Map Lot 056-017-034-000 Account 793 Location 26 FRAN CIRCLE Card 1 Of 1 8/05/2024

WELCH, CLIFFORD G JR
26 FRAN CIRCLE
GRAY ME 04039

B26816P286

Inspection Witnessed By:

X Date

No./Date	Description	Date Insp.

Notes:

1/5/2022 - Acreage corrected to 3.01 based on survey. 5/24-DR FIELD REVIEW

Gray

Property Data

Neighborhood **83 Avg-Good Location**

Tree Growth Year **0**

REVIEW **0**

Bulding Permit **0**

Zone/Land Use **11 Rural Residential & Agri**

Secondary Zone

Topography **2 Rolling**

1.Level 4.Below St 7.
2.Rolling 5.Low 8.
3.Above St 6.Swampy 9.

Utilities **4 Drilled Well/Point** **6 Septic System**

1.Public 4.Dr 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
2.Semi Imp 5.R/O/W 8.
3.Gravel 6. 9.None

GIS Map **56**

Field Review **1**

Sale Data

Sale Date **3/12/2009**

Price

Sale Type **2 Land & Buildings**

1.Land 4.Mobile 7.COM
2.L & B 5.Other 8.
3.Building 6.Condo 9.

Financing

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.

Proposed Value

Assessment Record

Year	Land	Buildings	Exempt	Total
2011	57,000	113,650	8,500	162,150
2012	57,000	113,650	8,500	162,150
2013	57,000	113,650	8,500	162,150
2014	57,000	113,650	8,500	162,150
2015	57,000	113,700	9,000	161,700
2016	57,000	113,700	9,000	161,700
2017	57,000	113,700	13,500	157,200
2018	57,000	113,700	18,000	152,700
2019	70,500	168,100	20,000	218,600
2020	70,500	168,100	20,000	218,600
2021	70,500	168,100	25,000	213,600
2022	70,500	168,100	25,000	213,600
2023	73,500	195,600	25,000	244,100
Calc.	145,200	303,900	25,000	424,100

Land Data

Front Foot

11.Water (0-200)
12.Water (201-400
13.Water (401-800
14.Water (801-160
15.Water (1601-32

Square Foot

16.Water(3201-
17.Water SF Ameni
18.Water View
19.Water Influenc
20.ShoreFront A

Fract. Acre

21.Base Lot
22.Base Lot Vacan
23.Base Lot Unpav

Acres

24.Acres to 10
25.Acres 11-30
26.Acres 31-50
27.Acres 51& over
28.Acres 71 & Ove
29.Woods (41+)

Type	Effective Frontage	Effective Depth	Influence Factor	Influence Code
			%	
			%	
			%	
			%	
			%	
			%	
			%	
Square Feet				
			%	
			%	
			%	
			%	
			%	
			%	
			%	
Acreage/Sites				
21		1.84	100 %	0
24		1.17	100 %	0
			%	
			%	
			%	
			%	
			%	

Total Acreage 3.01

Influence Codes

1.Unimproved
2.Excess Frtg
3.Topography
4.Size/Shape
5.Access
6.Restriction
7.Open Space
8.Environmental
9.Condo

Acres

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

Gray

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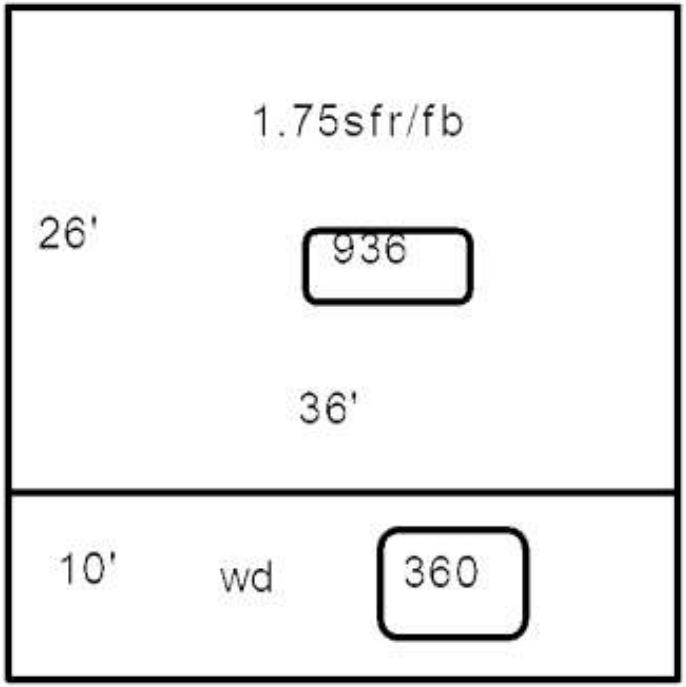
Building Style	**4 Cape Cod**		
1.Conv.	5.Garrison	9.NE farm	
2.Ranch	6.Split	10.Colonia	
3.R Ranch/	7.Contemp	11.Cottage	
4.Cape	8.Log	12.Gambrel	
Dwelling Units	**1**		
Other Units	**0**		
Stories	**5 One & 3/4 Story**		
1.1	4.1.5	7.	
2.2	5.1.75	8.	
3.3	6.2.5	9.	
Exterior Walls	**1 Clapboard**		
1.Clapboar	5.Stucco	9.B & B	
2.Vin/Al	6.Brick	10.Cemplan	
3.Compos./	7.Stone	11.Concret	
4.Asbestos	8.Wood Shi	12.Wood Bo	
Roof Surface	**1 Asphalt Shingles**		
1.Asphalt	4.Composit	7.Other	
2.Slate	5.Wood	8.	
3.Metal	6.Roll Roo	9.	
SF Masonry Trim	**0**		
SOLAR VOLTAIC	**0**		
OPEN-4-	**0**		
Year Built	**1988**		
Year Remodeled	**0**		
Foundation	**1 Concrete**		
1.Concrete	4.Wood	7.	
2.C Block	5.Slab	8.	
3.Br/Stone	6.Piers	9.	
Basement	**4 Full Basement**		
1.1/4 Bmt	4.Full Bmt	7.	
2.1/2 Bmt	5.Crwl	8.	
3.3/4 Bmt	6.	9.None	
Bsmt Gar # Cars	**0**		
Wet Basement	**1 Dry Basement**		
1.Dry	4.	7.	
2.Damp	5.	8.	
3.Wet	6.	9.	

