

BOHNSON, JOHN C., III
192 CAMBELL SHORE RD
GRAY ME 04039

B25461P325

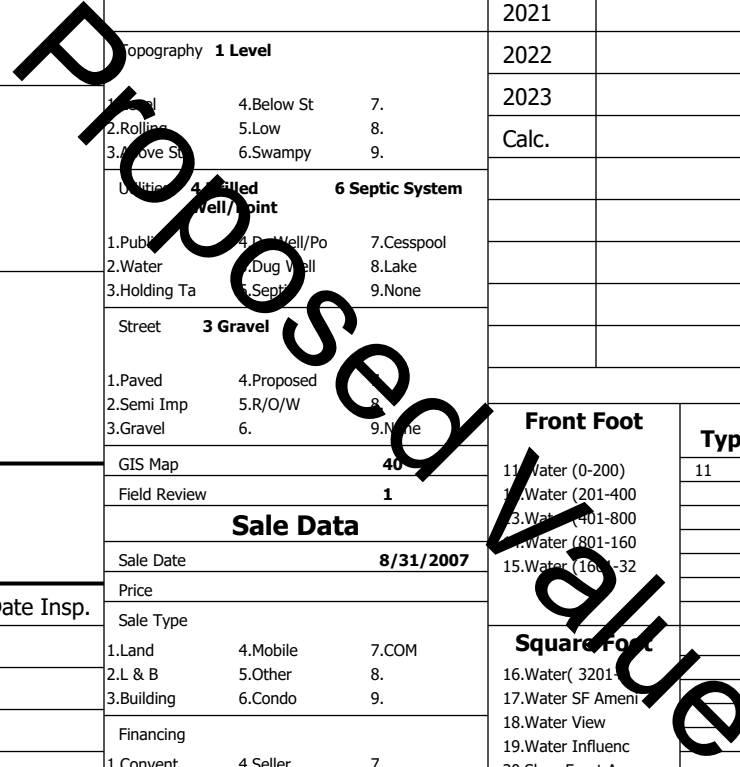
Inspection Witnessed By:

No./Date	Description	Date Insp.
X		

Notes:

Gray

Property Data			Assessment Record				
Neighborhood	5 Little Sebago		Year	Land	Buildings	Exempt	Total
Tree Growth Year	0		2012	163,440	189,935	13,600	339,775
REVIEW	0		2013	163,400	194,300	14,400	343,300
Building Permit	0		2014	163,400	194,300	14,400	343,300
Zone/Land Use	12 Limited Residential		2018	163,400	194,300	23,400	334,300
Secondary Zone	23 Lake District		2019	252,700	157,600	26,000	384,300
Topography	1 Level		2021	252,700	157,600	31,000	379,300
1.Rolling	4.Below St	7.	2022	252,700	157,600	31,000	379,300
2.Rolling	5.Low	8.	2023	252,700	173,800	31,000	395,500
3.Above St	6.Swampy	9.	Calc.	505,400	284,900	31,000	759,300
Utilities	4. Filled Well/Point 6 Septic System						
1.Public	4. Dry Well/Po	7.Cesspool					
2.Water	5.Dug Well	8.Lake					
3.Holding Ta	6. Septic	9.None					
Street	3 Gravel						
1.Paved	4.Proposed	8.					
2.Semi Imp	5.R/O/W	9.					
3.Gravel	6.	9.None					
GIS Map	40						
Field Review	1						
Sale Data							
Sale Date	8/31/2007						
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.					
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+)							
Land Data							
Front Foot		Type	Effective		Influence		Influence Codes
		11	Frontage	Depth	Factor	Code	
			090	000	100 %	0	1.Unimproved
					%		2.Excess Frtg
					%		3.Topography
					%		4.Size/Shape
					%		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				0.96			



