

KAMPPI, CHRISTOPHER
KAMPPI, KATY
44 CABELL SHORE ROAD
GRAY ME 04039

B38114P138

Previous Owner
KLINE, OLEY E
44 CABELL SHORE RD

GRAY ME 04039
Sale Date: 11/25/2020

Property Data			Assessment Record				
Neighborhood	82 Average Location		Year	Land	Buildings	Exempt	Total
Tree Growth Year	0		2011	49,000	61,338	13,600	96,738
REVIEW	0		2012	49,000	61,338	13,600	96,738
Building Permit	0		2013	49,000	61,338	13,600	96,738
Zone/Land Use	11 Rural Residential & Agri		2014	49,000	63,906	13,600	99,306
Secondary Zone			2015	49,000	63,900	14,400	98,500
			2016	49,000	63,900	14,400	98,500
Topography	3 Above Street	2 Rolling	2017	49,000	63,900	18,900	94,000
			2018	49,000	63,900	23,400	89,500
			2019	76,500	129,200	26,000	179,700
			2020	76,500	129,200	26,000	179,700
			2021	76,500	129,200	31,000	174,700
			2022	76,500	129,200	0	205,700
			2023	76,500	231,600	25,000	283,100
			Calc.	138,000	370,500	25,000	483,500

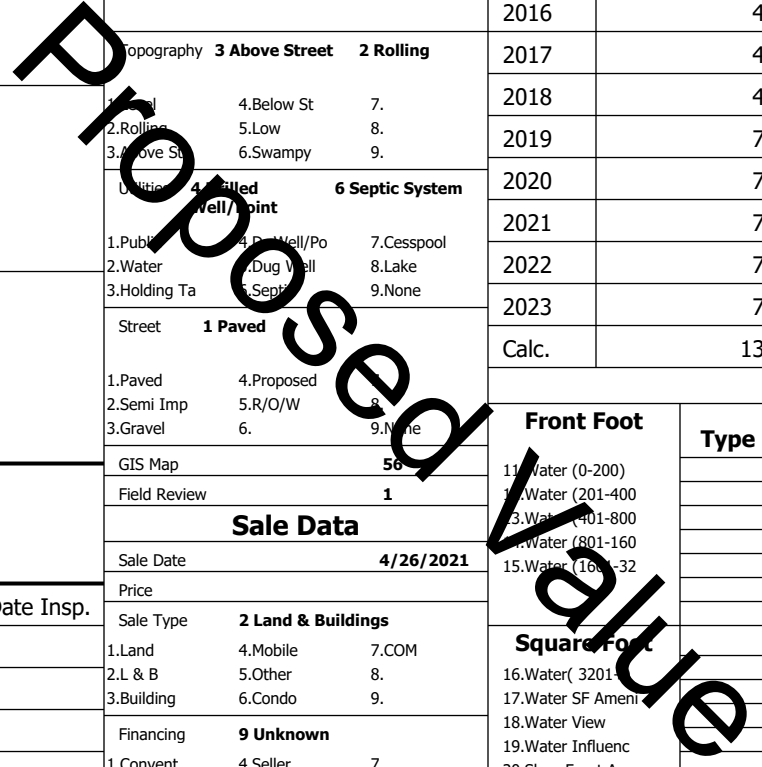
Land Data					
Type	Effective		Influence		Influence Codes
	Frontage	Depth	Factor	Code	
1. Water (0-200)			%		1.Unimproved
2. Water (201-400)			%		2.Excess Frtg
3. Water (401-800)			%		3.Topography
4. Water (801-1600)			%		4.Size/Shape
5. Water (1601-3200)			%		5.Access
			%		6.Restriction
			%		7.Open Space
			%		8.Environmental
			%		9.Condo
			%		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
Total Acreage			4.00		

Inspection Witnessed By:

X	Date

Notes:
5/24- DR FIELD REVIEW

Gray



Sale Data		
Sale Date	4/26/2021	
Price		
Sale Type	2 Land & Buildings	
1.Land	4.Mobile	7.COM
2.L & B	5.Other	8.
3.Building	6.Condo	9.
Financing	9 Unknown	
1.Convent	4.Seller	7.
2.FHA/VA	5.Private	8.
3.Assumed	6.Cash	9.Unknown
Validity	2 Related Parties	
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	Square Foot	Fract. Acre
11. Water (0-200)		21.Base Lot
12. Water (201-400)		22.Base Lot Vacan
13. Water (401-800)		23.Base Lot Unpav
14. Water (801-1600)		24.Acres to 10
15. Water (1601-3200)		25.Acres 11-30
		26.Acres 31-50
		27.Acres 51& over
		28.Acres 71 & Ove
		29.Woods (41+)

