

MCCARTHY, PAUL S  
MCCARTHY, JUDY M  
11 FRAN CIRCLE  
GRAY ME 04039

B4604P317


Inspection Witnessed By:

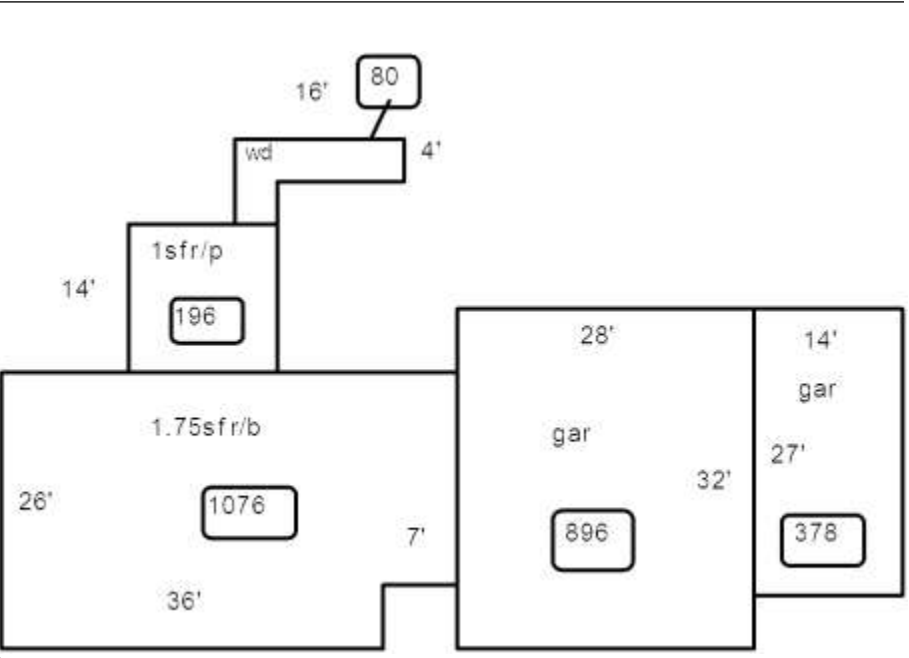
| No./Date | Description | Date Insp. |
|----------|-------------|------------|
| X        |             |            |

Notes:  
1/5/2022 - Acreage corrected to 2.19 based on survey. 5/24-DR FIELD REVIEW

