

ESTABROOK, CHARLEE ANN  
ESTABROOK, JAY SCOTT JR  
99 NASH ROAD  
WINDHAM ME 04062

B36120P347

Previous Owner  
DORE, THOMAS G  
80 CENTER RD

GRAY ME 04039  
Sale Date: 10/30/2019

Property Data		
Neighborhood	82 Average Location	
Tree Growth Year	0	
REVIEW	0	
Building Permit	0	
Zone/Land Use	11 Rural Residential & Agri	
Secondary Zone		
Topography	1 Level	
1. Hill	4. Below St	7.
2. Rolling	5. Low	8.
3. Above St	6. Swampy	9.
Utilities	4. Filled Well/Point 6 Septic System	
1. Public	4. Drilled Well/Point	7. Cesspool
2. Water	5. Dug Well	8. Lake
3. Holding Tank	6. Septic	9. None
Street	1 Paved	
1. Paved	4. Proposed	8.
2. Semi Imp	5. R/O/W	9.
3. Gravel	6.	9. None
GIS Map	51	
Field Review	1	

Assessment Record				
Year	Land	Buildings	Exempt	Total
2011	47,000	204,862	8,500	243,362
2012	47,000	204,862	8,500	243,362
2013	47,000	204,862	8,500	243,362
2014	47,000	207,242	8,500	245,742
2015	47,000	207,200	9,000	245,200
2016	47,000	207,200	9,000	245,200
2017	47,000	207,200	13,500	240,700
2018	47,000	207,200	18,000	236,200
2019	70,500	303,500	20,000	354,000
2020	70,500	303,500	20,000	354,000
2021	70,500	351,100	0	421,600
2022	70,500	351,100	0	421,600
2023	70,500	383,700	0	454,200
Calc.	126,000	587,000	0	713,000

Sale Data		
Sale Date	10/30/2019	
Price	425,000	
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.

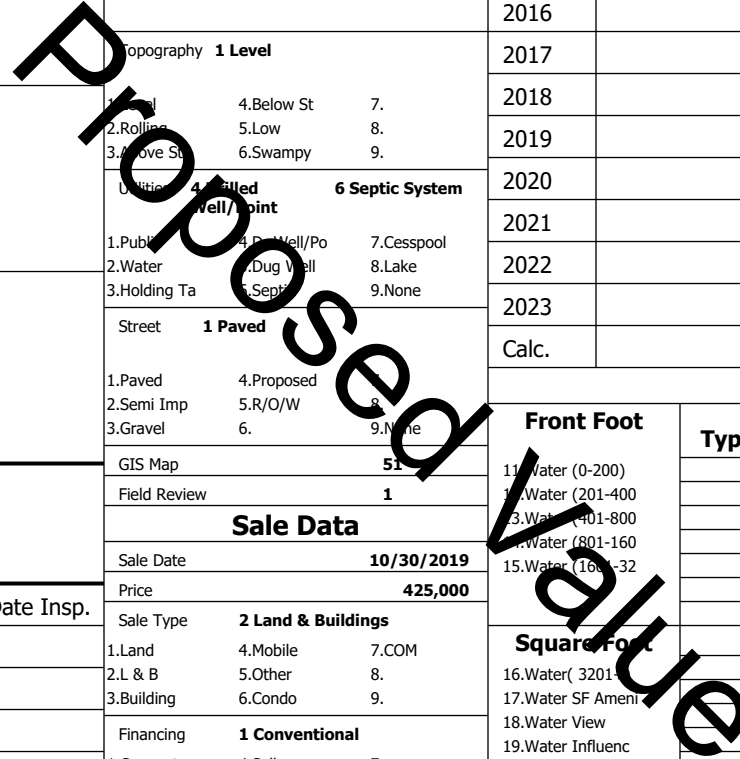
Land Data						
Type	Effective		Influence		Influence Codes	
	Frontage	Depth	Factor	Code		
11. Water (0-200)			%		1. Unimproved	
12. Water (201-400)			%		2. Excess Frtg	
13. Water (401-800)			%		3. Topography	
14. Water (801-1600)			%		4. Size/Shape	
15. Water (1601-3200)			%		5. Access	
			%		6. Restriction	
			%		7. Open Space	
			%		8. Environmental	
			%		9. Condo	
Square Foot		Square Feet		Acres		
16. Water (3201-6400)			%		30. Blueberry(11-20	
17. Water SF Amenities			%		31. Blueberry(21 -	
18. Water View			%		32. Crop Land	
19. Water Influence			%		33. Pasture	
20. ShoreFront A			%		34. Shorefront B	
			%		35. Shorefront C	
			%		36. ANTENNA SITE	
21. Base Lot	21	1.84	100	%	0	37. Softwood TG
22. Base Lot Vacant	24	0.16	100	%	0	38. Mixed Wood TG
23. Base Lot Unpaved				%		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>Fract. Acre</b>		<b>Acreege/Sites</b>				
24. Acres to 10						
25. Acres 11-30						
26. Acres 31-50						
27. Acres 51& over						
28. Acres 71 & Ove						
29. Woods (41+)						
		<b>Total Acreage</b>	2.00			

