fin 5.F/Stair 8.
Stories	4.Steam 8.F/Wall 12.Heat/Co	3.3/4 Fin 6. 9.None
1.1 4.1.5 7.	Cool Type	Insulation
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	3.H Pump 6. 9.None	3.Capped 6. 9.None
1.Clapboar 5.Stucco 9.B & B	Kitchen Style	Unfinished %
2.Vin/Al 6.Brick 10.Cemplan	1.Modern 4.Obsolete	Grade & Factor
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	Bath(s) Style	3.C Grade 6.AA Grade 9.Same
1.Asphalt 4.Composit 7.Other	1.Modern 4.Obsolete 7.	SQFT (Footprint)
2.Slate 5.Wood 8.	2.Typical 5. 8.	1.Poor 2.Avg 7.V G
3.Metal 6.Roll Roo 9.	3.Old Type 6. 9.None	2.Fair 3.Avg+ 8.Exc
SF Masonry Trim	# Rooms	3.Avg- 4.Good 9.Same
SOLAR VOLTAIC	# Bedrooms	Phys. % Good
OPEN-4-	# Full Baths	Funct. % Good
Year Built	# Half Baths	Functional Code
Year Remodeled	# Addn Fixtures	1.Incomp 4.Delap 5.Layoff
Foundation	# Fireplaces	2.O-Built 5.Bsmt 6.Long term
1.Concrete 4.Wood 7.		3.Damage 6.Style 9.None
2.C Block 5.Slab 8.		Econ. % Good
3.Br/Stone 6.Piers 9.		Economic Code
Basement		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		1.Interior 4.Vacant 7.
Wet Basement		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 5/23/2024

Additions, Outbuildings & Improvements

Type	Year	Units	Grade	Cond	Phys.	Funct.	Sound Value
24 Frame Shed	2016	192	5 100	4	0 %	100 %	1.One Story Fram
23 Frame Garage	1997	704	2 100	4	0 %	100 %	2.Two Story Fram
81 1 St/Garage	1997	704	2 100	4	0 %	100 %	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