

MAYALL REALTY LLC
C/O ELIZABETH LEVI
BATH ME 04530

B39822P322

Previous Owner
KUHN, WALTER K
2 RIPKEN WAY

FALMOUTH ME 04105
Sale Date: 11/02/2022

Inspection Witnessed By:

X Date

No./Date	Description	Date Insp.

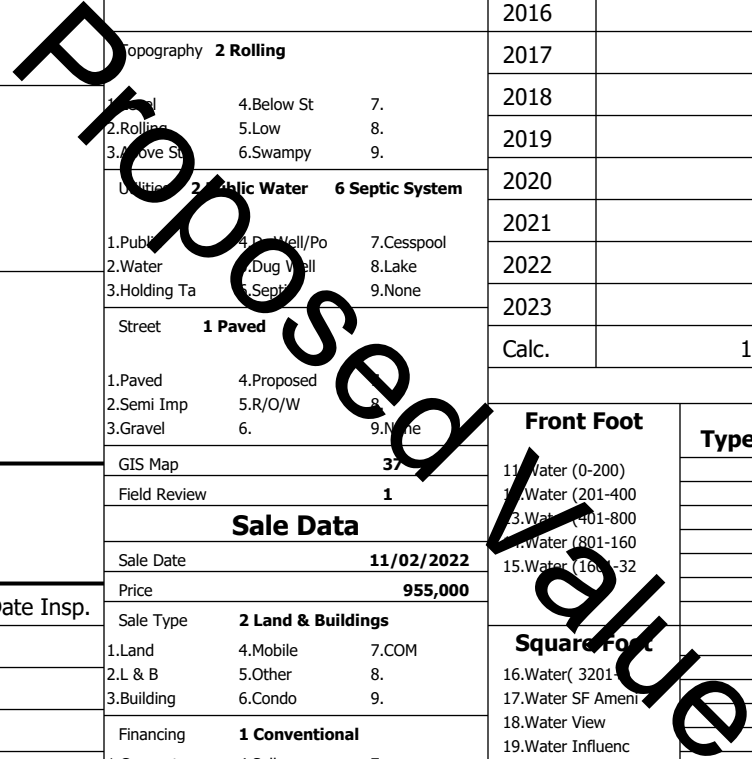
Notes:
5/24-FR=DR

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		
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.	9. None
GIS Map	37	
Field Review	1	
Sale Data		
Sale Date	11/02/2022	
Price	955,000	
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	48,000	307,862	0	355,862
2012	48,000	307,862	0	355,862
2013	48,000	307,862	0	355,862
2014	48,000	331,622	0	379,622
2015	48,000	331,600	0	379,600
2016	48,000	331,600	0	379,600
2017	48,000	331,600	0	379,600
2018	48,000	331,600	0	379,600
2019	66,100	444,400	0	510,500
2020	66,100	444,400	0	510,500
2021	66,100	444,400	0	510,500
2022	66,100	444,400	0	510,500
2023	66,100	481,500	0	547,600
Calc.	132,000	887,200	0	1,019,200

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 (801-1600)				%	4. Size/Shape
15. Water (1600-3200)				%	5. Access
				%	6. Restriction
				%	7. Open Space
				%	8. Environmental
				%	9. Condo
				%	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			3.00		



Gray

Map Lot 037-039-010-000

Account 2316

Location 56 MAYALL RD

Card 1

Of 1

8/05/2024

Building Style 21 Apartment Complex	SF Bsmt Living 1851	Layout 1 Typical
1.Conv. 5.Garrison 9.NE farm	Fin Bsmt Grade 3 100	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% 1 Hot Water BB	3. 6. 9.
4.Cape 8.Log 12.Gambrel	1.HWBB 5.FWA 9.None	Attic 9 None
Dwelling Units 9	2.HWCI 6.Monitor 10.UNH2F	1.1/4 Fin 4.Full Fin 7.
Other Units 3	3.HWRF 7.Electric 11.Geother	2.1/2 Fin 5.FI/Stair 8.
Stories 6 Two & 1/2 Story	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 1 Full
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 6 Brick	3.H Pump 6. 9.None	3.Capped 6. 9.None
1.Clapboa 5.Stucco 9.B & B	Kitchen Style 2 Typical	Unfinished % 0%
2.Vin/Al 6.Brick 10.Cemplan	1.Modern 4.Obsolete	Grade & Factor 3 Average 120%
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 1 Asphalt Shingles	Bath(s) Style 2 Typical Bath(s)	3.C Grade 6.AA Grade 9.Same
1.Asphalt 4.Composit 7.Other	1.Modern 4.Obsolete 7.	SQFT (Footprint) 1280
2.Slate 5.Wood 8.	2.Typical 5. 8.	Condition 4 Average
3.Metal 6.Roll Roo 9.	3.Old Type 6. 9.None	1.Poor Avg 7.V G
SF Masonry Trim 0	# Rooms 24	2.Fair Avg 8.Exc
SOLAR VOLTAIC 0	# Bedrooms 12	3.Avg- Good 9.Same
OPEN-4- 0	# Full Baths 12	Phys. % Good 0%
Year Built 1885	# Half Baths 0	Funct. % Good 100%
Year Remodeled 1975	# Addn Fixtures 12	Functional Code 9 None
Foundation 3 Brick &/or Stone	# Fireplaces 0	1.Incomp 4.Delap 9.Layoff
1.Concrete 4.Wood 7.		2.O-Built 5.Bsmt 8.Long term
2.C Block 5.Slab 8.		3.Damage 6.Style 9.None
3.Br/Stone 6.Piers 9.		Econ. % Good 100%
Basement 4 Full Basement		Economic Code None
1.1/4 Bmt 4.Full Bmt 7.		0.None 3.No Power 6.Obsolete
2.1/2 Bmt 5.Crwl 8.		1.Location 4.Generate 9.None
3.3/4 Bmt 6. 9.None		2.Encroach 5.Flood Pl 9.
Bsmt Gar # Cars 0		Entrance Code 5 Estimated
Wet Basement 1 Dry Basement		1.Interior 4.Vacant 7.
1.Dry 4. 7.		2.Refusal 5.Estimate 8.
2.Damp 5. 8.		3.Informed 6. 9.
3.Wet 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
16 2.5	0	651	0 0	0	0	100 %	
14 1.5	0	1200	0 0	0	0	100 %	
1 One Story Frame	0	25	0 0	0	0	100 %	1.One Story Fram
68 Wood Deck	0	44	0 0	0	0	100 %	2.Two Story Fram
68 Wood Deck	0	25	0 0	0	0	100 %	3.Three Story Fr
68 Wood Deck	0	32	0 0	0	0	100 %	4.1 & 1/2 Story
68 Wood Deck	0	40	0 0	0	0	100 %	5.1 & 3/4 Story
21 Open Frame	0	80	0 0	0	0	100 %	6.2 & 1/2 Story
68 Wood Deck	0	36	0 0	0	0	100 %	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

