

16 MAIN STREET PROPERTY LLC
16 MAIN STREET
GRAY ME 04039

B40142P226

Previous Owner
BOYNTON REALTY LLC
10 FOREST FALLS DRIVE
UNIT 7
YARMOUTH ME 04096
Sale Date: 5/23/2023

Previous Owner
16 MAIN LLC
4 PADDOCK WAY

FALMOUTH ME 04105
Sale Date: 4/20/2021


Inspection Witnessed By:

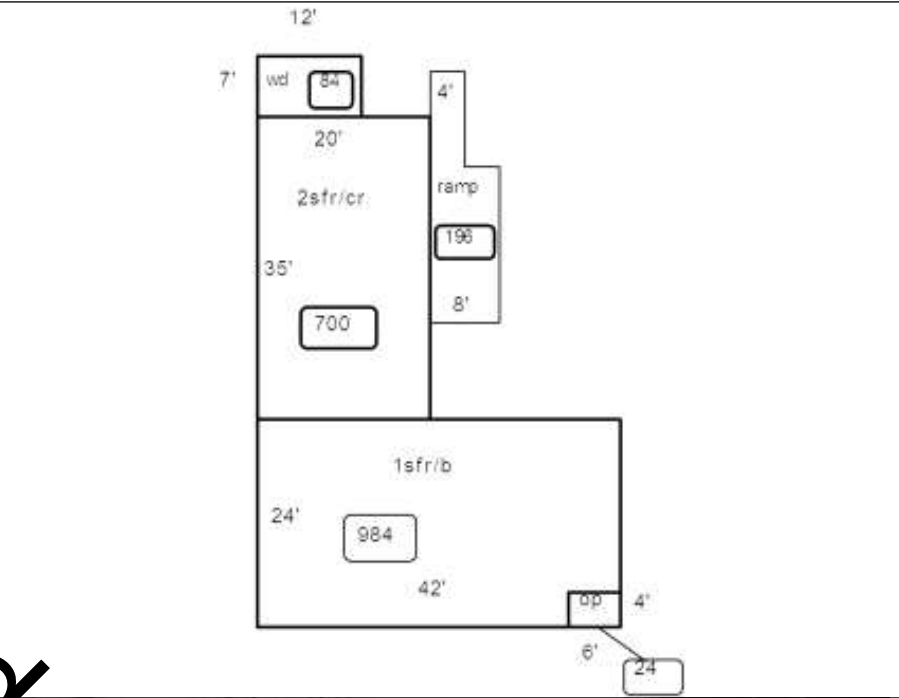
X	Date	Date Insp.
No./Date	Description	Date Insp.

Notes:

Gray

Property Data			Assessment Record				
Neighborhood	51 Gray Village		Year	Land	Buildings	Exempt	Total
Tree Growth Year	0		2011	62,833	157,116	0	219,949
REVIEW	0		2012	62,833	157,116	0	219,949
Building Permit	0		2013	62,833	157,116	0	219,949
Zone/Land Use	20 Village Center Proper		2014	62,833	157,116	0	219,949
Secondary Zone			2015	62,800	157,100	0	219,900
Topography	1 Level		2016	62,800	157,100	0	219,900
1. Hill	4. Below St	7.	2017	62,800	157,100	0	219,900
2. Rolling	5. Low	8.	2018	62,800	157,100	0	219,900
3. Above St	6. Swampy	9.	2019	79,500	158,700	0	238,200
Utilities	2 Public Water 6 Septic System		2020	79,500	158,700	0	238,200
1. Public	4. Dr. Well/Po	7. Cesspool	2021	79,500	158,700	0	238,200
2. Water	5. Dug Well	8. Lake	2022	79,500	158,700	0	238,200
3. Holding Ta	6. Septic	9. None	2023	79,500	176,500	0	256,000
Street	1 Paved		Calc.	96,500	294,400	0	390,900
1. Paved	4. Proposed	8.	Land Data				
2. Semi Imp	5. R/O/W	9.	Front Foot	Type	Effective	Influence	Influence
3. Gravel	6.	9.	11. Water (0-200)		Frontage	Depth	Factor
GIS Map	43		12. Water (201-400)				Code
Field Review	0		13. Water (401-800)				1. Unimproved
Sale Data			14. Water (801-160)				2. Excess Frtg
Sale Date	5/23/2023		15. Water (161-320)				3. Topography
Price			16. Water (3201-6400)				4. Size/Shape
Sale Type	2 Land & Buildings		17. Water SF Amen				5. Access
1. Land	4. Mobile	7. COM	18. Water View				6. Restriction
2. L & B	5. Other	8.	19. Water Influen				7. Open Space
3. Building	6. Condo	9.	20. ShoreFront A				8. Environmental
Financing	9 Unknown		Square Foot				9. Condo
1. Convent	4. Seller	7.	16. Water (3201-6400)				Acres
2. FHA/VA	5. Private	8.	17. Water SF Amen				30. Blueberry(1-20
3. Assumed	6. Cash	9. Unknown	18. Water View				31. Blueberry(21 -
Validity	2 Related Parties		19. Water Influen				32. Crop Land
1. Valid	4. Split	7. Multiple	20. ShoreFront A				33. Pasture
2. Related	5. Partial	8. Other	Fract. Acre				34. Shorefront B
3. Distress	6. Exempt	9. Estate	21. Base Lot	21	0.35	100 %	35. Shorefront C
Verified	5 Public Record		22. Base Lot Vacan				36. ANTENNA SITE
1. Buyer	4. Agent	7. Family	23. Base Lot Unpav				37. Softwood TG
2. Seller	5. Pub Rec	8. Other	Acres				38. Mixed Wood TG
3. Lender	6. MLS	9.	24. Acres to 10				39. Hardwood TG
			25. Acres 11-30				40. Wasteland
			26. Acres 31-50				41. Woodland
			27. Acres 51& over				42. Mobile Home Si
			28. Acres 71 & Ove				43. Camp Site
			29. Woods (41+)				44. Lot Improvemen
			Total Acreage	0.35			45. BA SF - Oce
							46. SP Meadow Cond

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	6.Monitor	10.UNH2F	1.1/4 Fin	4.Full Fin	7.			
Other Units			3.HWRF	7.Electric	11.Geother	2.1/2 Fin	5.FI/Stair	8.			
Stories			4.Steam	8.FI/Wall	12.Heat/Co	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	6.	9.None	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.	Condition					
3.Metal	6.Roll Roo	9.	3.Old Type	6.	9.None	1.Poor	2.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	8.Delay			
1.Concrete	4.Wood	7.				2.O-Built	5.Bsmt	8.Long term			
2.C Block	5.Slab	8.				3.Damage	6.Style	None			
3.Br/Stone	6.Piers	9.				Econ. % Good			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.CrwI	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 12/18/2015			2.Relative			5.Estimate	8.				
			3.Tenant			6.Other	9.				



Additions, Outbuildings & Improvements									
Type	Year	Units	Grade	Cond	Phys.	Funct.	Sound	Value	
21 Open Frame	0	24	3 100	5	0	% 100	%		1.One Story Fram
68 Wood Deck	2012	84	3 100	4	0	% 100	%		2.Two Story Fram
266 OFFICE WOOD	1850	1684	3 110	5	0	% 100	%		3.Three Story Fr
210 APARTMENT	1850	700	3 110	5	0	% 100	%		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