Map Lot 045-033-025-000 Account 1935 Location 149 YARMOUTH RD Card 1 Of 1 8/05/2024

LOUGH, JOHN PROUIX
149 YARMOUTH ROAD
GRAY ME 04039

B38259P93

Previous Owner
BRADY, T MICHAEL
247 ALLEN RD

POWNAL ME 04069
Sale Date: 6/01/2021

Inspection Witnessed By:

X Date

No./Date	Description	Date Insp.

Notes:
5-24 DR FIELD REVIEW

Gray

Property Data

Neighborhood	**82 Average Location**
Tree Growth Year	**0**
REVIEW	**0**
Bulding Permit	**0**
Zone/Land Use	**11 Rural Residential & Agri**
Secondary Zone	
Topography	**1 Level**

1.Level	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	
2.Semi Imp	5.R/O/W	8.
3.Gravel	6.	9.None

GIS Map	**45**
Field Review	**1**

Sale Data

Sale Date	**6/01/2021**
Price	**105,000**
Sale Type	**2 Land & Buildings**

1.Land	4.Mobile	7.COM
2.L & B	5.Other	8.
3.Building	6.Condo	9.

Financing **1 Conventional**

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	25,467	15,724	0	41,191
2012	25,467	15,724	0	41,191
2013	25,467	15,724	0	41,191
2014	25,467	15,724	0	41,191
2015	25,500	15,700	0	41,200
2016	25,500	15,700	0	41,200
2017	25,500	15,700	0	41,200
2018	25,500	15,700	0	41,200
2019	44,500	18,400	0	62,900
2020	44,500	18,400	0	62,900
2021	44,500	18,400	0	62,900
2022	44,500	18,400	0	62,900
2023	44,500	18,400	0	62,900
Calc.	104,300	33,800	0	138,100

Land Data

Front Foot	Type	Effective Frontage	Effective Depth	Influence Factor	Influence Code
11.Water (0-200)				%	
12.Water (201-400				%	
13.Water (401-800				%	
14.Water (801-160				%	
15.Water (1601-32				%	
				%	
				%	
Square Foot		**Square Feet**			
16.Water(3201-				%	
17.Water SF Ameni				%	
18.Water View				%	
19.Water Influenc				%	
20.ShoreFront A				%	
				%	
				%	
Fract. Acre		**Acreage/Sites**			
21.Base Lot	21	0.30		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 Acreage 0.30

Influence Codes

1.Unimproved
2.Excess Frtg
3.Topography
4.Size/Shape
5.Access
6.Restriction
7.Open Space
8.Environmental
9.Condo

Acres

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

Proposed Value

Gray

Map Lot 045-033-025-000 | Account 1935 | Location 149 YARMOUTH RD | Card 1 Of 1 | 8/05/2024

Building Style		
1.Conv.	5.Garrison	9.NE farm
2.Ranch	6.Split	10.Colonia
3.R Ranch/	7.Contemp	11.Cottage
4.Cape	8.Log	12.Gambrel

Dwelling Units

Other Units

Stories		
1.1	4.1.5	7.
2.2	5.1.75	8.
3.3	6.2.5	9.

Exterior Walls		
1.Clapboar	5.Stucco	9.B & B
2.Vin/Al	6.Brick	10.Cemplan
3.Compos./	7.Stone	11.Concret
4.Asbestos	8.Wood Shi	12.Wood Bo

Roof Surface		
1.Asphalt	4.Composit	7.Other
2.Slate	5.Wood	8.
3.Metal	6.Roll Roo	9.

SF Masonry Trim

SOLAR VOLTAIC

OPEN-4-

Year Built

Year Remodeled

Foundation		
1.Concrete	4.Wood	7.
2.C Block	5.Slab	8.
3.Br/Stone	6.Piers	9.

Basement		
1.1/4 Bmt	4.Full Bmt	7.
2.1/2 Bmt	5.Crwl	8.
3.3/4 Bmt	6.	9.None

Bsmt Gar # Cars

Wet Basement		
1.Dry	4.	7.
2.Damp	5.	8.
3.Wet	6.	9.