Gray

Map Lot 040-302-053-000

Account 3435

Location 192 CABELL SHORE RD

Card 2

Of 2

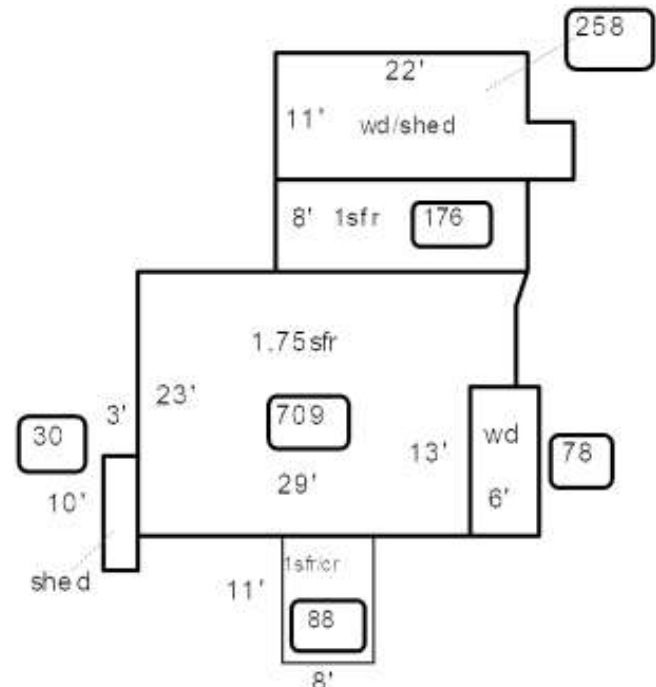
8/05/2024

Building Style 11 Cottage/Camp	SF Bsmt Living 0	Layout 1 Typical
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% 6 Monitor	3. 6. 9.
4.Cape 8.Log 12.Gambrel	1.HWBB 5.FWA 9.None	Attic 9 None
Dwelling Units 1	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 5 One & 3/4 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 9 None
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 2 Vinyl/Aluminum	3.H Pump 6. 9.None	3.Capped 6. 9.None
1.Clapboard 5.Stucco 9.B & B	Kitchen Style 3 Old Style	Unfinished % 0%
2.Vin/Al 6.Brick 10.Cemplan	1.Modern 4.Obsolete	Grade & Factor 3 Average 110%
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 3 Old Style	3.Grade 6.AA Grade 9.Same
1.Asphalt 4.Composit 7.Other	1.Modern 4.Obsolete 7.	SQFT (Footprint) 709
2.Slate 5.Wood 8.	2.Typical 5. 8.	Condition 5 Above Average
3.Metal 6.Roll Roo 9.	3.Old Type 6. 9.None	1.Poor Avg 7.V G
SF Masonry Trim 0	# Rooms 4	2.Fair Avg 8.Exc
SOLAR VOLTAIC 0	# Bedrooms 2	3.Avg- Good 9.Same
OPEN-4- 0	# Full Baths 1	Phys. % Good 0%
Year Built 1920	# Half Baths 0	Funct. % Good 100%
Year Remodeled 0	# Addn Fixtures 0	Functional Code 9 None
Foundation 6 Piers	# Fireplaces 1	1.Incomp 4.Delap 5.Playo
1.Concrete 4.Wood 7.		2.O-Built 5.Bsmt 6.Land Term
2.C Block 5.Slab 8.		3.Damage 6.Style 9.None
3.Br/Stone 6.Piers 9.		Econ. % Good 100%
Basement 9 No 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 9 No 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 8/13/2015

Additions, Outbuildings & Improvements

Type	Year	Units	Grade	Cond	Phys.	Funct.	Sound Value
1 One Story Frame	0	176	0 0	0	0	100 %	
68 Wood Deck	0	258	0 0	0	0	100 %	
24 Frame Shed	0	258	0 0	0	0	100 %	
68 Wood Deck	0	78	0 0	0	0	100 %	
1 One Story Frame	0	88	0 0	0	0	100 %	
85 Bunkhouse	0	183	2 100	4	0	100 %	
24 Frame Shed	0	100	2 100	4	0	100 %	
24 Frame Shed	0	30	0 0	0	0	0 %	
						%	
						%	



Proposed Value