

WILKINSON - TENANT IN COMMON, DAVID B
WILKINSON - TENANT IN COMMON, SALLY
144 YARMOUTH ROAD
GRAY ME 04039

B40003P190

Previous Owner
WILKINSON, DAVID B
WILKINSON, SALLY
144 YARMOUTH RD
GRAY ME 04039
Sale Date: 3/01/2023

Property Data			Assessment Record				
Neighborhood	82 Average Location		Year	Land	Buildings	Exempt	Total
Tree Growth Year	0		2011	49,110	189,793	8,500	230,403
REVIEW	0		2012	49,110	189,793	8,500	230,403
Building Permit	0		2013	49,110	189,793	8,500	230,403
Zone/Land Use	11 Rural Residential & Agri		2014	49,110	194,552	8,500	235,162
Secondary Zone			2015	49,100	194,600	9,000	234,700
Topography	2 Rolling		2016	49,100	194,600	9,000	234,700
1. Hill	4. Below St	7.	2017	49,100	194,600	13,500	230,200
2. Rolling	5. Low	8.	2018	49,100	194,600	18,000	225,700
3. Above St	6. Swampy	9.	2019	76,800	327,200	20,000	384,000
Utilities	2 Public Water 6 Septic System		2020	76,800	327,200	20,000	384,000
1. Public	4. Dr. Well/Po	7. Cesspool	2021	76,800	327,200	25,000	379,000
2. Water	5. Dug Well	8. Lake	2022	76,800	327,200	25,000	379,000
3. Holding Ta	6. Septic	9. None	2023	76,800	355,600	25,000	407,400
Street	1 Paved		Calc.	138,600	558,300	25,000	671,900
1. Paved	4. Proposed	8.					
2. Semi Imp	5. R/O/W	9.					
3. Gravel	6.						

Inspection Witnessed By:

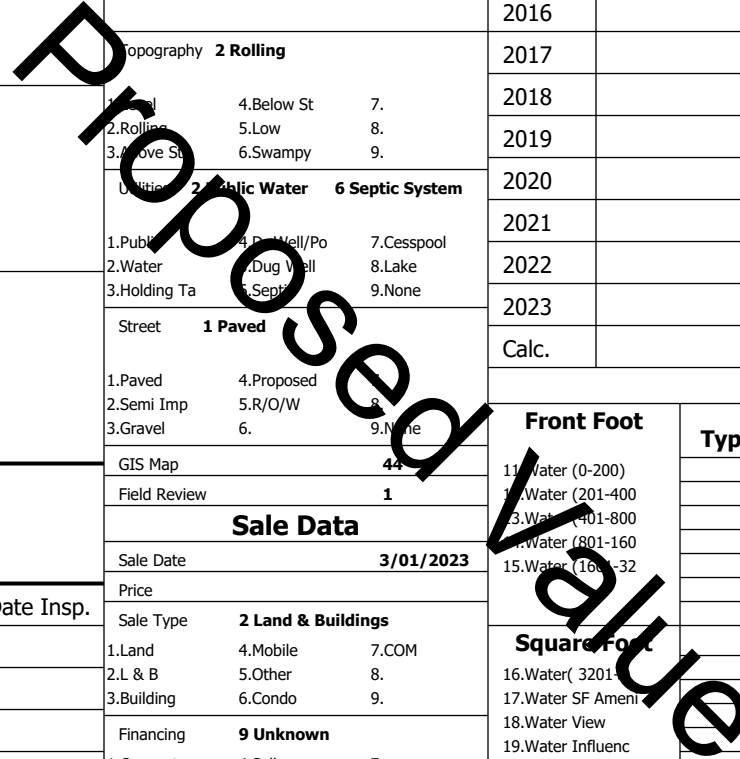
X	Date

Notes:
5/24 DR FIELD REVIEW

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Sale Data		
Sale Date	3/01/2023	
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.