SF Bsmt Living

Fin Bsmt Grade

Secondary Heat

Heat Type		
1.HWBB	5.FWA	9.None
2.HWCI	6.Monitor	10.UNH2F
3.HWRF	7.Electric	11.Geother
4.Steam	8.Fl/Wall	12.Heat/Co

Cool Type		
1.Central	4.W&C Air	7.
2.Evapor	5.	8.
3.H Pump	6.	9.None

Kitchen Style		
1.Modern	4.Obsolete	7.
2.Typical	5.	8.
3.Old Type	6.	9.None

Bath(s) Style		
1.Modern	4.Obsolete	7.
2.Typical	5.	8.
3.Old Type	6.	9.None

Rooms

Bedrooms

Full Baths

Half Baths

Addn Fixtures

Fireplaces

TRIO

Layout		
1.Typical	4.	7.
2.Inadeq	5.	8.
3.	6.	9.

Attic		
1.1/4 Fin	4.Full Fin	7.
2.1/2 Fin	5.Fl/Stair	8.
3.3/4 Fin	6.	9.None

Insulation		
1.Full	4.Minimal	7.
2.Heavy	5.	8.
3.Capped	6.	9.None

Unfinished %

Grade & Factor		
1.E Grade	4.B Grade	7.SC Grade
2.D Grade	5.A Grade	8.
3.C Grade	6.AA Grade	9.Same

SQFT (Footprint)

Condition		
1.Poor	4.Avg	7.V G
2.Fair	5.Avg+	8.Exc
3.Avg-	6.Good	9.Same

Phys. % Good

Funct. % Good

Functional Code		
1.Incomp	4.Delap	7.Layout
2.O-Built	5.Bsmt	8.Long Term
3.Damage	6.Style	9.None

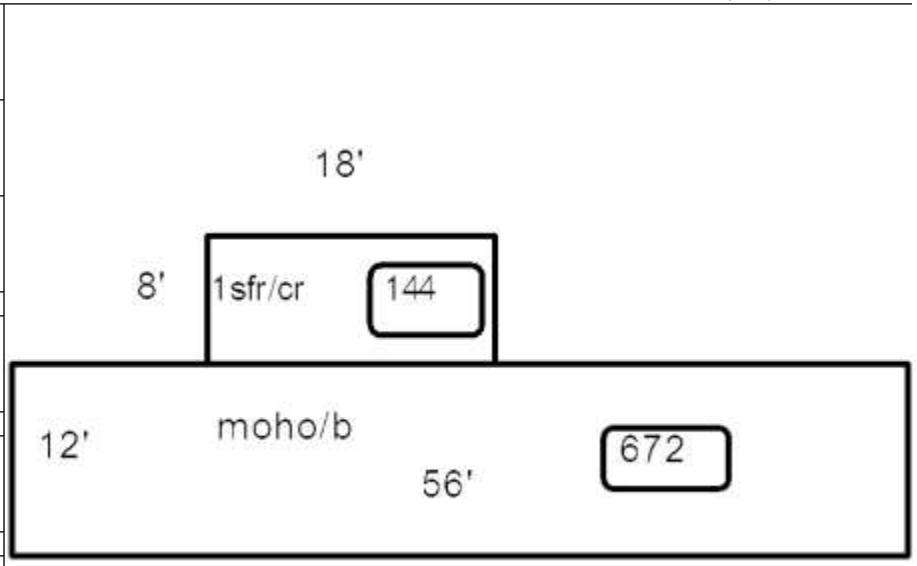
Econ. % Good

Economic Code		
0.None	3.No Power	6.Obsolete
1.Location	4.Generate	9.None
2.Encroach	5.Flood Pl	9.

Entrance Code **5 Estimated**		
1.Interior	4.Vacant	7.
2.Refusal	5.Estimate	8.
3.Informed	6.	9.

Information Code **5 Estimate**		
1.Owner	4.Agent	7.
2.Relative	5.Estimate	8.
3.Tenant	6.Other	9.

Date Inspected 5/17/2024



Additions, Outbuildings & Improvements

Type	Year	Units	Grade	Cond	Phys.	Funct.	Sound Value
997 12Mobile Home	1973	12x56	2 100	5	0 %	100 %	
1 One Story Frame	0	144	2 100	0	0 %	100 %	
27 Unfin Basement	1973	672	3 100	0	0 %	100 %	
					%	%	
					%	%	
					%	%	
					%	%	
					%	%	
					%	%	
					%	%	

1.One Story Fram
2.Two Story Fram
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

Proposed Value