

FRECHETTE PROPERTIES LLC  
 129 COTTAGE ROAD  
 GRAY ME 04039

B35488P52

Previous Owner  
 FRECHETTE, MICHAEL AS TRUSTEE  
 FRECHETTE PROPERTIES TRUST

GRAY ME 04039  
 Sale Date: 2/28/2019

Previous Owner  
 BODWELL, ARTHUR W JR(DEVISEES)  
 C/O CARRIE BRENNAN  
 18 ROCK GARDEN ESTATES  
 BELGRADE ME 04917  
 Sale Date: 12/11/2017

Previous Owner  
 BODWELL, ARTHUR W JR  
 BODWELL, GAIL L  
 19 YARMOUTH RD  
 GRAY ME 04039  
 Sale Date: 8/19/2017

Inspection Witnessed By:

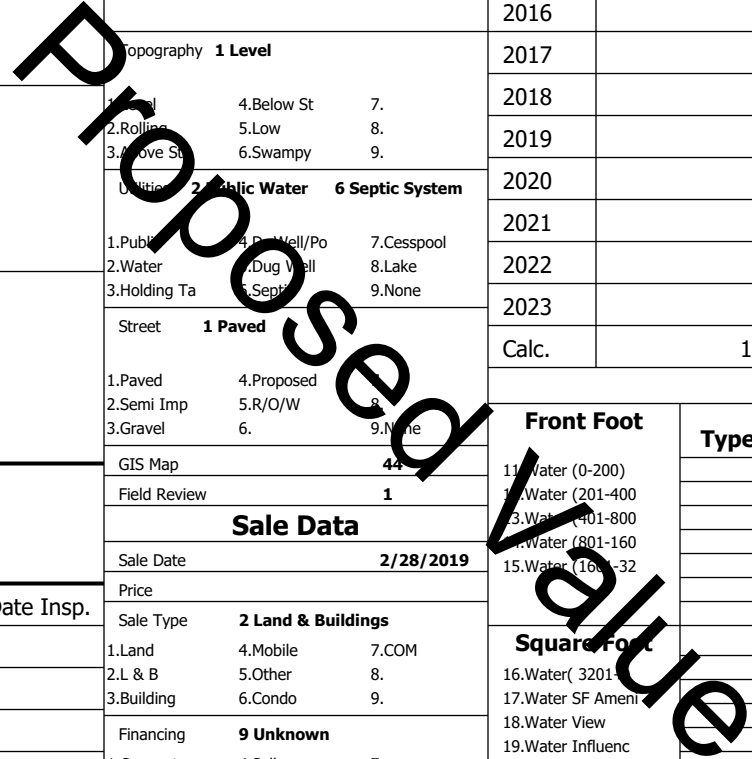
X \_\_\_\_\_ Date \_\_\_\_\_

No./Date	Description	Date Insp.

