

RAYMOND, ETHAN
RAYMOND, ALEXANDRIA
48 MCCONKEY ROAD
GRAY ME 04039

B39883P247

Previous Owner
WG HOMES LLC
324 GRAY ROAD

FALMOUTH ME 04105
Sale Date: 12/06/2022

Previous Owner
A H GROVER INC
PO BOX 307

CUMBERLAND ME 04021
Sale Date: 2/07/2022

Inspection Witnessed By:

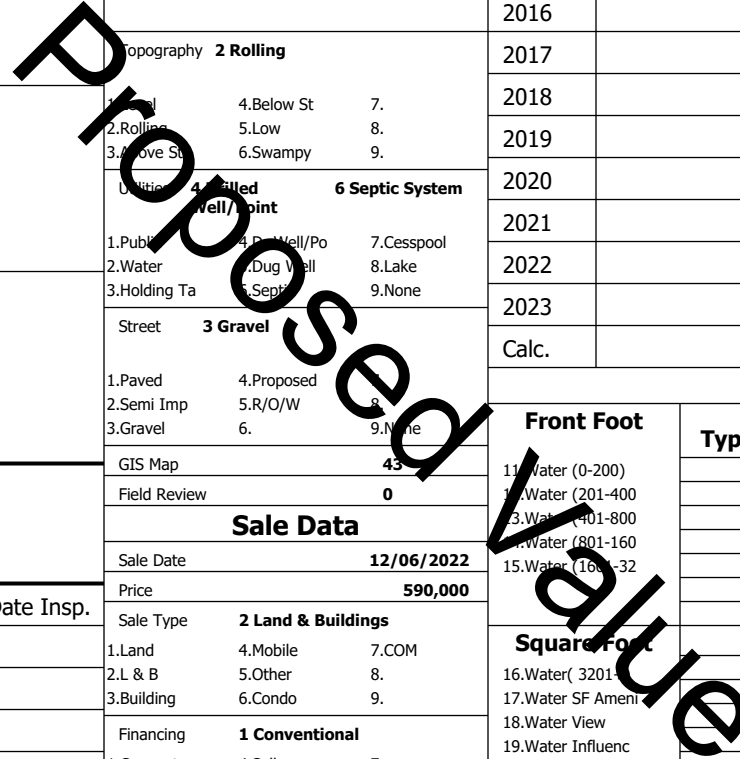
X _____ Date _____

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			2011	55,000	0	0	55,000		
REVIEW 0			2012	55,000	0	0	55,000		
Building Permit 0			2013	55,000	0	0	55,000		
Zone/Land Use 15 Business Development			2014	55,000	0	0	55,000		
Secondary Zone 11 Rural Res & Ag			2015	55,000	0	0	55,000		
Topography 2 Rolling			2016	55,000	0	0	55,000		
1. Hill 4. Below St 7.			2017	55,000	0	0	55,000		
2. Rolling 5. Low 8.			2018	55,000	0	0	55,000		
3. Above St 6. Swampy 9.			2019	67,900	0	0	67,900		
Utilities 4 Filled Well/Point 6 Septic System			2020	67,900	0	0	67,900		
1. Public 4. Driv Well/Po 7. Cesspool			2021	67,900	0	0	67,900		
2. Water 5. Dug Well 8. Lake			2022	67,900	0	0	67,900		
3. Holding Ta 6. Septic 9. None			2023	73,500	0	0	73,500		
Street 3 Gravel			Calc.	121,000	419,000	0	540,000		
1. Paved 4. Proposed 8.			Land Data						
2. Semi Imp 5. R/O/W 6.			Front Foot	Type	Effective		Influence		Influence Codes
3. Gravel 6. 9. None					Frontage	Depth	Factor	Code	
GIS Map 43			11. Water (0-200)			%		1. Unimproved	
Field Review 0			12. Water (201-400)			%		2. Excess Frtg	
Sale Data			13. Water (401-800)			%		3. Topography	
Sale Date 12/06/2022			14. Water (801-160)			%		4. Size/Shape	
Price 590,000			15. Water (161-32)			%		5. Access	
Sale Type 2 Land & Buildings			Square Foot		Square Feet			6. Restriction	
1. Land 4. Mobile 7. COM			16. Water (3201-			%		7. Open Space	
2. L & B 5. Other 8.			17. Water SF Amen			%		8. Environmental	
3. Building 6. Condo 9.			18. Water View			%		9. Condo	
Financing 1 Conventional			19. Water Influen			%		Acres	
1. Convent 4. Seller 7.			20. ShoreFront A			%		30. Blueberry(1-20	
2. FHA/VA 5. Private 8.			Fract. Acre		Acreege/Sites			31. Blueberry(21 -	
3. Assumed 6. Cash 9. Unknown			21. Base Lot	23	1.84	100	%	0	
Validity 1 Arms Length Sale			22. Base Lot Vacan	24	0.16	100	%	0	
1. Valid 4. Split 7. Multiple			23. Base Lot Unpav				%		
2. Related 5. Partial 8. Other			Acres				%		
3. Distress 6. Exempt 9. Estate			24. Acres to 10				%		
Verified 5 Public Record			25. Acres 11-30				%		
1. Buyer 4. Agent 7. Family			26. Acres 31-50				%		
2. Seller 5. Pub Rec 8. Other			27. Acres 51& over				%		
3. Lender 6. MLS 9.			28. Acres 71 & Ove				%		
			29. Woods (41+)				%		
			Total Acreage		2.00				



