

ZUKOWSKI, ADAM
ZUKOWSKI, TIA
7 PARTRIDGE LN
GRAY ME 04039

B31120P247

Previous Owner
HANKINS, RICHARD
HANKINS, SIMONA
C/O ADAM & TIA ZUKOWSKI
DURHAM ME 04222
Sale Date: 5/23/2017

Inspection Witnessed By:

X

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	18 Medium Density	
Secondary Zone		
Topography	2 Rolling	
1. Hill	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.	
GIS Map	44	
Field Review	1	
Sale Data		
Sale Date	5/23/2017	
Price	269,400	
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	1 Arms Length Sale	
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	34,580	110,377	8,500	136,457	
2012	34,580	110,377	8,500	136,457	
2013	34,580	110,377	8,500	136,457	
2014	34,580	110,377	8,500	136,457	
2015	34,600	110,400	0	145,000	
2016	34,600	110,400	0	145,000	
2017	34,600	110,400	0	145,000	
2018	34,600	110,400	0	145,000	
2019	55,600	216,300	0	271,900	
2020	55,600	216,300	0	271,900	
2021	55,600	216,300	0	271,900	
2022	55,600	216,300	0	271,900	
2023	55,600	249,200	0	304,800	
Calc.	120,000	353,400	25,000	448,400	

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 (801-160)			%		4. Size/Shape
5. Water (1601-32)			%		5. Access
			%		6. Restriction
			%		7. Open Space
			%		8. Environmental
			%		9. Condo
Square Foot		Square Feet		Acres	
16. Water (3201-			%		30. Blueberry(1-20
17. Water SF Amen			%		31. Blueberry(21 -
18. Water View			%		32. Crop Land
19. Water Influen			%		33. Pasture
20. ShoreFront A			%		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
Fract. Acre		Acreege/Sites			
21. Base Lot	21	0.47	100	%	0
22. Base Lot Vacan				%	
23. Base Lot Unpav				%	
Acres					
24. Acres to 10				%	
25. Acres 11-30				%	
26. Acres 31-50				%	
27. Acres 51& over				%	
28. Acres 71 & Ove				%	
29. Woods (41+)				%	
Total Acreege		0.47			

Gray

Map Lot 044-032-074-004


Account 1902

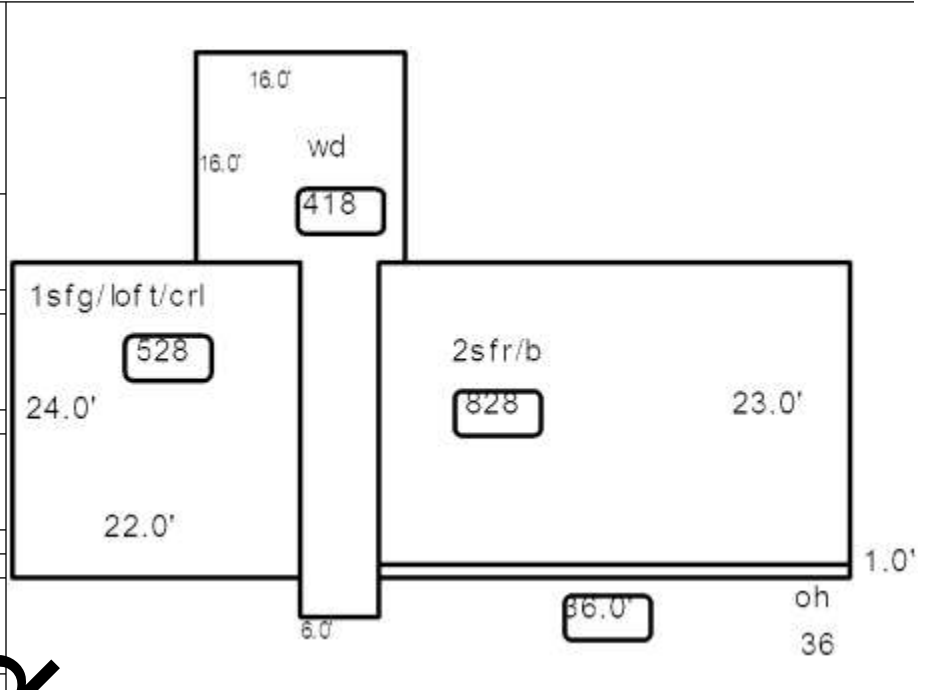
Location 7 PARTRIDGE LN

Card 1

Of 1

8/05/2024

Building Style 10 Colonial			SF Bsmt Living 800			Layout 1 Typical													
1.Conv.	5.Garrison	9.NE farm	Fin Bsmt Grade	3 110		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% 1 Hot Water BB		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.F/Stair	8.											
Stories 2 Two Story			4.Steam	8.F/Wall	12.Heat/Co	3.3/4 Fin	6.	9.None											
1.1	4.1.5	7.	Cool Type 50% 3 Heat Pump			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 2 Vinyl/Aluminum			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	7.	Grade & Factor 3 Average 110%													
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)			2.0 Grade 6.AA Grade 9.Same													
1.Asphalt	4.Composit	7.Other	1.Modern	4.Obsolete	7.	SQFT (Footprint) 828													
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 2			Phys. % Good 0%													
Year Built 1992			# Half Baths 0			Funct. % Good 100%													
Year Remodeled 2005			# Addn Fixtures 0			Functional Code 9 None													
Foundation 1 Concrete			# Fireplaces 0			1.Incomp	4.Delap	7.Playoff											
1.Concrete	4.Wood	7.																	
2.C Block	5.Slab	8.																	
3.Br/Stone	6.Piers	9.																	
Basement 4 Full Basement																			
1.1/4 Bmt	4.Full Bmt	7.	<table border="1"> <tr> <td colspan="11">TRIO</td> </tr> </table>						TRIO										
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2.1/2 Bmt	5.Crwl	8.	<table border="1"> <tr> <td colspan="11">T</td> </tr> </table>						T										
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3.3/4 Bmt	6.	9.None	<table border="1"> <tr> <td colspan="11">TRIO</td> </tr> </table>						TRIO										
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Bsmt Gar # Cars 0			<table border="1"> <tr> <td colspan="11">T</td> </tr> </table>						T										
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Wet Basement 1 Dry Basement			<table border="1"> <tr> <td colspan="11">T</td> </tr> </table>						T										
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1.Dry	4.	7.	<table border="1"> <tr> <td colspan="11">TRIO</td> </tr> </table>						TRIO										
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2.Damp	5.	8.	<table border="1"> <tr> <td colspan="11">T</td> </tr> </table>						T										
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3.Wet	6.	9.	<table border="1"> <tr> <td colspan="11">TRIO</td> </tr> </table>						TRIO										
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Date Inspected 5/24/2024

Additions, Outbuildings & Improvements

Type	Year	Units	Grade	Cond	Phys.	Funct.	Sound Value	
74 1.5 St Garage	0	528	3 100	4	0	% 100 %		1.One Story Fram
68 Wood Deck	2005	418	0 0	0	0	% 100 %		2.Two Story Fram
46 2S Fr Overhang	0	36	0 0	0	0	% 100 %		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