SF Bsmt Living	**0**		
Fin Bsmt Grade	**0 0**		
Secondary Heat	**0**		
Heat Type	**100%**	**1 Hot Water BB**	
1.HWBB	5.FWA	9.None	
2.HWCI	6.Monitor	10.UNH2F	
3.HWRF	7.Electric	11.Geother	
4.Steam	8.Fl/Wall	12.Heat/Co	
Cool Type	**0%**	**9 None**	
1.Central	4.W&C Air	7.	
2.Evapor	5.	8.	
3.H Pump	6.	9.None	
Kitchen Style	**2 Typical**		
1.Modern	4.Obsolete	7.	
2.Typical	5.	8.	
3.Old Type	6.	9.None	
Bath(s) Style	**2 Typical Bath(s)**		
1.Modern	4.Obsolete	7.	
2.Typical	5.	8.	
3.Old Type	6.	9.None	
# Rooms	**5**		
# Bedrooms	**2**		
# Full Baths	**1**		
# Half Baths	**0**		
# Addn Fixtures	**0**		
# Fireplaces	**1**		

Layout	**1 Typical**		
1.Typical	4.	7.	
2.Inadeq	5.	8.	
3.	6.	9.	
Attic	**9 None**		
1.1/4 Fin	4.Full Fin	7.	
2.1/2 Fin	5.Fl/Stair	8.	
3.3/4 Fin	6.	9.None	
Insulation	**1 Full**		
1.Full	4.Minimal	7.	
2.Heavy	5.	8.	
3.Capped	6.	9.None	
Unfinished %	**0%**		
Grade & Factor	**3 Average 110%**		
1.E Grade	4.B Grade	7.SC Grade	
2.D Grade	5.A Grade	8.	
3.C Grade	6.AA Grade	9.Same	
SQFT (Footprint)	**936**		
Condition	**5 Above Average**		
1.Poor	4.Avg	7.V G	
2.Fair	5.Avg+	8.Exc	
3.Avg-	6.Good	9.Same	
Phys. % Good	**0%**		
Funct. % Good	**100%**		
Functional Code	**9 None**		
1.Incomp	4.Delap	Layout	
2.O-Built	5.Bsmt	8.Lg Apt	
3.Damage	6.Style	9.None	
Econ. % Good	**100%**		
Economic Code	**None**		
0.None	3.No Power	6.Obsolesc	
1.Location	4.Generate	9.None	
2.Encroach	5.Flood Pl	9.	
Entrance Code	**5 Estimated**		
1.Interior	4.Vacant	7.	
2.Refusal	5.Estimate	8.	
3.Informed	6.	9.	
Information Code	**5 Estimate**		
1.Owner	4.Agent	7.	
2.Relative	5.Estimate	8.	
3.Tenant	6.Other	9.	



Proposed Value

Date Inspected 5/24/2024

Additions, Outbuildings & Improvements

Type	Year	Units	Grade	Cond	Phys.	Funct.	Sound Value
68 Wood Deck	0	360	0 0	0	0 %	100 %	
					%	%	
					%	%	
					%	%	
					%	%	
					%	%	
					%	%	
					%	%	
					%	%	
					%	%	

1.One Story Fram
2.Two Story Fram
3.Three Story Fr
4.1 & 1/2 Story
5.1 & 3/4 Story
6.2 & 1/2 Story
21.Open Frame Por
22.Encl Frame Por
23.Frame Garage
24.Frame Shed
25.Frame Bay Wind
26.1SFr Overhang
27.Unfin Basement
28.Unfinished Att
29.Finished Attic