Notes:  
 5/24 DR FIELD REVIEW

Gray

Property Data			Assessment Record				
Neighborhood	51 Gray Village		Year	Land	Buildings	Exempt	Total
Tree Growth Year	0		2011	47,000	89,086	13,600	122,486
REVIEW	0		2012	47,000	89,086	13,600	122,486
Building Permit	0		2013	47,000	89,086	13,600	122,486
Zone/Land Use	20 Village Center Proper		2014	47,000	94,524	13,600	127,924
Secondary Zone			2015	47,000	94,500	14,400	127,100
			2016	47,000	94,500	14,400	127,100
Topography	1 Level		2017	47,000	94,500	18,900	122,600
1. Hill	4. Below St	7.	2018	47,000	94,500	23,400	118,100
2. Rolling	5. Low	8.	2019	71,900	179,900	0	251,800
3. Above St	6. Swampy	9.	2020	71,900	179,900	0	251,800
Utilities	2 Public Water 6 Septic System		2021	71,900	179,900	0	251,800
1. Public	4. Dr. Well/Po	7. Cesspool	2022	71,900	181,400	0	253,300
2. Water	5. Dug Well	8. Lake	2023	71,900	206,900	0	278,800
3. Holding Ta	6. Septic	9. None	Calc.	192,800	297,800	0	490,600
Street	1 Paved		Land Data				
1. Paved	4. Proposed	8.	Front Foot	Type	Effective	Influence	Influence
2. Semi Imp	5. R/O/W	9.	11. Water (0-200)	Frontage	Depth	Factor	Codes
3. Gravel	6.	9.	12. Water (201-400)				1. Unimproved
GIS Map	44		13. Water (401-800)				2. Excess Frtg
Field Review	1		14. Water (801-160)				3. Topography
Sale Data			15. Water (1601-32)				4. Size/Shape
Sale Date	2/28/2019		16. Water (3201-)				5. Access
Price			17. Water SF Amen				6. Restriction
Sale Type	2 Land & Buildings		18. Water View				7. Open Space
1. Land	4. Mobile	7. COM	19. Water Influen				8. Environmental
2. L & B	5. Other	8.	20. ShoreFront A				9. Condo
3. Building	6. Condo	9.	Fract. Acre	Square Feet			Acres
Financing	9 Unknown		21. Base Lot	21	1.84	100 %	30. Blueberry(1-20
1. Convent	4. Seller	7.	22. Base Lot Vacan	24	0.16	100 %	31. Blueberry(21 -
2. FHA/VA	5. Private	8.	23. Base Lot Unpav				32. Crop Land
3. Assumed	6. Cash	9. Unknown	Acres				33. Pasture
Validity	2 Related Parties		24. Acres to 10				34. Shorefront B
1. Valid	4. Split	7. Multiple	25. Acres 11-30				35. Shorefront C
2. Related	5. Partial	8. Other	26. Acres 31-50				36. ANTENNA SITE
3. Distress	6. Exempt	9. Estate	27. Acres 51& over				37. Softwood TG
Verified	5 Public Record		28. Acres 71 & Ove				38. Mixed Wood TG
1. Buyer	4. Agent	7. Family	29. Woods (41+)				39. Hardwood TG
2. Seller	5. Pub Rec	8. Other	Total Acreage 2.00				40. Wasteland
3. Lender	6. MLS	9.					41. Woodland
							42. Mobile Home Si
							43. Camp Site
							44. Lot Improvemen
							45. BA SF - Oce
							46. SP Meadow Cond



**Gray**

Map Lot 044-405-016-000

Account 4474

Location 19 YARMOUTH RD

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% 1 Hot Water BB</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>5 One &amp; 3/4 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>4 Minimal</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>8 Wood Shingle</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 110%</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.C Grade 5.A Grade 8.
Roof Surface <b>3 Metal</b>	Bath(s) Style <b>2 Typical Bath(s)</b>	3.E Grade 6.AA Grade 9.Same
1.Asphalt 4.Composit 7.Other	1.Modern 4.Obsolete 7.	SQFT (Footprint) <b>810</b>
2.Slate 5.Wood 8.	2.Typical 5. 8.	Condition <b>4 Average</b>
3.Metal 6.Roll Roo 9.	3.Old Type 6. 9.None	1.Poor Avg 7.V G
SF Masonry Trim <b>0</b>	# Rooms <b>5</b>	2.Fair Avg 8.Exc
SOLAR VOLTAIC <b>0</b>	# Bedrooms <b>3</b>	3.Avg- Good 9.Same
OPEN-4- <b>0</b>	# Full Baths <b>2</b>	Phys. % Good <b>0%</b>
Year Built <b>1900</b>	# Half Baths <b>1</b>	Funct. % Good <b>100%</b>
Year Remodeled <b>0</b>	# Addn Fixtures <b>0</b>	Functional Code <b>9 None</b>
Foundation <b>3 Brick &amp;/or Stone</b>	# Fireplaces <b>0</b>	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 None
3.Br/Stone 6.Piers 9.		Econ. % Good <b>100%</b>
Basement <b>4 Full Basement</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.CrwI 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>1 Dry 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
21 Open Frame	1996	160	3 100	4	0 %	100 %	1.One Story Fram
22 Encl Frame Porch	0	224	0 0	0	0 %	100 %	2.Two Story Fram
24 Frame Shed	2012	240	3 100	4	0 %	100 %	3.Three Story Fr
14 1.5	0	520	0 0	0	0 %	100 %	4.1 & 1/2 Story
68 Wood Deck	2020	160	3 100	4	0 %	100 %	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

