

MCBRIDE, KEITH A
MCBRIDE, ANDREA
14 EMMA LANE
GORHAM ME 04038

B35038P178

Previous Owner
SAVINO, KARL A
SAVINO, CARLA M
11 MERCIER WAY
GORHAM ME 04038
Sale Date: 8/02/2018

Inspection Witnessed By:

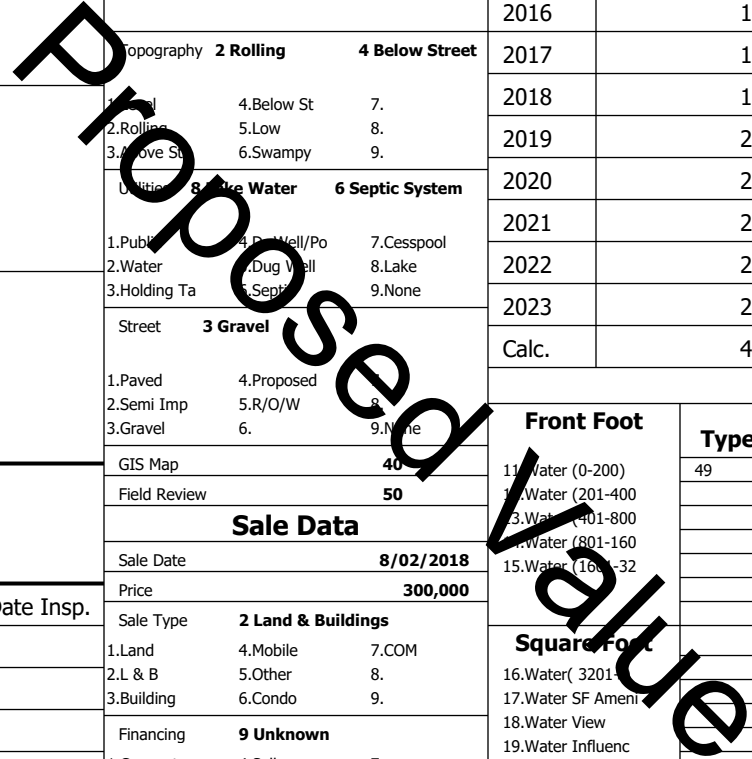
X Date

No./Date	Description	Date Insp.

Notes:

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Property Data			Assessment Record				
Neighborhood 5 Little Sebago			Year	Land	Buildings	Exempt	Total
Tree Growth Year 0			2011	159,900	42,121	0	202,021
REVIEW 0			2012	159,900	42,121	0	202,021
Building Permit 0			2013	159,900	42,121	0	202,021
Zone/Land Use 12 Limited Residential			2014	159,900	42,121	0	202,021
Secondary Zone			2015	159,900	42,100	0	202,000
Topography 2 Rolling 4 Below Street			2016	159,900	42,100	0	202,000
1. Hill 4. Below St 7.			2017	159,900	42,100	0	202,000
2. Rolling 5. Low 8.			2018	159,900	42,100	0	202,000
3. Above St 6. Swampy 9.			2019	232,500	73,200	0	305,700
Utilities 8 No Fire Water 6 Septic System			2020	232,500	73,200	0	305,700
1. Public 4. Driv Well/Po 7. Cesspool			2021	232,500	73,200	0	305,700
2. Water 7. Dug Well 8. Lake			2022	232,500	73,200	0	305,700
3. Holding Ta 5. Septic 9. None			2023	232,500	88,300	0	320,800
Street 3 Gravel			Calc.	474,300	110,900	0	585,200
1. Paved 4. Proposed			Land Data				
2. Semi Imp 5. R/O/W							
3. Gravel 6. None			Front Foot				
GIS Map 40							
Field Review 50			Effective				
Sale Data							
Sale Date 8/02/2018			Influence				
Price 300,000							
Sale Type 2 Land & Buildings			Influence Codes				
1. Land 4. Mobile 7. COM							
2. L & B 5. Other 8.			Acres				
3. Building 6. Condo 9.							
Financing 9 Unknown			Fract. Acre				
1. Convent 4. Seller 7.							
2. FHA/VA 5. Private 8.			Acres/Sites				
3. Assumed 6. Cash 9. Unknown							
Validity 1 Arms Length Sale			Total Acreage 0.25				
1. Valid 4. Split 7. Multiple							
2. Related 5. Partial 8. Other			46.SP Meadow Cond				
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.							



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Map Lot 040-317-016-000

Account 4176

Location 61 NORTHERN OAKS DR

Card 1 Of 1

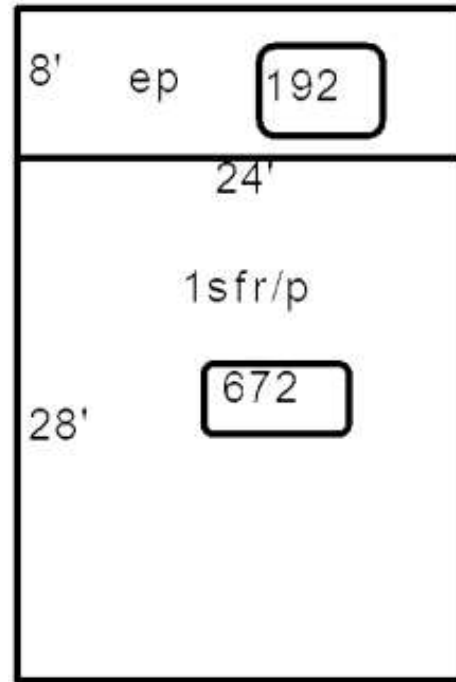
8/05/2024

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% 13 W Stove	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 1 One 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 9 B & B	3.H Pump 6. 9.None	3.Capped 6. 9.None
1.Clapboard 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 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.C Grade 5.A Grade 8.
Roof Surface 1 Asphalt Shingles	Bath(s) Style 2 Typical Bath(s)	3.Grade 6.AA Grade 9.Same
1.Asphalt 4.Composit 7.Other	1.Modern 4.Obsolete 7.	SQFT (Footprint) 672
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 4	2.Fair 3.Avg 8.Exc
SOLAR VOLTAIC 0	# Bedrooms 2	3.Avg- 4.Good 9.Same
OPEN-4- 0	# Full Baths 1	Phys. % Good 0%
Year Built 1980	# Half Baths 0	Funct. % Good 100%
Year Remodeled 0	# Addn Fixtures 0	Functional Code 9 None
Foundation 6 Piers	# Fireplaces 0	1.Incomp 4.Delap 5.Layoff
1.Concrete 4.Wood 7.		2.O-Built 5.Bsmt 6.Long term
2.C Block 5.Slab 8.		3.Damage 6.Style 7.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.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 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 8/21/2015

Additions, Outbuildings & Improvements

Type	Year	Units	Grade	Cond	Phys.	Funct.	Sound Value
24 Frame Shed	1996	80	2 100	4	0 %	100 %	1.One Story Fram
22 Encl Frame Porch	0	192	0 0	0	0 %	100 %	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

Entered Value