

MACGILLIVRAY, DOUGALD C
MACGILLIVRAY, JENNIFER A
13 OAKMONT DR
FALMOUTH ME 04105

B26514P238

Property Data			Assessment Record				
Neighborhood	5 Little Sebago		Year	Land	Buildings	Exempt	Total
Tree Growth Year	0		2012	252,500	460,932	0	713,432
REVIEW	0		2013	252,500	460,900	0	713,400
Building Permit	0		2014	252,500	460,900	0	713,400
Zone/Land Use	12 Limited Residential		2018	252,500	489,000	0	741,500
Secondary Zone			2019	399,200	536,000	0	935,200
Topography	1 Level		2021	399,200	536,000	0	935,200
			2022	399,200	558,400	0	957,600
			2023	399,200	598,300	0	997,500
			Calc.	798,300	1,106,800	0	1,905,100

4. Filled Well/Point
6 Septic System

1. Public Well/Po
2. Water Dug Well
3. Holding Tank
4. Proposed
5. R/O/W
6. None

Street 1 Paved

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

GIS Map 40
Field Review 50

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.

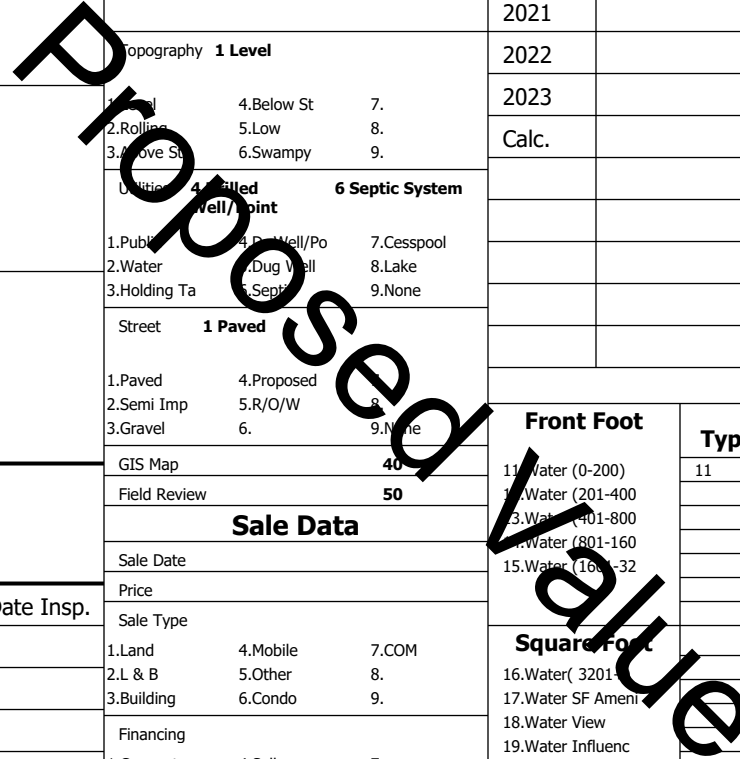
Type	Effective		Influence		Influence Codes
	Frontage	Depth	Factor	Code	
11	200	000	100 %	0	1. Unimproved
			%		2. Excess Frtg
			%		3. Topography
			%		4. Size/Shape
			%		5. Access
			%		6. Restriction
			%		7. Open Space
			%		8. Environmental
			%		9. Condo
			%		Acres
			%		30. Blueberry(1-20
			%		31. Blueberry(21 -
			%		32. Crop Land
			%		33. Pasture
			%		34. Shorefront B
			%		35. Shorefront C
20		0.46	100 %	0	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 0.46					

Inspection Witnessed By:

No./Date	Description	Date Insp.
X		

Notes:

Gray



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Map Lot 040-315-053-000

Account 4115

Location 168 LYONS POINT RD

Card 1

Of 2

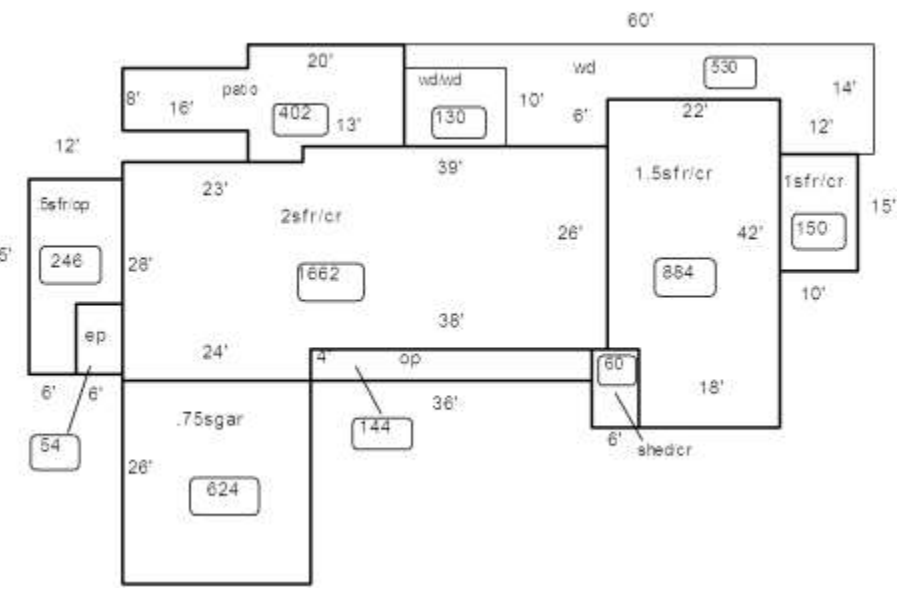
8/05/2024

Building Style 4 Cape Cod	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% 3 Hot Water Radiant	3. 6. 9.
4.Cape 8.Log 12.Gambrel	1.HWB 5.FWA Floor 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 2 Two 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 10 Cemplank	3.H Pump 6. 9.None	3.Capped 6. 9.None
1.Clapboa 5.Stucco 9.B & B	Kitchen Style 1 Modern	Unfinished % 0%
2.Vin/Al 6.Brick 10.Cemplan	1.Modern 4.Obsolete	Grade & Factor 5 Very Good 100%
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 1 Modern Bath(s)	3.C Grade 6.AA Grade 9.Same
1.Asphalt 4.Composit 7.Other	1.Modern 4.Obsolete 7.	SQFT (Footprint) 1862
2.Slate 5.Wood 8.	2.Typical 5. 8.	Condition 5 Good
3.Metal 6.Roll Roo 9.	3.Old Type 6. 9.None	1.Poor 2.Avg 7.V G
SF Masonry Trim 0	# Rooms 8	2.Fair 3.Avg 8.Exc
SOLAR VOLTAIC 0	# Bedrooms 4	3.Avg- 9.Same
OPEN-4- 0	# Full Baths 4	Phys. % Good 0%
Year Built 1973	# Half Baths 1	Funct. % Good 100%
Year Remodeled 2010	# Addn Fixtures 6	Functional Code 9 None
Foundation 1 Concrete	# Fireplaces 1	1.Incomp 4.Delap 8.Land Term
1.Concrete 4.Wood 7.		2.O-Built 5.Bsmt 6.None
2.C Block 5.Slab 8.		3.Damage 6.Style
3.Br/Stone 6.Piers 9.		Econ. % Good 100%
Basement 5 Crawl Space		Economic Code None
1.1/4 Bmt 4.Full Bmt 7.		0.None 3.No Power 6.Obsolete
2.1/2 Bmt 5.Crw 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 3 Information Only
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 3 Tenant
		1.Owner 4.Agent 7.
		2.Relative 5.Estimate 8.
		3.Tenant 6.Other 9.

Date Inspected 8/19/2015

Additions, Outbuildings & Improvements

Type	Year	Units	Grade	Cond	Phys.	Funct.	Sound Value
1 One Story Frame	2005	150	0 0	0	0	100 %	1.One Story Fram
4 1 & 1/2 Story Fr	2005	884	0 0	0	0	100 %	2.Two Story Fram
68 Wood Deck	0	260	0 0	0	0	100 %	3.Three Story Fr
68 Wood Deck	0	530	0 0	0	0	100 %	4.1 & 1/2 Story
22 Encl Frame Porch	0	54	0 0	0	0	100 %	5.1 & 3/4 Story
21 Open Frame	2015	144	0 0	0	0	100 %	6.2 & 1/2 Story
24 Frame Shed	0	60	0 0	0	0	100 %	21.Open Frame Por
24 Frame Shed	1992	96	3 100	4	0	100 %	22.Encl Frame Por
23 Frame Garage	2015	624	0 0	0	0	100 %	23.Frame Garage
80 3/4 St/Garage	2015	624	0 0	0	0	100 %	24.Frame Shed
							25.Frame Bay Wind
							26.1SFr Overhang
							27.Unfin Basement
							28.Unfinished Att
							29.Finished Attic