Gray

Map Lot 056-017-023-000

Account 782

Location 44 CABELL SHORE RD

Card 1 Of 1

8/05/2024

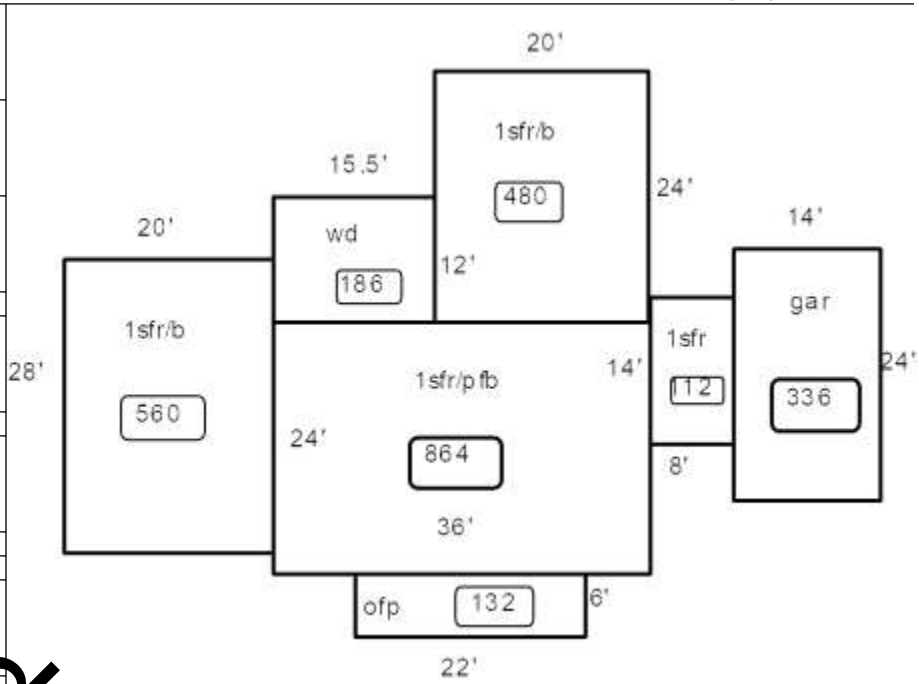
Building Style 2 Ranch	SF Bsmt Living 440	Layout 1 Typical
1.Conv. 5.Garrison 9.NE farm	Fin Bsmt Grade 3 110	1.Typical 4. 7.
2.Ranch 6.Split 10.Colonia	Secondary Heat 8	2.Inadeq 5. 8.
3.R Ranch/ 7.Contemp 11.Cottage	Heat Type 100% 1 Hot Water BB	3. 6. 9.
4.Cape 8.Log 12.Gambrel	1.HWBB 5.FWA 9.None	Attic 9 None
Dwelling Units 1	2.HWCI 6.Monitor 10.UNH2F	1.1/4 Fin 4.Full Fin 7.
Other Units 0	3.HWRF 7.Electric 11.Geother	2.1/2 Fin 5.F/Stair 8.
Stories 1 One Story	4.Steam 8.F/Wall 12.Heat/Co	3.3/4 Fin 6. 9.None
1.1 4.1.5 7.	Cool Type 100% 4 Warm & Cool Air	Insulation 1 Full
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 2 Vinyl/Aluminum	3.H Pump 6. 9.None	3.Capped 6. 9.None
1.Clapboard 5.Stucco 9.B & B	Kitchen Style 2 Typical	Unfinished % 0%
2.Vin/Al 6.Brick 10.Cemplan	1.Modern 4.Obsolete	Grade & Factor 3 Average 110%
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 3 Metal	Bath(s) Style 2 Typical Bath(s)	3.Grade 6.AA Grade 9.Same
1.Asphalt 4.Composit 7.Other	1.Modern 4.Obsolete 7.	SQFT (Footprint) 864
2.Slate 5.Wood 8.	2.Typical 5. 8.	Condition 5 Good
3.Metal 6.Roll Roo 9.	3.Old Type 6. 9.None	1.Poor 2.Avg 7.V G
SF Masonry Trim 0	# Rooms 6	2.Fair 3.Avg 8.Exc
SOLAR VOLTAIC 0	# Bedrooms 3	3.Avg- 4.Good 9.Same
OPEN-4- 0	# Full Baths 2	Phys. % Good 0%
Year Built 1974	# Half Baths 0	Funct. % Good 100%
Year Remodeled 2021	# Addn Fixtures 0	Functional Code 9 None
Foundation 1 Concrete	# Fireplaces 1	1.Incomp 4.Delap 5.Playoff
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 100%
Basement 4 Full Basement		Economic Code None
1.1/4 Bmt 4.Full Bmt 7.		0.None 3.No Power 6.Obsolete
2.1/2 Bmt 5.Crw1 8.		1.Location 4.Generate 9.None
3.3/4 Bmt 6. 9.None		2.Encroach 5.Flood Pl 9.
Bsmt Gar # Cars 0		Entrance Code 5 Estimated
Wet Basement 1 Dry Basement		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 5 Estimate
		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
23 Frame Garage	0	336	3 110	6	0 %	100 %	
24 Frame Shed	0	80	2 100	4	0 %	100 %	
24 Frame Shed	0	96	2 100	4	0 %	100 %	
1 One Story Frame	2021	560	3 110	4	0 %	100 %	
1 One Story Frame	2021	480	3 110	4	0 %	100 %	
1 One Story Frame	2021	112	3 110	4	0 %	100 %	
68 Wood Deck	2021	186	3 100	4	0 %	100 %	
21 Open Frame	2021	132	3 110	4	0 %	100 %	
					%	%	
					%	%	



Proposed Value