

BISSONETTE, KODY  
BISSONETTE, TREVOR J  
14 HANCOCK STREET  
GRAY 04039

B40310P214

Previous Owner  
FROST, EDMOND N  
FROST, BRENDA A  
54 CHURCH HILL RD  
LEEDS ME 04263  
Sale Date: 12/15/2021

Inspection Witnessed By:

| X        | Date        | Date Insp. |
|----------|-------------|------------|
| No./Date | Description | Date Insp. |
|          |             |            |
|          |             |            |
|          |             |            |

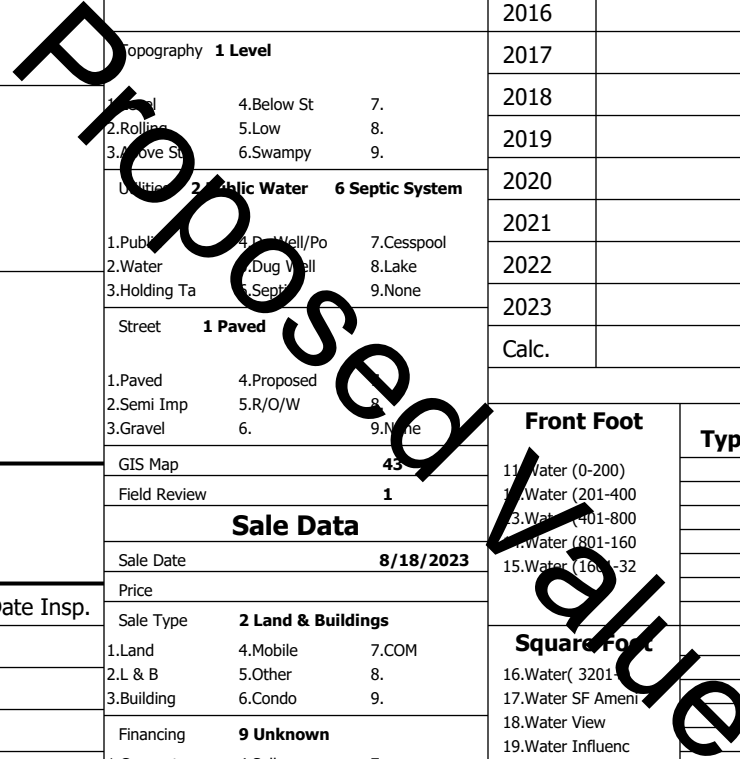
Notes:  
5/24 DR FIELD REVIEW

Gray

| Property Data    |                                |             |
|------------------|--------------------------------|-------------|
| Neighborhood     | 83 Avg-Good Location           |             |
| Tree Growth Year | 0                              |             |
| REVIEW           | 0                              |             |
| Building Permit  | 0                              |             |
| Zone/Land Use    | 20 Village Center Proper       |             |
| Secondary Zone   |                                |             |
| Topography       | 1 Level                        |             |
| 1. Soil          | 4. Below St                    | 7.          |
| 2. Rolling       | 5. Low                         | 8.          |
| 3. Above St      | 6. Swampy                      | 9.          |
| Utilities        | 2 Public Water 6 Septic System |             |
| 1. Public        | 4. Dr. Well/Po                 | 7. Cesspool |
| 2. Water         | 5. Dug Well                    | 8. Lake     |
| 3. Holding Ta    | 6. Septic                      | 9. None     |
| Street           | 1 Paved                        |             |
| 1. Paved         | 4. Proposed                    | 8.          |
| 2. Semi Imp      | 5. R/O/W                       | 9.          |
| 3. Gravel        | 6.                             | 9. None     |
| GIS Map          | 43                             |             |
| Field Review     | 1                              |             |
| Sale Data        |                                |             |
| Sale Date        | 8/18/2023                      |             |
| Price            |                                |             |
| Sale Type        | 2 Land & Buildings             |             |
| 1. Land          | 4. Mobile                      | 7. COM      |
| 2. L & B         | 5. Other                       | 8.          |
| 3. Building      | 6. Condo                       | 9.          |
| Financing        | 9 Unknown                      |             |
| 1. Convent       | 4. Seller                      | 7.          |
| 2. FHA/VA        | 5. Private                     | 8.          |
| 3. Assumed       | 6. Cash                        | 9. Unknown  |
| Validity         | 2 Related Parties              |             |
| 1. Valid         | 4. Split                       | 7. Multiple |
| 2. Related       | 5. Partial                     | 8. Other    |
| 3. Distress      | 6. Exempt                      | 9. Estate   |
| Verified         | 5 Public Record                |             |
| 1. Buyer         | 4. Agent                       | 7. Family   |
| 2. Seller        | 5. Pub Rec                     | 8. Other    |
| 3. Lender        | 6. MLS                         | 9.          |

