





JALBERT BROTHERS LLC  
PO BOX 1226  
GRAY ME 04039

B39331P3  
Previous Owner  
LYON, DAVID R SR TRUSTEE  
DRL NOMINEE TRUST  
5 GOODHUE RD  
WINDHAM NH 03087  
Sale Date: 4/08/2022

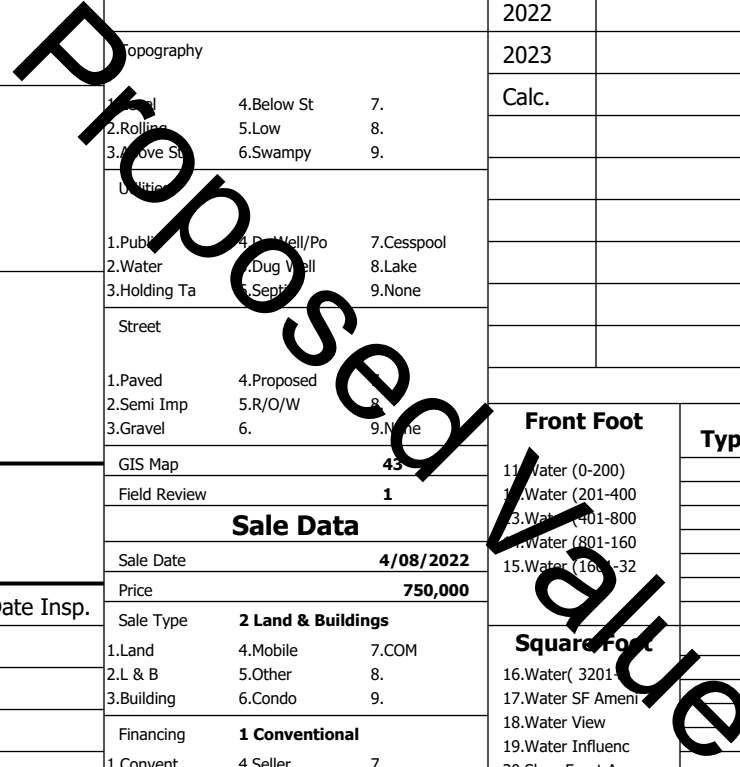
Inspection Witnessed By:

