

LUONGO, JOHN R JR
112 BLUEBERRY LANE
GRAY ME 04039

B38380P103

Previous Owner
HAYES, TIMOTHY T
HAYES, ANDREW G
89 OLD ELDER RD
GRAY ME 04039
Sale Date: 7/01/2021

Inspection Witnessed By:

X	Date	Date Insp.
No./Date	Description	Date Insp.

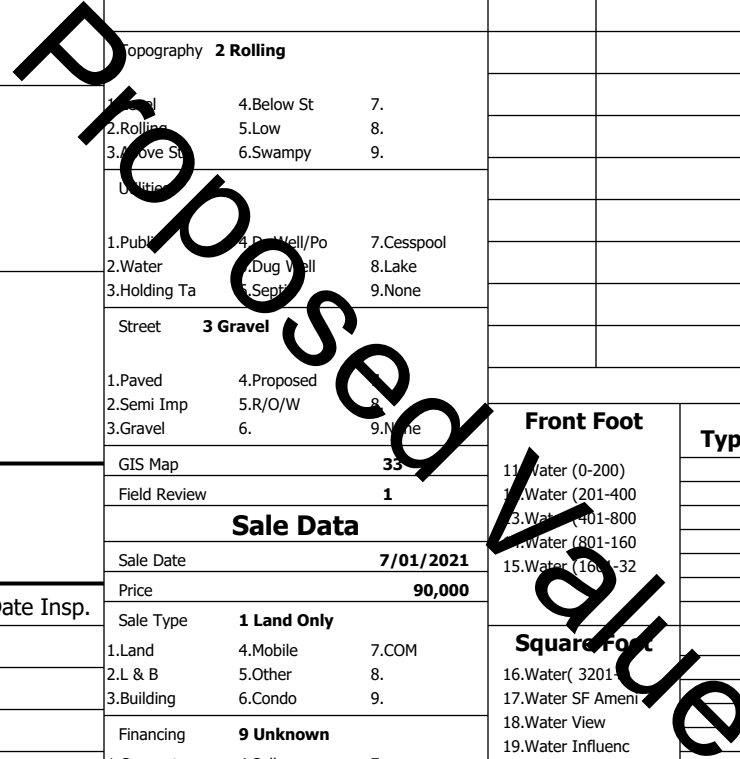
Notes:
6/08/2020 - B36785P223 - This lot was created out of 033-007-006-000 when a portion of that lot was transferred to Timothy Hayes. This 9.65 acre piece was the remaining land. 5/24- DR FIELD REVIEW

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	23 Lake District	
Topography	2 Rolling	
1. Hill	4. Below St	7.
2. Rolling	5. Low	8.
3. Above St	6. Swampy	9.
Utilities		
1. Public	4. Drilling/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	33	
Field Review	1	
Sale Data		
Sale Date	7/01/2021	
Price	90,000	
Sale Type	1 Land Only	
1. Land	4. Mobile	7. COM
2. L & B	5. Other	8.
3. Building	6. Condo	9.
Financing	9 Unknown	
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
2022	68,400	0	0	68,400
2023	73,400	0	0	73,400
Calc.	146,900	0	0	146,900

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 Influenc			%		33. Pasture
20. ShoreFront A			%		34. Shorefront B
			%		35. Shorefront C
			%		36. ANTENNA SITE
22. Base Lot Vacan	1.84		100 %	0	37. Softwood TG
23. Base Lot Unpav	7.81		100 %	0	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		9.65			



Gray

Map Lot 041-007-006-002


Account 5035

Location OLD ELDER RD

Card 1

Of 1

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						1.1/4 Fin	4.Full Fin	7.		
Other Units	3.HWRF						2.1/2 Fin	5.F/Stair	8.		
Stories	4.Steam						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						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	7.	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.	Foundation					
3.Metal	6.Roll Roo	9.	3.Old Type	6.	9.None	1.Poor	Avg	7.V G			
SF Masonry Trim	# Rooms						2.Fair	3.Avg	8.Exc		
SOLAR VOLTAIC	# Bedrooms						3.Avg-	4.Good	9.Same		
OPEN-4-	# Full Baths						Phys. % Good				
Year Built	# Half Baths						Funct. % Good				
Year Remodeled	# Addn Fixtures						Functional Code				
Foundation	# Fireplaces						1.Incomp	4.Delap	5.Delay		
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	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.				
Date Inspected 5/24/2024						2.Relative			5.Estimate	8.	
						3.Tenant			6.Other	9.	

Additions, Outbuildings & Improvements							
Type	Year	Units	Grade	Cond	Phys.	Funct.	Sound Value
					%	%	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