

POULIN, CHARLENE L
POULIN, CHRISTOPHER T
154 YARMOUTH ROAD
GRAY ME 04039

B37569P89

Previous Owner
WARREN, DANIEL
WARREN, THERESA A
154 YARMOUTH RD
GRAY ME 04039 9514
Sale Date: 12/14/2020

Previous Owner
GOSSELIN, CELESTE R
MCHALE, JEWEL
154 YARMOUTH RD
GRAY ME 04039
Sale Date: 8/09/2017

Inspection Witnessed By:

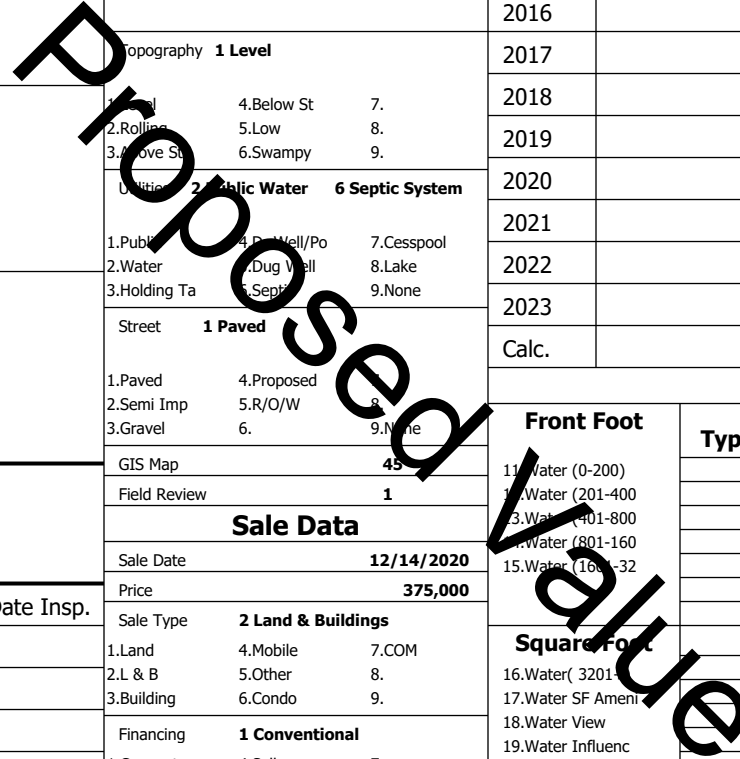
X Date

No./Date	Description	Date Insp.

Notes:
5-24 DR FIELD REVIEW

Gray

Property Data			Assessment Record						
Neighborhood 82 Average Location			Year	Land	Buildings	Exempt	Total		
Tree Growth Year 0			2011	47,760	165,480	8,500	204,740		
REVIEW 0			2012	47,760	165,480	8,500	204,740		
Building Permit 0			2013	47,760	165,480	8,500	204,740		
Zone/Land Use 11 Rural Residential & Agri			2014	47,760	174,910	8,500	214,170		
Secondary Zone			2015	47,800	174,900	9,000	213,700		
Topography 1 Level			2016	47,800	174,900	9,000	213,700		
1. Hill 4. Below St 7.			2017	47,800	174,900	13,500	209,200		
2. Rolling 5. Low 8.			2018	47,800	174,900	18,000	204,700		
3. Above St 6. Swampy 9.			2019	72,800	223,500	20,000	276,300		
Utilities 2 Public Water 6 Septic System			2020	72,800	223,500	20,000	276,300		
1. Public 4. Dr. Well/Po 7. Cesspool			2021	72,800	223,500	25,000	271,300		
2. Water 5. Dug Well 8. Lake			2022	72,800	225,800	0	298,600		
3. Holding Ta 6. Septic 9. None			2023	72,800	248,900	25,000	296,700		
Street 1 Paved			Calc.	130,500	423,200	25,000	528,700		
1. Paved 4. Proposed			Land Data						
2. Semi Imp 5. R/O/W			Front Foot	Type	Effective		Influence		Influence Codes
3. Gravel 6. None					Frontage	Depth	Factor	Code	
GIS Map 45			11. Water (0-200)				%		1. Unimproved
Field Review 1			12. Water (201-400)				%		2. Excess Frtg
Sale Data			13. Water (401-800)				%		3. Topography
Sale Date 12/14/2020			14. Water (801-160)				%		4. Size/Shape
Price 375,000			15. Water (161-32)				%		5. Access
Sale Type 2 Land & Buildings							%		6. Restriction
1. Land 4. Mobile 7. COM			Square Foot	Square Feet					7. Open Space
2. L & B 5. Other 8.			16. Water (3201				%		8. Environmental
3. Building 6. Condo 9.			17. Water SF Amen				%		9. Condo
Financing 1 Conventional			18. Water View				%		Acres
1. Convent 4. Seller 7.			19. Water Influenc				%		30. Blueberry(1-20
2. FHA/VA 5. Private 8.			20. ShoreFront A				%		31. Blueberry(21 -
3. Assumed 6. Cash 9. Unknown							%		32. Crop Land
Validity 1 Arms Length Sale			Fract. Acre	Acreege/Sites					33. Pasture
1. Valid 4. Split 7. Multiple			21. Base Lot	21	1.84	100	%	0	34. Shorefront B
2. Related 5. Partial 8. Other			22. Base Lot Vacan	24	0.92	100	%	0	35. Shorefront C
3. Distress 6. Exempt 9. Estate			23. Base Lot Unpav				%		36. ANTENNA SITE
Verified 5 Public Record			Acres				%		37. Softwood TG
1. Buyer 4. Agent 7. Family			24. Acres to 10				%		38. Mixed Wood TG
2. Seller 5. Pub Rec 8. Other			25. Acres 11-30				%		39. Hardwood TG
3. Lender 6. MLS 9.			26. Acres 31-50				%		40. Wasteland
			27. Acres 51& over				%		41. Woodland
			28. Acres 71 & Ove				%		42. Mobile Home Si
			29. Woods (41+)				%		43. Camp Site
				Total Acreege		2.76			44. Lot Improvemen
									45. BA SF - Oce
									46. SP Meadow Cond



