

JCFL LLC
2 MCCONKEY ROAD
GRAY ME 04039

B21455P119

Property Data			Assessment Record				
Neighborhood	49 West Gray Commercial		Year	Land	Buildings	Exempt	Total
Tree Growth Year	0		2011	90,100	285,724	0	375,824
REVIEW	c		2012	90,100	285,724	0	375,824
Building Permit	0		2013	90,100	285,724	0	375,824
Zone/Land Use	15 Business Development		2014	90,100	285,724	0	375,824
Secondary Zone			2015	90,100	285,700	0	375,800
Topography	1 Level		2016	90,100	285,700	0	375,800
1. Soil	4. Below St	7.	2017	90,100	285,700	0	375,800
2. Rolling	5. Low	8.	2018	90,100	285,700	0	375,800
3. Above St	6. Swampy	9.	2019	96,200	352,900	0	449,100
Utilities	2 Public Water 6 Septic System		2020	96,200	352,900	0	449,100
1. Public	4. Dr. Well/Po	7. Cesspool	2021	96,200	352,900	0	449,100
2. Water	5. Dug Well	8. Lake	2022	96,200	352,900	0	449,100
3. Holding Ta	6. Septic	9. None	2023	96,200	352,900	0	449,100
Street	1 Paved		Calc.	152,900	401,000	0	553,900
1. Paved	4. Proposed	8.					
2. Semi Imp	5. R/O/W	9.					
3. Gravel	6.						

Proposed Sale

Inspection Witnessed By:

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

Notes:

Sale Data					Land Data						
Sale Date	6/14/2004				Front Foot	Type	Effective		Influence		Influence Codes
Price	99,000						Frontage	Depth	Factor	Code	
Sale Type					Square Foot	Square Feet					
1. Land	4. Mobile	7. COM									
2. L & B	5. Other	8.									
3. Building	6. Condo	9.									
Financing					Fract. Acre	Acreage/Sites					
1. Convent	4. Seller	7.									
2. FHA/VA	5. Private	8.									
3. Assumed	6. Cash	9. Unknown									
Validity					Acres						
1. Valid	4. Split	7. Multiple									
2. Related	5. Partial	8. Other									
3. Distress	6. Exempt	9. Estate									
Verified					Acres						
1. Buyer	4. Agent	7. Family									
2. Seller	5. Pub Rec	8. Other									
3. Lender	6. MLS	9.									
					Total Acreage		2.70				
11. Water (0-200)					76		2.00	100	%	0	1. Unimproved
12. Water (201-400)					79		0.70	100	%	0	2. Excess Frtg
13. Water (401-800)									%		3. Topography
14. Water (801-160)									%		4. Size/Shape
15. Water (161-320)									%		5. Access
									%		6. Restriction
									%		7. Open Space
									%		8. Environmental
									%		9. Condo
									%		30. Blueberry(1-20
									%		31. Blueberry(21 -
									%		32. Crop Land
									%		33. Pasture
									%		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
									%		45. BA SF - Oce
									%		46. SP Meadow Cond

Gray

Building Style	0	
1.Conv.	5.Garrison	9.NE farm
2.Ranch	6.Split	10.Colonia
3.R Ranch/	7.Contemp	11.Cottage
4.Cape	8.Log	12.Gambrel
Dwelling Units	0	
Other Units	0	
Stories	0	
1.1	4.1.5	7.
2.2	5.1.75	8.
3.3	6.2.5	9.
Exterior Walls	0	
1.Clapboar	5.Stucco	9.B & B
2.Vin/Al	6.Brick	10.Cemplan
3.Compos./	7.Stone	11.Concret
4.Asbestos	8.Wood Shi	12.Wood Bo
Roof Surface	0	
1.Asphalt	4.Composit	7.Other
2.Slate	5.Wood	8.
3.Metal	6.Roll Roo	9.
SF Masonry Trim	0	
SOLAR VOLTAIC	0	
OPEN-4-	0	
Year Built	0	
Year Remodeled	0	
Foundation	0	
1.Concrete	4.Wood	7.
2.C Block	5.Slab	8.
3.Br/Stone	6.Piers	9.
Basement	0	
1.1/4 Bmt	4.Full Bmt	7.
2.1/2 Bmt	5.Crwl	8.
3.3/4 Bmt	6.	9.None
Bsmt Gar # Cars	0	
Wet Basement	0	
1.Dry	4.	7.
2.Damp	5.	8.
3.Wet	6.	9.

