

DICKSON, GREGORY C - TENANT IN COMMON  
DICKSON, MARY BETH - TENANT IN COMMON  
18 GRANITE HILL DRIVE  
GRAY ME 04039

B35958P66

Previous Owner  
INMAN, KEVIN A  
INMAN, VICTORIA L  
PO BOX 1401  
GRAY ME 04039  
Sale Date: 9/06/2019

Property Data			Assessment Record				
Neighborhood	82 Average Location		Year	Land	Buildings	Exempt	Total
Tree Growth Year	0		2011	47,500	156,733	0	204,233
REVIEW	0		2012	47,500	156,733	0	204,233
Building Permit	0		2013	47,500	156,733	0	204,233
Zone/Land Use	11 Rural Residential & Agri		2014	47,500	156,733	0	204,233
Secondary Zone			2015	47,500	156,700	0	204,200
Topography	2 Rolling		2016	47,500	156,700	0	204,200
1. Hill	4. Below St	7.	2017	47,500	156,700	0	204,200
2. Rolling	5. Low	8.	2018	47,500	156,700	18,000	186,200
3. Above St	6. Swampy	9.	2019	48,400	315,800	20,000	344,200
Utilities	4. Filled Well/Point 6 Septic System		2020	48,400	315,800	20,000	344,200
1. Public	4. Drilled Well/Point	7. Cesspool	2021	48,400	318,500	0	366,900
2. Water	5. Dug Well	8. Lake	2022	48,400	318,500	0	366,900
3. Holding Ta	6. Septic	9. None	2023	48,400	355,500	0	403,900
Street	3 Gravel		Calc.	124,000	513,500	25,000	612,500
1. Paved	4. Proposed	8.					
2. Semi Imp	5. R/O/W	9.					
3. Gravel	6.						
GIS Map	50						
Field Review	1						

Inspection Witnessed By:

X	Date	Date Insp.
No./Date	Description	Date Insp.

Notes:  
5/24-FR=DR

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Sale Data		
Sale Date	9/06/2019	
Price	367,607	
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.

Front Foot	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 (801-1600)				%		4. Size/Shape
15. Water (1601-3200)				%		5. Access
				%		6. Restriction
				%		7. Open Space
				%		8. Environmental
				%		9. Condo
Square Foot	Square Feet		Acres/Sites		Acres	
16. Water ( 3201 - 6400)				%		30. Blueberry(1-20
17. Water SF Amenities				%		31. Blueberry(21 -
18. Water View				%		32. Crop Land
19. Water Influenc				%		33. Pasture
20. ShoreFront A				%		34. Shorefront B
				%		35. Shorefront C
	23	1.84	100	%	0	36. ANTENNA SITE
	24	0.66	100	%	0	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
<b>Total Acreage</b>		2.50				

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Map Lot 050-023-007-006

Account 1276

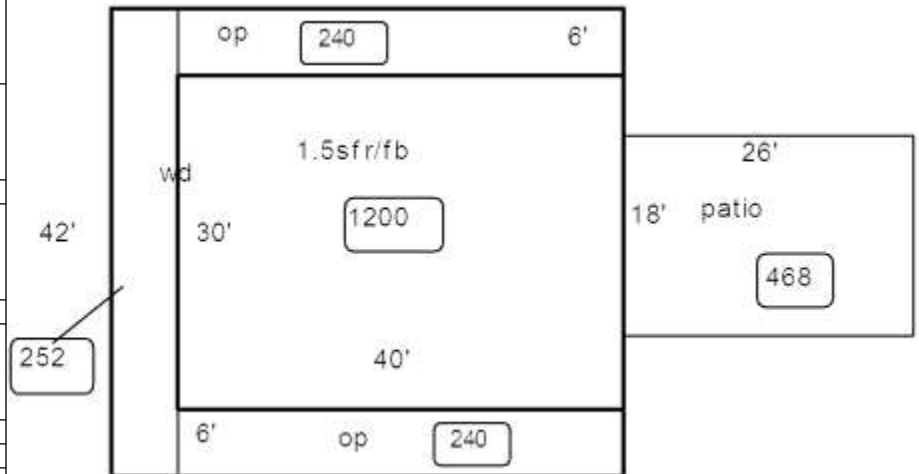
Location 18 GRANITE HILL DR

Card 1

Of 1

8/05/2024

Building Style <b>8 Log Home</b>	SF Bsmt Living <b>1080</b>	Layout <b>1 Typical</b>
1.Conv. 5.Garrison 9.NE farm	Fin Bsmt Grade <b>3 100</b>	1.Typical 4. 7.
2.Ranch 6.Split 10.Colonia	Secondary Heat <b>0</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>4 One &amp; 1/2 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>1 Full</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>13 Log</b>	3.H Pump 6. 9.None	3.Capped 6. 9.None
1.Clapboar 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 120%</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.C Grade 6.AA Grade 9.Same
1.Asphalt 4.Composit 7.Other	1.Modern 4.Obsolete 7.	SQFT (Footprint) <b>1200</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 2.Avg 7.V G
SF Masonry Trim <b>0</b>	# Rooms <b>6</b>	2.Fair 3.Good 8.Same
SOLAR VOLTAIC <b>0</b>	# Bedrooms <b>3</b>	3.Avg- 9.Same
OPEN-4- <b>0</b>	# Full Baths <b>2</b>	Phys. % Good <b>0%</b>
Year Built <b>2006</b>	# Half Baths <b>1</b>	Funct. % Good <b>100%</b>
Year Remodeled <b>0</b>	# Addn Fixtures <b>1</b>	Functional Code <b>9 None</b>
Foundation <b>1 Concrete</b>	# Fireplaces <b>1</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 5/23/2024

Additions, Outbuildings & Improvements							
Type	Year	Units	Grade	Cond	Phys.	Funct.	Sound Value
21 Open Frame	0	240	0 0	0	0	% 100 %	
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68 Wood Deck	0	252	0 0	0	0	% 100 %	
62 Patio	2012	468	0 0	0	0	% 100 %	
24 Frame Shed	2014	192	3 100	4	0	% 100 %	
23 Frame Garage	0	720	3 100	4	0	% 100 %	
90 Generator	2020	1	3 100	4	0	% 100 %	
					%	%	
					%	%	
					%	%	



Proposed Value