Gray

Map Lot 045-038-001-000

Account 2238

Location 154 YARMOUTH RD

Card 1

Of 1

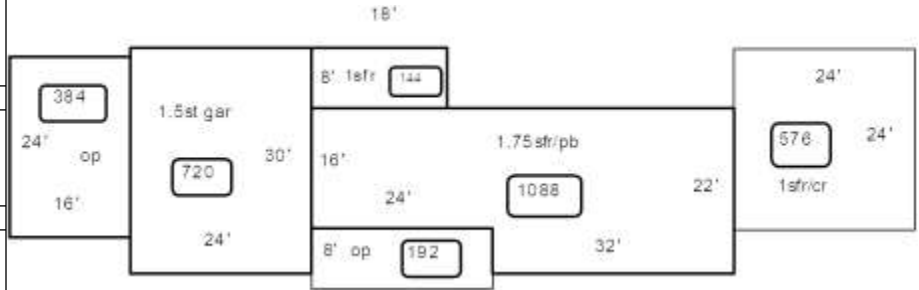
8/05/2024

Building Style	9 NewEnglandFarm	SF Bsmt Living	0	Layout	1 Typical
1.Conv.	5.Garrison	9.NE farm	Fin Bsmt Grade	0 0	1.Typical
2.Ranch	6.Split	10.Colonia	Secondary Heat	4	2.Inadeq
3.R Ranch/	7.Contemp	11.Cottage	Heat Type	100% 5 Forced Warm Air	3.
4.Cape	8.Log	12.Gambrel	1.HWBB	5.FWA	9.None
Dwelling Units	1	2.HWCI	6.Monitor	10.UNH2F	Attic
Other Units	0	3.HWRF	7.Electric	11.Geother	9 None
Stories	5 One & 3/4 Story	4.Steam	8.F/Wall	12.Heat/Co	1.1/4 Fin
1.1	4.1.5	7.	Cool Type	0% 9 None	4.Full Fin
2.2	5.1.75	8.	1.Central	4.W&C Air	7.
3.3	6.2.5	9.	2.Evapor	5.	8.
Exterior Walls	2 Vinyl/Aluminum	3.H Pump	6.	9.None	2.Heavy
1.Clapboar	5.Stucco	9.B & B	Kitchen Style	2 Typical	5.
2.Vin/Al	6.Brick	10.Cemplan	1.Modern	4.Obsolete	8.
3.Compos./	7.Stone	11.Concret	2.Typical	5.	8.
4.Asbestos	8.Wood Shi	12.Wood Bo	3.Old Type	6.	9.None
Roof Surface	1 Asphalt Shingles	Bath(s) Style	2 Typical Bath(s)	1.Modern	4.Obsolete
1.Asphalt	4.Composit	7.Other	1.Modern	4.Obsolete	7.
2.Slate	5.Wood	8.	2.Typical	5.	8.
3.Metal	6.Roll Roo	9.	3.Old Type	6.	9.None
SF Masonry Trim	0	# Rooms	8	# Bedrooms	3
SOLAR VOLTAIC	0	# Full Baths	2	# Half Baths	1
OPEN-4-	0	# Addn Fixtures	0	# Fireplaces	0
Year Built	1920	Foundation	1 Concrete	1.Concrete	4.Wood
Year Remodeled	2000	1.Concrete	4.Wood	7.	
Basement	4 Full Basement	2.C Block	5.Slab	8.	
1.1/4 Bmt	4.Full Bmt	7.	3.Br/Stone	6.Piers	9.
2.1/2 Bmt	5.Crwl	8.	Basement	4 Full Basement	
3.3/4 Bmt	6.	9.None	1.1/4 Bmt	4.Full Bmt	7.
Bsmt Gar # Cars	0	2.1/2 Bmt	5.Crwl	8.	
Wet Basement	1 Dry Basement	3.3/4 Bmt	6.	9.None	
1.Dry	4.	7.			
2.Damp	5.	8.			
3.Wet	6.	9.			

Date Inspected 5/17/2024

Additions, Outbuildings & Improvements

Type	Year	Units	Grade	Cond	Phys.	Funct.	Sound Value
1 One Story Frame	2009	576	3 110	4	0	% 100 %	
21 Open Frame	2012	384	3 110	5	0	% 100 %	
1 One Story Frame	1993	144	3 100	4	0	% 100 %	
24 Frame Shed	0	240	2 100	4	0	% 100 %	
63 Swimming Pool	1997	512	3 100	4	0	% 50 %	
24 Frame Shed	1997	96	4 110	6	0	% 100 %	
24 Frame Shed	0	80	0 0	0	0	% 100 %	
74 1.5 St Garage	1920	720	3 100	4	0	% 100 %	
21 Open Frame	2023	192	3 100	4	0	% 100 %	



Proposed Value