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

Notes:  
5/24 DR FIELD REVIEW

Gray

Property Data			Assessment Record																																																																																																																																																																																
Neighborhood <b>51 Gray Village</b>			Year	Land	Buildings	Exempt	Total																																																																																																																																																																												
Tree Growth Year <b>0</b>			2013	0	0	0	0																																																																																																																																																																												
REVIEW <b>0</b>			2014	0	0	0	0																																																																																																																																																																												
Building Permit <b>0</b>			2018	0	0	0	0																																																																																																																																																																												
Zone/Land Use <b>19 Village Center</b>			2019	0	2,700	0	2,700																																																																																																																																																																												
Secondary Zone			2021	0	243,000	0	243,000																																																																																																																																																																												
Topography			2022	0	243,200	0	243,200																																																																																																																																																																												
			2023	0	243,200	0	243,200																																																																																																																																																																												
			Calc.	0	677,200	0	677,200																																																																																																																																																																												
1. Hill 4. Below St 7. 2. Rolling 5. Low 8. 3. Above St 6. Swampy 9.																																																																																																																																																																																			
1. Public 4. Dr Well/Po 7. Cesspool 2. Water 5. Dug Well 8. Lake 3. Holding Ta 6. Septic 9. None																																																																																																																																																																																			
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1. Paved 4. Proposed 2. Semi Imp 5. R/O/W 3. Gravel 6. None																																																																																																																																																																																			
GIS Map <b>43</b>			<table border="1"> <thead> <tr> <th rowspan="2">Type</th> <th colspan="2">Effective</th> <th colspan="2">Influence</th> <th rowspan="2">Influence Codes</th> </tr> <tr> <th>Frontage</th> <th>Depth</th> <th>Factor</th> <th>Code</th> </tr> </thead> <tbody> <tr><td>1. Water (0-200)</td><td></td><td></td><td>%</td><td></td><td>1. Unimproved</td></tr> <tr><td>2. Water (201-400)</td><td></td><td></td><td>%</td><td></td><td>2. Excess Frtg</td></tr> <tr><td>3. Water (401-800)</td><td></td><td></td><td>%</td><td></td><td>3. Topography</td></tr> <tr><td>4. Water (801-1600)</td><td></td><td></td><td>%</td><td></td><td>4. Size/Shape</td></tr> <tr><td>5. Water (1601-3200)</td><td></td><td></td><td>%</td><td></td><td>5. Access</td></tr> <tr><td></td><td></td><td></td><td>%</td><td></td><td>6. Restriction</td></tr> <tr><td></td><td></td><td></td><td>%</td><td></td><td>7. Open Space</td></tr> <tr><td></td><td></td><td></td><td>%</td><td></td><td>8. Environmental</td></tr> <tr><td></td><td></td><td></td><td>%</td><td></td><td>9. Condo</td></tr> <tr><td></td><td></td><td></td><td>%</td><td></td><td><b>Acres</b></td></tr> <tr><td></td><td></td><td></td><td>%</td><td></td><td>30. Blueberry(1-20</td></tr> <tr><td></td><td></td><td></td><td>%</td><td></td><td>31. Blueberry(21 -</td></tr> <tr><td></td><td></td><td></td><td>%</td><td></td><td>32. Crop Land</td></tr> <tr><td></td><td></td><td></td><td>%</td><td></td><td>33. Pasture</td></tr> <tr><td></td><td></td><td></td><td>%</td><td></td><td>34. Shorefront B</td></tr> <tr><td></td><td></td><td></td><td>%</td><td></td><td>35. Shorefront C</td></tr> <tr><td></td><td></td><td></td><td>%</td><td></td><td>36. ANTENNA SITE</td></tr> <tr><td></td><td></td><td></td><td>%</td><td></td><td>37. Softwood TG</td></tr> <tr><td></td><td></td><td></td><td>%</td><td></td><td>38. Mixed Wood TG</td></tr> <tr><td></td><td></td><td></td><td>%</td><td></td><td>39. Hardwood TG</td></tr> <tr><td></td><td></td><td></td><td>%</td><td></td><td>40. Wasteland</td></tr> <tr><td></td><td></td><td></td><td>%</td><td></td><td>41. Woodland</td></tr> <tr><td></td><td></td><td></td><td>%</td><td></td><td>42. Mobile Home Si</td></tr> <tr><td></td><td></td><td></td><td>%</td><td></td><td>43. Camp Site</td></tr> <tr><td></td><td></td><td></td><td>%</td><td></td><td>44. Lot Improvemen</td></tr> <tr><td></td><td></td><td></td><td>%</td><td></td><td>45. BA SF - Oce</td></tr> <tr><td></td><td></td><td></td><td>%</td><td></td><td>46. SP Meadow Cond</td></tr> </tbody> </table>					Type	Effective		Influence		Influence Codes	Frontage	Depth	Factor	Code	1. Water (0-200)			%		1. Unimproved	2. Water (201-400)			%		2. Excess Frtg	3. Water (401-800)			%		3. Topography	4. Water (801-1600)			%		4. Size/Shape	5. Water (1601-3200)			%		5. Access				%		6. Restriction				%		7. Open Space				%		8. Environmental				%		9. Condo				%		<b>Acres</b>				%		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
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<b>Sale Data</b>			Front Foot	Square Feet		Acres																																																																																																																																																																													
Sale Date <b>4/08/2022</b>			11. Water (0-200)																																																																																																																																																																																
Price <b>750,000</b>			12. Water (201-400)																																																																																																																																																																																
Sale Type <b>2 Land &amp; Buildings</b>			13. Water (401-800)																																																																																																																																																																																
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Financing <b>1 Conventional</b>			16. Water (3201-6400)																																																																																																																																																																																
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2. FHA/VA 5. Private 8.			18. Water View																																																																																																																																																																																
3. Assumed 6. Cash 9. Unknown			19. Water Influenc																																																																																																																																																																																
Validity <b>1 Arms Length Sale</b>			20. ShoreFront A																																																																																																																																																																																
1. Valid 4. Split 7. Multiple			<b>Fract. Acre</b>	<b>Acres/Sites</b>																																																																																																																																																																															
2. Related 5. Partial 8. Other			21. Base Lot																																																																																																																																																																																
3. Distress 6. Exempt 9. Estate			22. Base Lot Vacan																																																																																																																																																																																
Verified <b>5 Public Record</b>			23. Base Lot Unpav																																																																																																																																																																																
1. Buyer 4. Agent 7. Family			<b>Acres</b>																																																																																																																																																																																
2. Seller 5. Pub Rec 8. Other			24. Acres to 10																																																																																																																																																																																
3. Lender 6. MLS 9.			25. Acres 11-30																																																																																																																																																																																
			26. Acres 31-50																																																																																																																																																																																
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			<b>Total Acreage 0.00</b>																																																																																																																																																																																

