

BALESTRIERI, DREW
BALESTRIERI, MOLLY
138 MOUNTAIN VIEW ROAD
GRAY ME 04039

B38205P114

Previous Owner
LABBE, ROLAND O
442 OLD PORTLAND ROAD

BRUNSWICK ME 04011-7280
Sale Date: 5/18/2021

Previous Owner
MCMAHAN, MADELINE J
LABBE, ROLAND O
138 MOUNTAIN VIEW ROAD
GRAY ME 04039
Sale Date: 10/21/2019

Previous Owner
MCMAHAN, WALTER O
MCMAHAN, MADELINE J
2071 AUSTRALIA WAY
CLEARWATER FL 33763
Sale Date: 9/07/2016

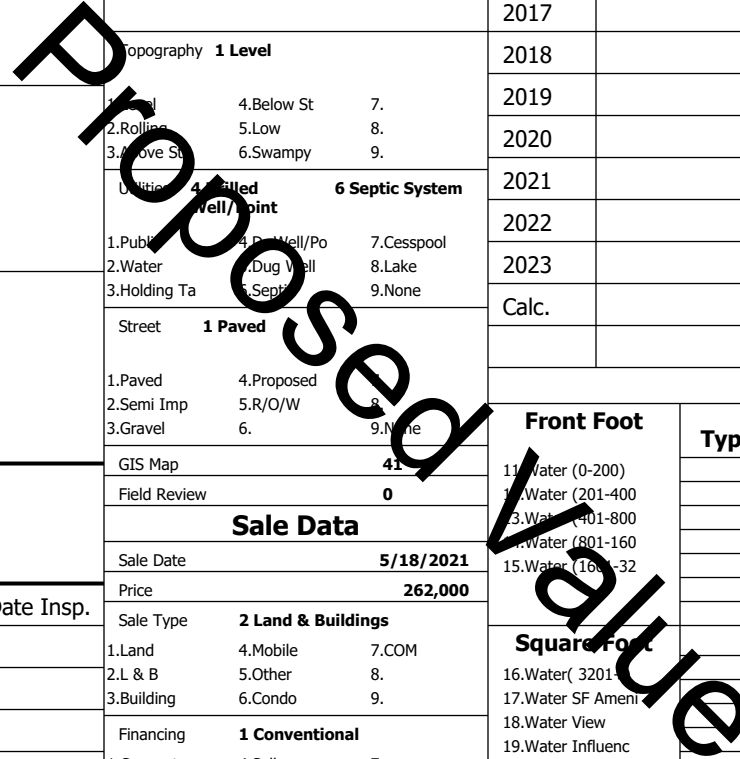
Inspection Witnessed By:

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

Notes:
5/24- DR FIELD REVIEW

Gray

Property Data			Assessment Record					
Neighborhood 82 Average Location			Year	Land	Buildings	Exempt	Total	
Tree Growth Year 0			2012	46,450	19,832	0	66,282	
REVIEW 0			2013	46,450	19,832	0	66,282	
Building Permit 0			2014	46,450	18,453	0	64,903	
Zone/Land Use 11 Rural Residential & Agri			2015	46,500	26,700	0	73,200	
Secondary Zone			2016	46,500	33,400	0	79,900	
Topography 1 Level			2017	46,500	33,400	0	79,900	
1. Well 4. Below St 7.			2018	46,500	33,400	0	79,900	
2. Rolling 5. Low 8.			2019	77,200	85,400	0	162,600	
3. Above St 6. Swampy 9.			2020	77,200	117,100	0	194,300	
4. Filled Well/Point 6 Septic System			2021	77,200	117,100	0	194,300	
1. Public 4. Dug Well/Po 7. Cesspool			2022	77,200	117,100	0	194,300	
2. Water 5. Dug Well 8. Lake			2023	77,500	136,300	25,000	188,800	
3. Holding Ta 6. Septic 9. None			Calc.	138,500	214,400	25,000	327,900	
Street 1 Paved			Land Data					
1. Paved 4. Proposed			Front Foot	Type	Effective	Influence	Influence Codes	
2. Semi Imp 5. R/O/W					Frontage	Depth	Factor	Code
3. Gravel 6. None								
GIS Map 41			11. Water (0-200)				%	1. Unimproved
Field Review 0			12. Water (201-400)				%	2. Excess Frtg
Sale Date 5/18/2021			13. Water (401-800)				%	3. Topography
Price 262,000			14. Water (801-160)				%	4. Size/Shape
Sale Type 2 Land & Buildings			15. Water (161-32)				%	5. Access
1. Land 4. Mobile 7. COM			Square Foot		Square Feet			6. Restriction
2. L & B 5. Other 8.			16. Water (3201-				%	7. Open Space
3. Building 6. Condo 9.			17. Water SF Amen				%	8. Environmental
Financing 1 Conventional			18. Water View				%	9. Condo
1. Convent 4. Seller 7.			19. Water Influen				%	Acres
2. FHA/VA 5. Private 8.			20. ShoreFront A				%	30. Blueberry(1-20
3. Assumed 6. Cash 9. Unknown			Fract. Acre		Acreage/Sites			31. Blueberry(21 -
Validity 1 Arms Length Sale			21. Base Lot	21	1.84	110	%	32. Crop Land
1. Valid 4. Split 7. Multiple			22. Base Lot Vacan	24	0.17	100	%	33. Pasture
2. Related 5. Partial 8. Other			23. Base Lot Unpav				%	34. Shorefront B
3. Distress 6. Exempt 9. Estate			Acres		Acres			35. Shorefront C
Verified 5 Public Record			24. Acres to 10				%	36. ANTENNA SITE
1. Buyer 4. Agent 7. Family			25. Acres 11-30				%	37. Softwood TG
2. Seller 5. Pub Rec 8. Other			26. Acres 31-50				%	38. Mixed Wood TG
3. Lender 6. MLS 9.			27. Acres 51& over				%	39. Hardwood TG
			28. Acres 71 & Ove				%	40. Wasteland
			29. Woods (41+)				%	41. Woodland
			Total Acreage		2.01			42. Mobile Home Si
								43. Camp Site
								44. Lot Improvemen
								45. BA SF - Oce
								46. SP Meadow Cond



Building Style 1 Conventional	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% 1 Hot Water BB	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 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 2 Vinyl/Aluminum	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 4 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.C Grade 5.A Grade 8.
Roof Surface 1 Asphalt Shingles	Bath(s) Style 2 Typical Bath(s)	3.D Grade 6.AA Grade 9.Same
1.Asphalt 4.Composit 7.Other	1.Modern 4.Obsolete 7.	SQFT (Footprint) 1080
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 6	2.Fair Avg 8.Exc
SOLAR VOLTAIC 0	# Bedrooms 2	3.Avg- Good 9.Same
OPEN-4- 0	# Full Baths 2	Phys. % Good 0%
Year Built 2023	# Half Baths 0	Funct. % Good 100%
Year Remodeled 0	# Addn Fixtures 2	Functional Code 9 None
Foundation 5 Concrete Slab	# Fireplaces 0	1.Incomp 4.Delap 9.No Layo
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 9 No Basement		Economic Code None
1.1/4 Bmt 4.Full Bmt 7.		0.None 3.No Power 6.Obsoles
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 0		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 5/24/2024

Additions, Outbuildings & Improvements							
Type	Year	Units	Grade	Cond	Phys.	Funct.	Sound Value
21 Open Frame	0	240	0 0	0	0	% 100 %	1.One Story Fram
21 Open Frame	0	140	0 0	0	0	% 100 %	2.Two Story Fram
22 Encl Frame Porch	0	34	0 0	0	0	% 100 %	3.Three Story Fr
1 One Story Frame	0	109	0 0	0	0	% 100 %	4.1 & 1/2 Story
23 Frame Garage	0	776	0 0	0	0	% 100 %	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