Inspection Witnessed By:

No./Date	Description	Date Insp.
X		

Notes:  
5/24 DR FIELD REVIEW

Gray



**Gray**

Map Lot 051-024-029-001

Account 1344

Location 80 CENTER RD

Card 1

Of 1

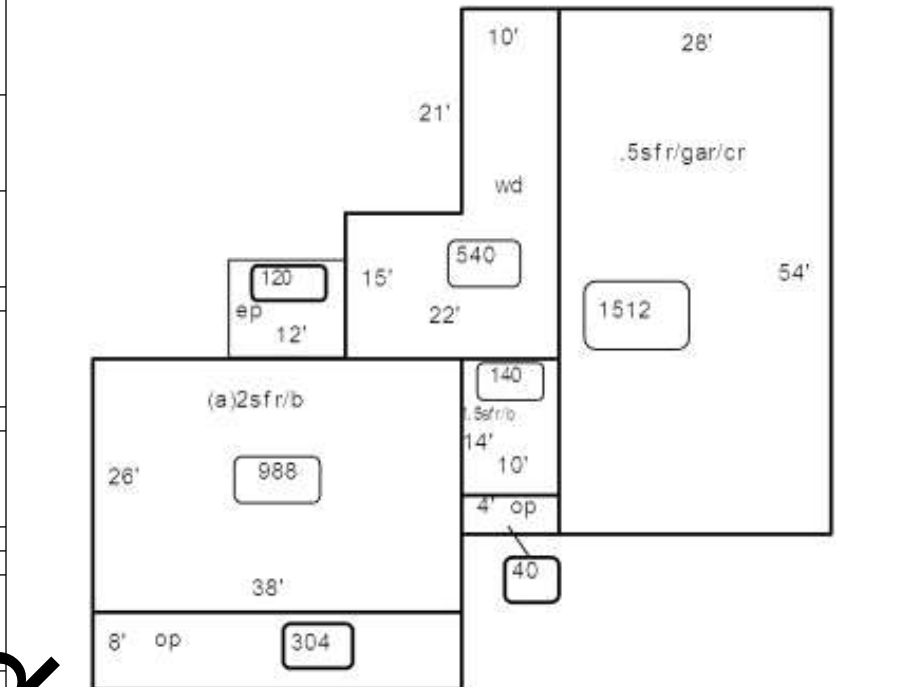
8/05/2024

Building Style <b>10 Colonial</b>	SF Bsmt Living <b>700</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>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.F/Stair 8.
Stories <b>2 Two Story</b>	4.Steam 8.F/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>2 Vinyl/Aluminum</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>1 Asphalt Shingles</b>	Bath(s) Style <b>2 Typical Bath(s)</b>	3.O Grade 6.AA Grade 9.Same
1.Asphalt 4.Composit 7.Other	1.Modern 4.Obsolete 7.	SQFT (Footprint) <b>988</b>
2.Slate 5.Wood 8.	2.Typical 5. 8.	Condition <b>5 Above 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.Avg 8.Exc
SOLAR VOLTAIC <b>0</b>	# Bedrooms <b>3</b>	3.Avg- 4.Good 9.Same
OPEN-4- <b>0</b>	# Full Baths <b>2</b>	Phys. % Good <b>0%</b>
Year Built <b>1990</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>0</b>	1.Incomp 4.Delap 5.Playo
1.Concrete 4.Wood 7.		2.O-Built 5.Bsmt 6.Long term
2.C Block 5.Slab 8.		3.Damage 6.Style 7.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.Obsoles
2.1/2 Bmt 5.Crwl 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 5/28/2024

**Additions, Outbuildings & Improvements**

Type	Year	Units	Grade	Cond	Phys.	Funct.	Sound Value
21 Open Frame	0	40	0 0	0	0	100 %	
21 Open Frame	0	304	0 0	0	0	100 %	
14 1.5	0	140	0 0	0	0	100 %	
68 Wood Deck	2008	540	0 0	0	0	100 %	
22 Encl Frame Porch	0	120	0 0	0	0	100 %	
24 Frame Shed	2014	192	3 100	4	0	100 %	
21 Open Frame	2000	96	3 100	4	0	100 %	
23 Frame Garage	2007	1512	0 0	0	0	100 %	
79 1/2 St/Garage	2007	1512	0 0	0	0	100 %	



Proposed Value