

MERCIER - ET AL, DAVIS
38 FRAN CIRCLE
GRAY ME 04039

B39706P180

Previous Owner
DOTSON, MATTHEW ALLEN
YOUNG, CHELSEA J
38 FRAN CIRCLE
GRAY ME 04039
Sale Date: 9/12/2022

Previous Owner
HANLEY, ERIC J
HANLEY, KAILEY E
38 FRAN CIRCLE
GRAY ME 04039
Sale Date: 10/18/2021

Previous Owner
QUIGLEY, PAUL M &
QUIGLEY, KAREN A
C/O ERIC & KAILEY HANLEY
GRAY ME 04039
Sale Date: 5/24/2017

Inspection Witnessed By:

| X | Date | Description | Date Insp. |
|---|------|-------------|------------|
| | | | |
| | | | |
| | | | |

Notes:
9/12/2022 - B39706P180 - Owners of record are: Davis Mercier, Jessica Mercier, and Anita Mercier - Joint Tenants.
10/18/2021 - B38786P41 - Acreage corrected to 2.07 based on deed description/subdivison plan. 5/24- DR FIELD REVIEW

Gray

| Property Data | | |
|------------------|-----------------------------|-----------------|
| Neighborhood | 83 Avg-Good Location | |
| Tree Growth Year | 0 | |
| REVIEW | 0 | |
| Building Permit | 0 | |
| Zone/Land Use | 11 Rural Residential & Agri | |
| Secondary Zone | | |
| Topography | 2 Rolling | |
| 1. Well | 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. Driv 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 | 8. |
| 2. Semi Imp | 5. R/O/W | 9. |
| 3. Gravel | 6. | 9. None |
| GIS Map | 56 | |
| Field Review | 0 | |
| Sale Data | | |
| Sale Date | 9/12/2022 | |
| Price | 440,000 | |
| 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 | 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 | 57,000 | 149,351 | 8,500 | 197,851 |
| 2012 | 57,000 | 149,351 | 8,500 | 197,851 |
| 2013 | 57,000 | 149,351 | 8,500 | 197,851 |
| 2014 | 57,000 | 160,064 | 8,500 | 208,564 |
| 2015 | 57,000 | 160,100 | 9,000 | 208,100 |
| 2016 | 57,000 | 160,100 | 9,000 | 208,100 |
| 2017 | 57,000 | 198,200 | 13,500 | 241,700 |
| 2018 | 57,000 | 198,200 | 18,000 | 237,200 |
| 2019 | 70,500 | 235,000 | 0 | 305,500 |
| 2020 | 70,500 | 235,000 | 20,000 | 285,500 |
| 2021 | 70,500 | 235,000 | 25,000 | 280,500 |
| 2022 | 70,500 | 272,600 | 25,000 | 318,100 |
| 2023 | 70,700 | 301,000 | 0 | 371,700 |
| Calc. | 139,000 | 419,300 | 0 | 558,300 |

| 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 (801-160) | | | % | | 4. Size/Shape |
| 15. Water (1601-32) | | | % | | 5. Access |
| | | | % | | 6. Restriction |
| | | | % | | 7. Open Space |
| | | | % | | 8. Environmental |
| | | | % | | 9. Condo |
| Front Foot | | Square Feet | | Acres | |
| | | | | | |
| 16. Water (3201- | | | % | | 30. Blueberry(1-20 |
| 17. Water SF Amen | | | % | | 31. Blueberry(21 - |
| 18. Water View | | | % | | 32. Crop Land |
| 19. Water Influen | | | % | | 33. Pasture |
| 20. ShoreFront A | | | % | | 34. Shorefront B |
| | | | % | | 35. Shorefront C |
| Fract. Acre | | Acreage/Sites | | | 36. ANTENNA SITE |
| 21. Base Lot | 21 | 1.84 | 100 % | 0 | 37. Softwood TG |
| 22. Base Lot Vacan | 24 | 0.23 | 100 % | 0 | 38. Mixed Wood TG |
| 23. Base Lot Unpav | | | % | | 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 | | | | 2.07 | |

Gray

Map Lot 056-017-031-000

Account 790

Location 38 FRAN CIRCLE

Card 1

Of 1

8/05/2024

| | | |
|------------------------------------|--|--------------------------------------|
| Building Style 12 Gambrel | SF Bsmt Living 0 | Layout 1 Typical |
| 1.Conv. 5.Garrison 9.NE farm | Fin Bsmt Grade 0 0 | 1.Typical 4. 7. |
| 2.Ranch 6.Split 10.Colonia | Secondary Heat 0 | 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.FI/Stair 8. |
| Stories 2 Two Story | 4.Steam 8.FI/Wall 12.Heat/Co | 3.3/4 Fin 6. 9.None |
| 1.1 4.1.5 7. | Cool Type 50% 3 Heat Pump | 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 1 Clapboard | 3.H Pump 6. 9.None | 3.Capped 6. 9.None |
| 1.Clapboa 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) 522 |
| 2.Slate 5.Wood 8. | 2.Typical 5. 8. | Condition 4 Average |
| 3.Metal 6.Roll Roo 9. | 3.Old Type 6. 9.None | 1.Poor 4.Avg 7.V G |
| SF Masonry Trim 0 | # Rooms 6 | 2.Fair 5.Avg 8.Exc |
| SOLAR VOLTAIC 0 | # Bedrooms 3 | 3.Avg- 6.Good 9.Same |
| OPEN-4- 0 | # Full Baths 3 | Phys. % Good 0% |
| Year Built 1982 | # Half Baths 0 | Funct. % Good 100% |
| Year Remodeled 0 | # Addn Fixtures 0 | Functional Code 9 None |
| Foundation 1 Concrete | # Fireplaces 2 | 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 7.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 |
|---------------------|------|-------|-------|------|-------|--------|-------------|
| 61 Canopy | 0 | 54 | 0 0 | 0 | 0 | 100 % | |
| 11 1 Story/Basement | 0 | 416 | 0 0 | 0 | 0 | 100 % | |
| 68 Wood Deck | 1995 | 260 | 0 0 | 0 | 0 | 100 % | |
| 22 Encl Frame Porch | 1995 | 96 | 0 0 | 0 | 0 | 100 % | |
| 24 Frame Shed | 0 | 80 | 2 100 | 4 | 0 | 100 % | |
| 90 Generator | 2010 | 1 | 0 0 | 0 | 0 | 100 % | |
| 23 Frame Garage | 2009 | 728 | 0 0 | 0 | 0 | 100 % | |
| 80 3/4 St/Garage | 2009 | 728 | 0 0 | 0 | 0 | 100 % | |
| 23 Frame Garage | 0 | 728 | 0 0 | 0 | 0 | 100 % | |
| 80 3/4 St/Garage | 0 | 728 | 0 0 | 0 | 0 | 100 % | |