Value

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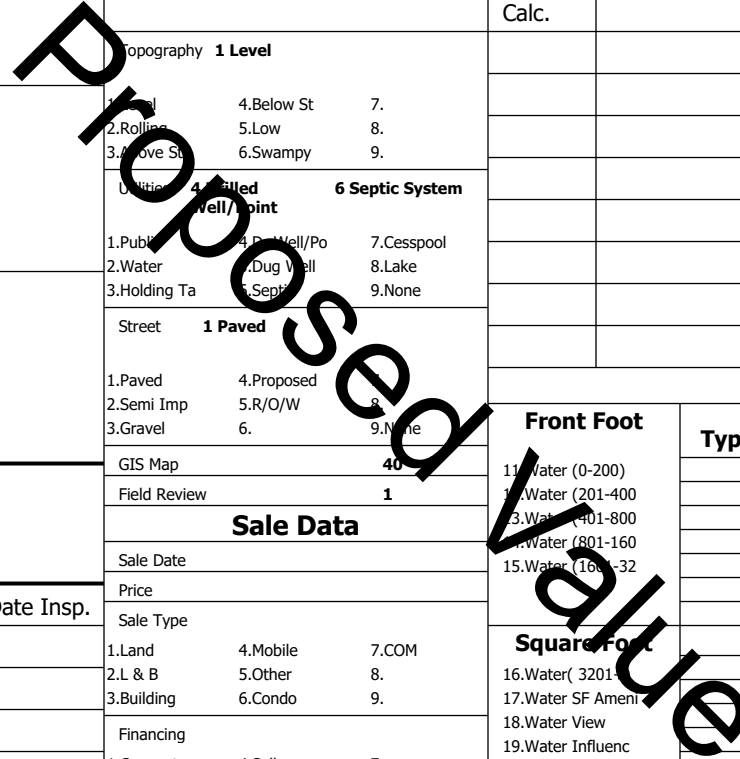
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No./Date	Description	Date Insp.

Notes:

Gray

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REVIEW	0		2019	0	17,800	0	17,800
Building Permit	0		2021	0	17,800	0	17,800
Zone/Land Use	12 Limited Residential		2022	0	17,800	0	17,800
Secondary Zone			2023	0	17,800	0	17,800
			Calc.	0	31,000	0	31,000
Topography	1 Level						
1. Level	4. Below St	7.					
2. Rolling	5. Low	8.					
3. Above St	6. Swampy	9.					
Utilities	4. Filled Well/Point 6 Septic System						
1. Public	4. Drilled Well/Point	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. None						
GIS Map	40						
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.					
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			
		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
					%		37. Softwood TG
					%		38. Mixed Wood TG
					%		39. Hardwood TG
					%		40. Wasteland
					%		41. Woodland
					%		42. Mobile Home Si
					%		43. Camp Site
					%		44. Lot Improvemen
Total Acreage			0.00				45. BA SF - Oce
							46. SP Meadow Cond



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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
Dwelling Units		2.HWCI	6.Monitor	10.UNH2F
Other Units		3.HWRF	7.Electric	11.Geother
Stories		4.Steam	8.F/Wall	12.Heat/Co
1.1	4.1.5	7.	Cool Type	Insulation
2.2	5.1.75	8.	1.Central	4.W&C Air 7.
3.3	6.2.5	9.	2.Evapor	5. 8.
Exterior Walls		3.H Pump	6. 9.None	2.Heavy 5. 8.
1.Clapboar	5.Stucco	9.B & B	Kitchen Style	3.Capped 6. 9.None
2.Vin/Al	6.Brick	10.Cemplan	1.Modern	4.Obsolete
3.Compos./	7.Stone	11.Concret	2.Typical	5. 8.
4.Asbestos	8.Wood Shi	12.Wood Bo	3.Old Type	6. 9.None
Roof Surface		Bath(s) Style		Unfinished %
1.Asphalt	4.Composit	7.Other	1.Modern	4.Obsolete 7.
2.Slate	5.Wood	8.	2.Typical	5. 8.
3.Metal	6.Roll Roo	9.	3.Old Type	6. 9.None
SF Masonry Trim		# Rooms		Grade & Factor
SOLAR VOLTAIC		# Bedrooms		1.E Grade 4.B Grade 7.SC Grade
OPEN-4-		# Full Baths		2.C Grade 5.A Grade 8.
Year Built		# Half Baths		3.D Grade 6.AA Grade 9.Same
Year Remodeled		# Addn Fixtures		SQFT (Footprint)
Foundation		# Fireplaces		1.Poor Avg 7.V G
1.Concrete	4.Wood	7.	2.Fair Avg 8.Exc	
2.C Block	5.Slab	8.	3.Avg- Good 9.Same	
3.Br/Stone	6.Piers	9.	Phys. % Good	
Basement		Econ. % Good		Funct. % Good
1.1/4 Bmt	4.Full Bmt	7.	Functional Code	
2.1/2 Bmt	5.Crwl	8.	1.Incomp 4.Delap 5.Layoff	
3.3/4 Bmt	6. 9.None		2.O-Built 5.Bsmt 8.Long term	
Bsmt Gar # Cars		Entrance Code 0		3.Damage 6.Style None
Wet Basement		Information Code 0		Economic Code
1.Dry	4. 7.		0.None 3.No Power 6.Obsoles	
2.Damp	5. 8.		1.Location 4.Generate 9.None	
3.Wet	6. 9.		2.Encroach 5.Flood Pl 9.	
Date Inspected 8/19/2015		3.Tenant 6.Other 9.		



Proposed Value

Additions, Outbuildings & Improvements								
Type	Year	Units	Grade	Cond	Phys.	Funct.	Sound Value	
62 Patio	0	402	0 0	0	0	100 %		1.One Story Fram
21 Open Frame	0	246	0 0	0	0	100 %		2.Two Story Fram
1 One Story Frame	0	123	0 0	0	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