| Assessment Record |         |           |        |         |
|-------------------|---------|-----------|--------|---------|
| Year              | Land    | Buildings | Exempt | Total   |
| 2011              | 31,500  | 82,620    | 0      | 114,120 |
| 2012              | 31,500  | 82,620    | 0      | 114,120 |
| 2013              | 31,500  | 82,620    | 0      | 114,120 |
| 2014              | 31,500  | 82,620    | 0      | 114,120 |
| 2015              | 31,500  | 82,600    | 0      | 114,100 |
| 2016              | 31,500  | 82,600    | 0      | 114,100 |
| 2017              | 31,500  | 82,600    | 0      | 114,100 |
| 2018              | 31,500  | 82,600    | 0      | 114,100 |
| 2019              | 34,800  | 108,300   | 0      | 143,100 |
| 2020              | 34,800  | 108,300   | 0      | 143,100 |
| 2021              | 34,800  | 108,300   | 0      | 143,100 |
| 2022              | 34,800  | 108,300   | 0      | 143,100 |
| 2023              | 34,800  | 124,900   | 0      | 159,700 |
| Calc.             | 110,100 | 180,900   | 0      | 291,000 |

| Land Data                   |           |       |           |      |                    |
|-----------------------------|-----------|-------|-----------|------|--------------------|
| 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. Water (3201-6400)        |           |       | %         |      | 6. Restriction     |
| 7. Water (6401-12800)       |           |       | %         |      | 7. Open Space      |
| 8. Water (12801-25600)      |           |       | %         |      | 8. Environmental   |
| 9. Water (25601-51200)      |           |       | %         |      | 9. Condo           |
| 10. Water (51201-102400)    |           |       | %         |      | 30. Blueberry(1-20 |
| 11. Water (102401-204800)   |           |       | %         |      | 31. Blueberry(21 - |
| 12. Water (204801-409600)   |           |       | %         |      | 32. Crop Land      |
| 13. Water (409601-819200)   |           |       | %         |      | 33. Pasture        |
| 14. Water (819201-1638400)  |           |       | %         |      | 34. Shorefront B   |
| 15. Water (1638401-3276800) |           |       | %         |      | 35. Shorefront C   |
| 16. Water (3276801-6553600) |           |       | %         |      | 36. ANTENNA SITE   |
| 17. Water SF Amenities      |           |       | %         |      | 37. Softwood TG    |
| 18. Water View              |           |       | %         |      | 38. Mixed Wood TG  |
| 19. Water Influenced        |           |       | %         |      | 39. Hardwood TG    |
| 20. ShoreFront A            |           |       | %         |      | 40. Wasteland      |
| 21. Base Lot                | 21        | 0.20  | 100 %     | 0    | 41. Woodland       |
| 22. Base Lot Vacant         |           |       | %         |      | 42. Mobile Home Si |
| 23. Base Lot Unpaved        |           |       | %         |      | 43. Camp Site      |
| 24. Acres to 10             |           |       | %         |      | 44. Lot Improvemen |
| 25. Acres 11-30             |           |       | %         |      | 45. BA SF - Oce    |
| 26. Acres 31-50             |           |       | %         |      | 46. SP Meadow Cond |
| 27. Acres 51& over          |           |       | %         |      |                    |
| 28. Acres 71 & Ove          |           |       | %         |      |                    |
| 29. Woods (41+)             |           |       | %         |      |                    |
| <b>Total Acreage</b>        |           |       | 0.20      |      |                    |