46.SP Meadow Cond

Gray

Map Lot 043-019-002-012

Account 925

Location 48 MCCONKEY RD

Card 1

Of 1

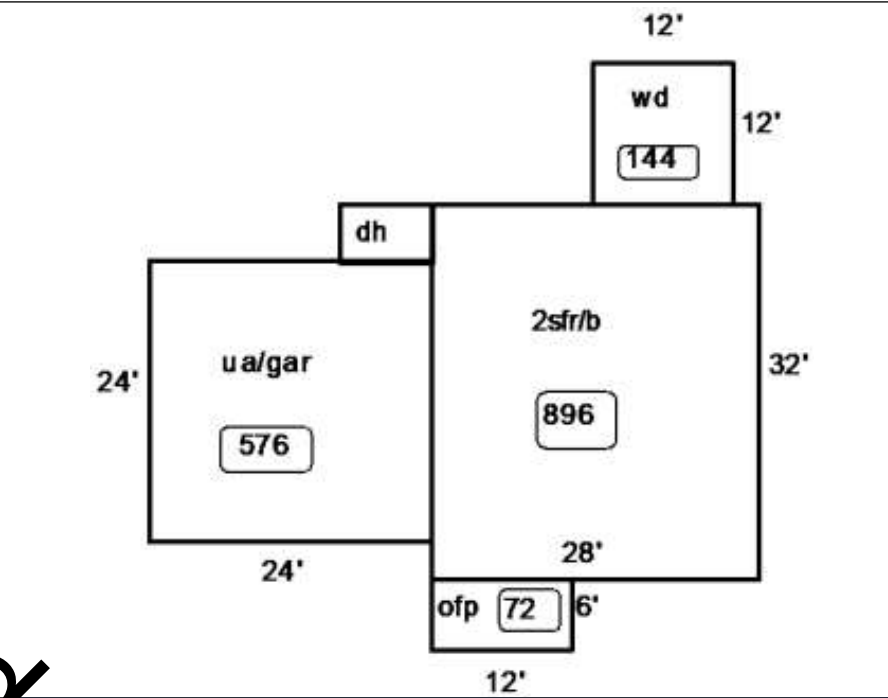
8/05/2024

Building Style 10 Colonial	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.Clapboar 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 120%
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 2 Typical Bath(s)	3.Grade 6.AA Grade 9.Same
1.Asphalt 4.Composit 7.Other	1.Modern 4.Obsolete 7.	SQFT (Footprint) 896
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 2.Avg 7.V G
SF Masonry Trim 0	# Rooms 7	2.Fair 3.Good 8.Exc
SOLAR VOLTAIC 0	# Bedrooms 3	3.Avg- 9.Same
OPEN-4- 0	# Full Baths 2	Phys. % Good 0%
Year Built 2022	# Half Baths 1	Funct. % Good 100%
Year Remodeled 0	# Addn Fixtures 1	Functional Code 9 None
Foundation 1 Concrete	# Fireplaces 1	1.Incomp 4.Delap 5.Playoff
1.Concrete 4.Wood 7.		2.O-Built 5.Bsmt 6.Long term
2.C Block 5.Slab 8.		3.Damage 6.Style 9.None
3.Br/Stone 6.Piers 9.		Econ. % Good 100%
Basement 4 Full Basement		Economic Code None
1.1/4 Bmt 4.Full Bmt 7.		0.None 3.No Power 6.Obsolete
2.1/2 Bmt 5.CrwI 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 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 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	72	0 0	0	0	100 %	
68 Wood Deck	0	144	0 0	0	0	100 %	
89 DH Bsmt Entry	0	1	0 0	0	0	100 %	
23 Frame Garage	0	576	0 0	0	0	100 %	
28 Unfinished Attic	0	336	0 0	0	0	100 %	
						%	
						%	
						%	
						%	
						%	
						%	
						%	



Proposed Value