SF Bsmt Living	0	
Fin Bsmt Grade	0 0	
Secondary Heat	0	
Heat Type	100% 0	
1.HWBB	5.FWA	9.None
2.HWCI	6.Monitor	10.UNH2F
3.HWRF	7.Electric	11.Geother
4.Steam	8.F/Wall	12.Heat/Co
Cool Type	0% 9 None	
1.Central	4.W&C Air	7.
2.Evapor	5.	8.
3.H Pump	6.	9.None
Kitchen Style	0	
1.Modern	4.Obsolete	7.
2.Typical	5.	8.
3.Old Type	6.	9.None
Bath(s) Style	0	
1.Modern	4.Obsolete	7.
2.Typical	5.	8.
3.Old Type	6.	9.None
# Rooms	0	
# Bedrooms	0	
# Full Baths	0	
# Half Baths	0	
# Addn Fixtures	0	
# Fireplaces	0	

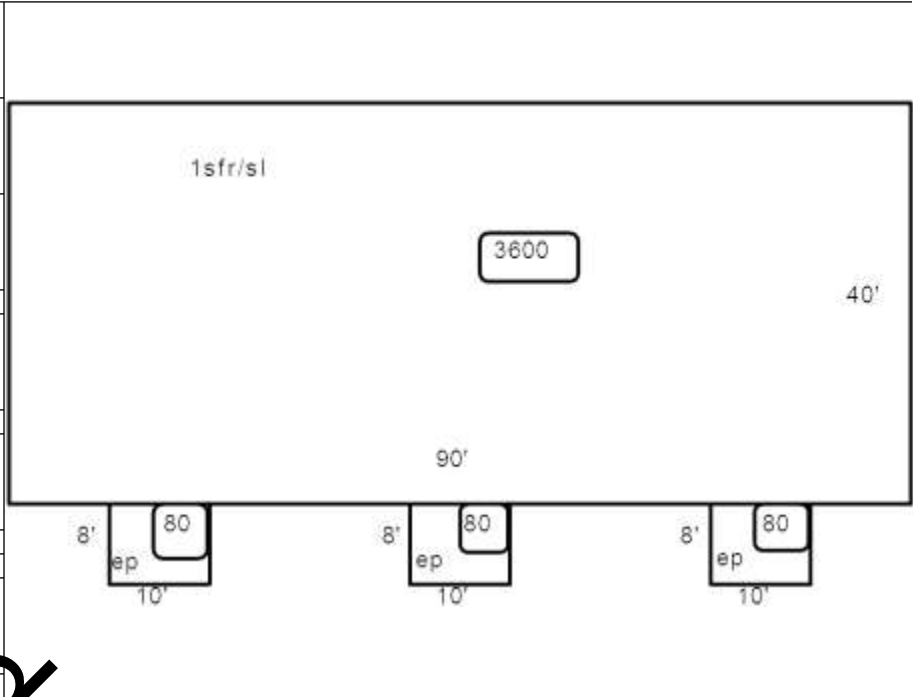
Layout	0	
1.Typical	4.	7.
2.Inadeq	5.	8.
3.	6.	9.
Attic	0	
1.1/4 Fin	4.Full Fin	7.
2.1/2 Fin	5.F/Stair	8.
3.3/4 Fin	6.	9.None
Insulation	0	
1.Full	4.Minimal	7.
2.Heavy	5.	8.
3.Capped	6.	9.None
Unfinished %	0%	
Grade & Factor	0 0%	
1.E Grade	4.B Grade	7.SC Grade
2.C Grade	5.A Grade	8.
3.Grade	6.AA Grade	9.Same
SQFT (Footprint)	0	
1.Poor	4.Avg	7.V G
2.Fair	5.Avg	8.Exc
3.Avg-	6.Good	9.Same
Phys. % Good	0%	
Funct. % Good	100%	
Functional Code	9 None	
1.Incomp	4.Delap	7.Layoff
2.O-Built	5.Bsmt	8.Long term
3.Damage	6.Style	9.None
Econ. % Good	100%	
Economic Code	None	
0.None	3.No Power	6.Obsoles
1.Location	4.Generate	9.None
2.Encroach	5.Flood Pl	9.
Entrance Code	0	
1.Interior	4.Vacant	7.
2.Refusal	5.Estimate	8.
3.Informed	6.	9.
Information Code	0	
1.Owner	4.Agent	7.
2.Relative	5.Estimate	8.
3.Tenant	6.Other	9.

Date Inspected

Additions, Outbuildings & Improvements

Type	Year	Units	Grade	Cond	Phys.	Funct.	Sound Value
266 OFFICE WOOD	1995	3600	3 100	6	0	100 %	
22 Encl Frame Porch	1995	80	3 100	6	0	100 %	
22 Encl Frame Porch	1995	80	3 100	6	0	100 %	
22 Encl Frame Porch	1995	80	3 100	6	0	100 %	
					%	%	
					%	%	
					%	%	
					%	%	
					%	%	
					%	%	
					%	%	

- 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