**Gray**

Map Lot 043-405-038-000

Account 4495

Location 14 HANCOCK ST

Card 1 Of 1

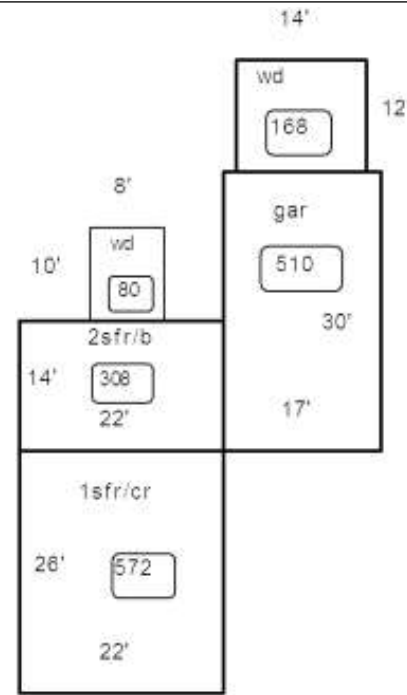
8/05/2024

|                                        |                                         |                                      |
|----------------------------------------|-----------------------------------------|--------------------------------------|
| Building Style <b>1 Conventional</b>   | SF Bsmt Living <b>0</b>                 | Layout <b>1 Typical</b>              |
| 1.Conv. 5.Garrison 9.NE farm           | Fin Bsmt Grade <b>0 0</b>               | 1.Typical 4. 7.                      |
| 2.Ranch 6.Split 10.Colonia             | Secondary Heat <b>2</b>                 | 2.Inadeq 5. 8.                       |
| 3.R Ranch/ 7.Contemp 11.Cottage        | Heat Type <b>100% 5 Forced Warm Air</b> | 3. 6. 9.                             |
| 4.Cape 8.Log 12.Gambrel                | 1.HWBB 5.FWA 9.None                     | Attic <b>9 None</b>                  |
| Dwelling Units <b>1</b>                | 2.HWCI 6.Monitor 10.UNH2F               | 1.1/4 Fin 4.Full Fin 7.              |
| Other Units <b>0</b>                   | 3.HWRF 7.Electric 11.Geother            | 2.1/2 Fin 5.FI/Stair 8.              |
| Stories <b>1 One Story</b>             | 4.Steam 8.FI/Wall 12.Heat/Co            | 3.3/4 Fin 6. 9.None                  |
| 1.1 4.1.5 7.                           | Cool Type <b>0% 9 None</b>              | Insulation <b>1 Full</b>             |
| 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 <b>2 Vinyl/Aluminum</b> | 3.H Pump 6. 9.None                      | 3.Capped 6. 9.None                   |
| 1.Clapboard 5.Stucco 9.B & B           | Kitchen Style <b>2 Typical</b>          | Unfinished % <b>0%</b>               |
| 2.Vin/Al 6.Brick 10.Cemplan            | 1.Modern 4.Obsolete                     | Grade & Factor <b>3 Average 100%</b> |
| 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 <b>1 Asphalt Shingles</b> | Bath(s) Style <b>2 Typical Bath(s)</b>  | 3.C Grade 6.AA Grade 9.Same          |
| 1.Asphalt 4.Composit 7.Other           | 1.Modern 4.Obsolete 7.                  | SQFT (Footprint) <b>572</b>          |
| 2.Slate 5.Wood 8.                      | 2.Typical 5. 8.                         | Condition <b>5 Above Average</b>     |
| 3.Metal 6.Roll Roo 9.                  | 3.Old Type 6. 9.None                    | 1.Poor 2.Avg 7.V G                   |
| SF Masonry Trim <b>0</b>               | # Rooms <b>5</b>                        | 2.Fair 3.Good 8.Exc                  |
| SOLAR VOLTAIC <b>0</b>                 | # Bedrooms <b>2</b>                     | 3.Avg- 9.Same                        |
| OPEN-4- <b>0</b>                       | # Full Baths <b>1</b>                   | Phys. % Good <b>0%</b>               |
| Year Built <b>1954</b>                 | # Half Baths <b>0</b>                   | Funct. % Good <b>100%</b>            |
| Year Remodeled <b>2000</b>             | # Addn Fixtures <b>0</b>                | Functional Code <b>9 None</b>        |
| Foundation <b>1 Concrete</b>           | # Fireplaces <b>0</b>                   | 1.Incomp 4.Delap 5.Delay             |
| 1.Concrete 4.Wood 7.                   |                                         | 2.O-Built 5.Bsmt 6.Long term         |
| 2.C Block 5.Slab 8.                    |                                         | 3.Damage 6.Style                     |
| 3.Br/Stone 6.Piers 9.                  |                                         | Econ. % Good <b>100%</b>             |
| Basement <b>5 Crawl Space</b>          |                                         | Economic Code <b>None</b>            |
| 1.1/4 Bmt 4.Full Bmt 7.                |                                         | 0.None 3.No Power 6.Obsolete         |
| 2.1/2 Bmt 5.Crw 8.                     |                                         | 1.Location 4.Generate 9.None         |
| 3.3/4 Bmt 6. 9.None                    |                                         | 2.Encroach 5.Flood Pl 9.             |
| Bsmt Gar # Cars <b>0</b>               |                                         | Entrance Code <b>5 Estimated</b>     |
| Wet Basement <b>9 No Basement</b>      |                                         | 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 <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                                              |
|---------------------|------|-------|-------|------|-------|--------|----------------------------------------------------------|
| 12 2 Story/Basement | 2000 | 308   | 0 0   | 0    | 0 %   | 100 %  | 1.One Story Fram<br>2.Two Story Fram<br>3.Three Story Fr |
| 23 Frame Garage     | 0    | 510   | 0 0   | 0    | 0 %   | 100 %  | 4.1 & 1/2 Story<br>5.1 & 3/4 Story                       |
| 68 Wood Deck        | 2000 | 80    | 0 0   | 0    | 0 %   | 100 %  | 6.2 & 1/2 Story<br>21.Open Frame Por                     |
| 68 Wood Deck        | 2000 | 168   | 0 0   | 0    | 0 %   | 100 %  | 22.Encl Frame Por<br>23.Frame Garage                     |
|                     |      |       |       |      | %     | %      | 24.Frame Shed                                            |
|                     |      |       |       |      | %     | %      | 25.Frame Bay Wind                                        |
|                     |      |       |       |      | %     | %      | 26.1SFr Overhang                                         |
|                     |      |       |       |      | %     | %      | 27.Unfin Basement                                        |
|                     |      |       |       |      | %     | %      | 28.Unfinished Att                                        |
|                     |      |       |       |      | %     | %      | 29.Finished Attic                                        |



Proposed Value