Land Data					
Type	Effective		Influence		Influence Codes
	Frontage	Depth	Factor	Code	
11. Water (0-200)			%		1. Unimproved
12. Water (201-400)			%		2. Excess Frtg
13. Water (401-800)			%		3. Topography
14. Water (801-160)			%		4. Size/Shape
15. Water (1601-32)			%		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
Total Acreage			4.11		



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Map Lot 044-032-015-003

Account 1891

Location 144 YARMOUTH RD

Card 1

Of 1

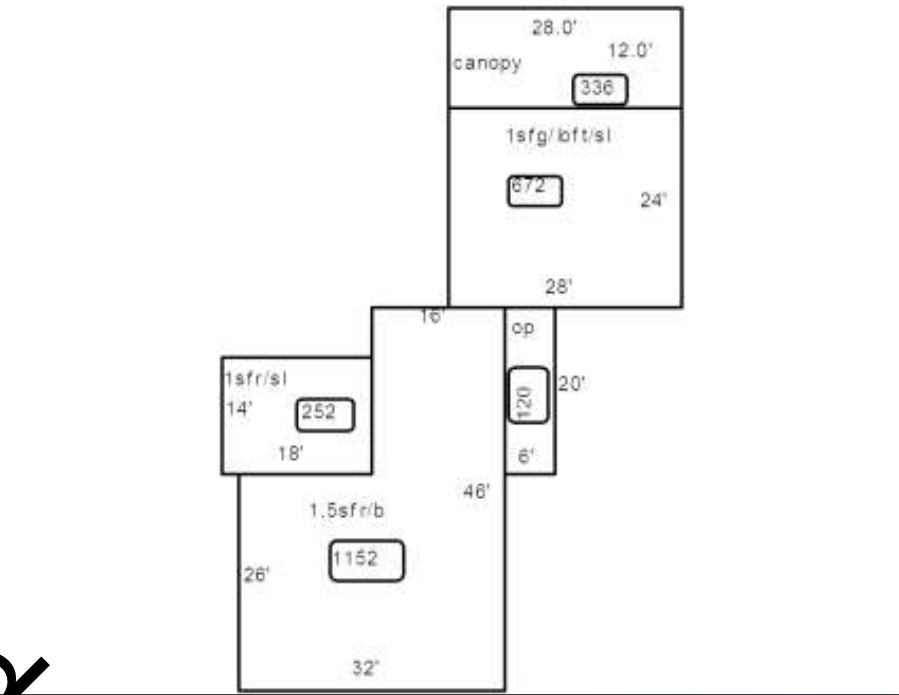
8/05/2024

Building Style 4 Cape Cod	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% 5 Forced Warm Air	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 4 One & 1/2 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 1 Clapboard	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) 1152
2.Slate 5.Wood 8.	2.Typical 5. 8.	Condition 5 Good
3.Metal 6.Roll Roo 9.	3.Old Type 6. 9.None	1.Poor 2.Avg 7.V G
SF Masonry Trim 0	# Rooms 6	2.Fair 3.Avg 8.Exc
SOLAR VOLTAIC 0	# Bedrooms 3	3.Avg- 4.Good 9.Same
OPEN-4- 0	# Full Baths 1	Phys. % Good 0%
Year Built 1981	# Half Baths 1	Funct. % Good 100%
Year Remodeled 0	# Addn Fixtures 0	Functional Code 9 None
Foundation 1 Concrete	# Fireplaces 1	1.Incomp 4.Delap 5.Layoff
1.Concrete 4.Wood 7.		2.O-Built 5.Bsmt 6.Long term
2.C Block 5.Slab 8.		3.Damage 6.Style 7.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.Crwl 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	120	0 0	0	0 %	100 %	1.One Story Fram
73 1.25 St Garage	1997	672	4 100	0	0 %	100 %	2.Two Story Fram
71 Carport	0	384	3 100	0	0 %	100 %	3.Three Story Fr
56 1.25 St Barn	1999	896	3 110	4	0 %	100 %	4.1 & 1/2 Story
63 Swimming Pool	0	576	3 100	4	0 %	50 %	5.1 & 3/4 Story
24 Frame Shed	0	140	3 100	4	0 %	100 %	6.2 & 1/2 Story
61 Canopy	0	54	3 100	4	0 %	100 %	21.Open Frame Por
23 Frame Garage	2014	2880	3 100	4	0 %	100 %	22.Encl Frame Por
71 Carport	0	336	3 100	4	0 %	100 %	23.Frame Garage
1 One Story Frame	0	252	0 0	0	0 %	100 %	24.Frame Shed
							25.Frame Bay Wind
							26.1SFr Overhang
							27.Unfin Basement
							28.Unfinished Att
							29.Finished Attic



Proposed Value