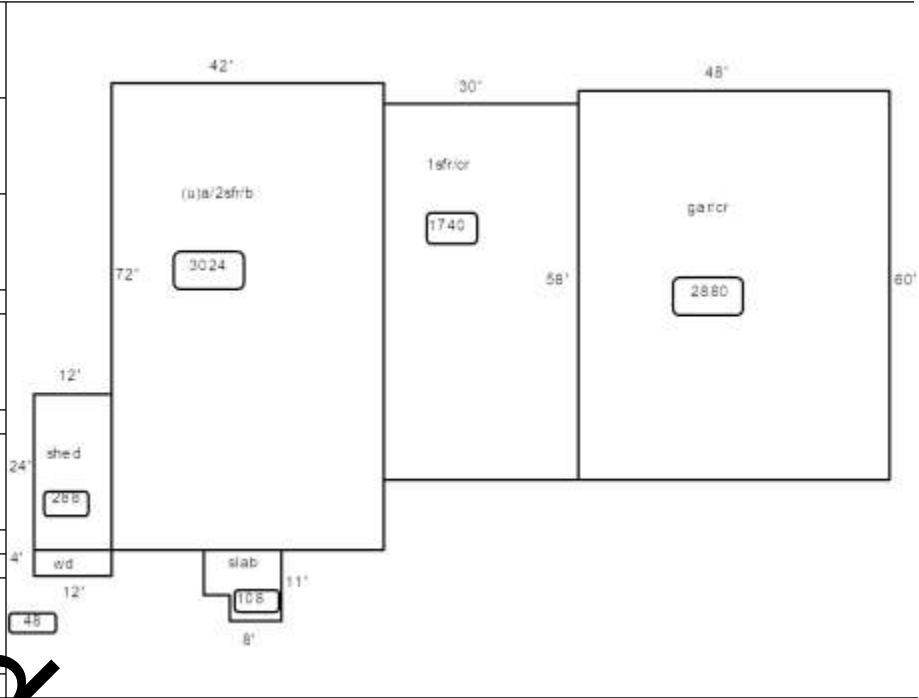


Building Style	SF Bsmt Living		Layout	
1.Conv.	5.Garrison	9.NE farm	1.Typical	4. 7.
2.Ranch	6.Split	10.Colonia	2.Inadeq	5. 8.
3.R Ranch/	7.Contemp	11.Cottage	3.	6. 9.
4.Cape	8.Log	12.Gambrel	Attic	
Dwelling Units	2.HWCI	5.FWA	9.None	
Other Units	3.HWRF	6.Monitor	10.UNH2F	
Stories	4.Steam	7.Electric	11.Geother	
1.1	4.1.5	7.	12.Heat/Co	
2.2	5.1.75	8.	Insulation	
3.3	6.2.5	9.	1.Full	4.Minimal 7.
Exterior Walls	2.Evapor	5.	2.Heavy	5. 8.
1.Clapboar	5.Stucco	9.B & B	3.Capped	6. 9.None
2.Vin/Al	6.Brick	10.Cemplan	Unfinished %	
3.Compos./	7.Stone	11.Concret	Grade & Factor	
4.Asbestos	8.Wood Shi	12.Wood Bo	1.E Grade	4.B Grade 7.SC Grade
Roof Surface	3.H Pump	6.	2.D Grade	5.A Grade 8.
1.Asphalt	4.Composit	7.Other	3.C Grade	6.AA Grade 9.Same
2.Slate	5.Wood	8.	SQFT (Footprint)	
3.Metal	6.Roll Roo	9.	1.Poor	2.Avg 7.V G
SF Masonry Trim	Bath(s) Style		2.F	3.Avg- 8.Exc
SOLAR VOLTAIC	1.Modern	4.Obsolete 7.	3.Avg-	9.Good 9.Same
OPEN-4-	2.Typical	5. 8.	Phys. % Good	
Year Built	3.Old Type	6. 9.None	Funct. % Good	
Year Remodeled	# Rooms		Functional Code	
Foundation	# Bedrooms		1.Incomp	4.Delap 5.Layou
1.Concrete	# Full Baths		2.O-Built	5.Bsmt 8.Long term
2.C Block	# Half Baths		3.Damage	6.Style 9.None
3.Br/Stone	# Addn Fixtures		Econ. % Good	
Basement	# Fireplaces		Economic Code	
1.1/4 Bmt			0.None	3.No Power 6.Obsoles
2.1/2 Bmt			1.Location	4.Generate 9.None
3.3/4 Bmt			2.Encroach	5.Flood Pl 9.
Bsmt Gar # Cars			Entrance Code	<b>5 Estimated</b>
Wet Basement			1.Interior	4.Vacant 7.
1.Dry			2.Refusal	5.Estimate 8.
2.Damp			3.Informed	6. 9.
3.Wet			Information Code	<b>5 Estimate</b>
			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
24 Frame Shed	0	288	3 100	4	0 %	100 %	
68 Wood Deck	0	48	3 100	4	0 %	100 %	
93 Slab	0	108	3 100	4	0 %	100 %	
12 2 Story/Basement	0	3024	3 100	3	0 %	100 %	
28 Unfinished Attic	0	3024	3 100	3	0 %	100 %	
1 One Story Frame	0	1740	3 100	3	0 %	100 %	
23 Frame Garage	0	2880	3 100	3	0 %	100 %	
					%	%	
					%	%	
					%	%	



Value