Gray

| Property Data    |                                      |             | Assessment Record    |                    |                  |                  |                        |
|------------------|--------------------------------------|-------------|----------------------|--------------------|------------------|------------------|------------------------|
| Neighborhood     | 83 Avg-Good Location                 |             | Year                 | Land               | Buildings        | Exempt           | Total                  |
| Tree Growth Year | 0                                    |             | 2011                 | 57,000             | 150,565          | 8,500            | 199,065                |
| REVIEW           | 0                                    |             | 2012                 | 57,000             | 150,565          | 8,500            | 199,065                |
| Building Permit  | 0                                    |             | 2013                 | 57,000             | 150,565          | 8,500            | 199,065                |
| Zone/Land Use    | 11 Rural Residential & Agri          |             | 2014                 | 57,000             | 150,565          | 8,500            | 199,065                |
| Secondary Zone   |                                      |             | 2015                 | 57,000             | 150,600          | 9,000            | 198,600                |
| Topography       | 2 Rolling                            |             | 2016                 | 57,000             | 150,600          | 9,000            | 198,600                |
| 1. Hill          | 4. Below St                          | 7.          | 2017                 | 57,000             | 150,600          | 13,500           | 194,100                |
| 2. Rolling       | 5. Low                               | 8.          | 2018                 | 57,000             | 150,600          | 18,000           | 189,600                |
| 3. Above St      | 6. Swampy                            | 9.          | 2019                 | 70,500             | 225,100          | 20,000           | 275,600                |
| Utilities        | 4. Filled Well/Point 6 Septic System |             | 2020                 | 70,500             | 225,100          | 20,000           | 275,600                |
| 1. Public        | 4. Dug Well/Po                       | 7. Cesspool | 2021                 | 70,500             | 225,100          | 25,000           | 270,600                |
| 2. Water         | 5. Lake                              | 8. Lake     | 2022                 | 70,500             | 225,100          | 25,000           | 270,600                |
| 3. Holding Ta    | 6. Septic                            | 9. None     | 2023                 | 71,100             | 254,600          | 25,000           | 300,700                |
| Street           | 1 Paved                              |             | Calc.                | 139,800            | 381,200          | 25,000           | 496,000                |
| 1. Paved         | 4. Proposed                          | 8.          | <b>Land Data</b>     |                    |                  |                  |                        |
| 2. Semi Imp      | 5. R/O/W                             | 9.          | <b>Front Foot</b>    | <b>Type</b>        | <b>Effective</b> | <b>Influence</b> | <b>Influence Codes</b> |
| 3. Gravel        | 6.                                   | 9. None     | 11. Water (0-200)    | <b>Frontage</b>    | <b>Depth</b>     | <b>Factor</b>    | <b>Code</b>            |
| GIS Map          | 56                                   |             | 12. Water (201-400)  |                    |                  | %                | 1. Unimproved          |
| Field Review     | 1                                    |             | 13. Water (401-800)  |                    |                  | %                | 2. Excess Frtg         |
| <b>Sale Data</b> |                                      |             | 14. Water (801-160)  |                    |                  | %                | 3. Topography          |
| Sale Date        |                                      |             | 15. Water (161-32)   |                    |                  | %                | 4. Size/Shape          |
| Price            |                                      |             | 16. Water (3201-)    |                    |                  | %                | 5. Access              |
| Sale Type        |                                      |             | 17. Water SF Amen    |                    |                  | %                | 6. Restriction         |
| 1. Land          | 4. Mobile                            | 7. COM      | 18. Water View       |                    |                  | %                | 7. Open Space          |
| 2. L & B         | 5. Other                             | 8.          | 19. Water Influen    |                    |                  | %                | 8. Environmental       |
| 3. Building      | 6. Condo                             | 9.          | 20. ShoreFront A     |                    |                  | %                | 9. Condo               |
| Financing        |                                      |             | <b>Square Foot</b>   | <b>Square Feet</b> |                  |                  | <b>Acres</b>           |
| 1. Convent       | 4. Seller                            | 7.          | 16. Water ( 3201-    |                    |                  | %                | 30. Blueberry(1-20     |
| 2. FHA/VA        | 5. Private                           | 8.          | 17. Water SF Amen    |                    |                  | %                | 31. Blueberry(21 -     |
| 3. Assumed       | 6. Cash                              | 9. Unknown  | 18. Water View       |                    |                  | %                | 32. Crop Land          |
| Validity         |                                      |             | 19. Water Influen    |                    |                  | %                | 33. Pasture            |
| 1. Valid         | 4. Split                             | 7. Multiple | 20. ShoreFront A     |                    |                  | %                | 34. Shorefront B       |
| 2. Related       | 5. Partial                           | 8. Other    | <b>Fract. Acre</b>   |                    |                  | %                | 35. Shorefront C       |
| 3. Distress      | 6. Exempt                            | 9. Estate   | 21. Base Lot         | 21                 | 1.84             | 100 %            | 0                      |
| Verified         |                                      |             | 22. Base Lot Vacan   | 24                 | 0.35             | 100 %            | 0                      |
| 1. Buyer         | 4. Agent                             | 7. Family   | 23. Base Lot Unpav   |                    |                  | %                | 36. ANTENNA SITE       |
| 2. Seller        | 5. Pub Rec                           | 8. Other    | <b>Acres</b>         |                    |                  | %                | 37. Softwood TG        |
| 3. Lender        | 6. MLS                               | 9.          | 24. Acres to 10      |                    |                  | %                | 38. Mixed Wood TG      |
|                  |                                      |             | 25. Acres 11-30      |                    |                  | %                | 39. Hardwood TG        |
|                  |                                      |             | 26. Acres 31-50      |                    |                  | %                | 40. Wasteland          |
|                  |                                      |             | 27. Acres 51& over   |                    |                  | %                | 41. Woodland           |
|                  |                                      |             | 28. Acres 71 & Ove   |                    |                  | %                | 42. Mobile Home Si     |
|                  |                                      |             | 29. Woods (41+)      |                    |                  | %                | 43. Camp Site          |
|                  |                                      |             | <b>Total Acreage</b> | 2.19               |                  |                  | 44. Lot Improvemen     |
|                  |                                      |             |                      |                    |                  |                  | 45. BA SF - Oce        |
|                  |                                      |             |                      |                    |                  |                  | 46. SP Meadow Cond     |

|  |   |                                      |
|--|---|--------------------------------------|
| Building Style <b>4 Cape Cod</b>       | SF Bsmt Living <b>500</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.F/Stair 8.               |
| Stories <b>5 One &amp; 3/4 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>8 Wood Shingle</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 110%</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.D Grade 6.AA Grade 9.Same          |
| 1.Asphalt 4.Composit 7.Other           | 1.Modern 4.Obsolete 7.  | SQFT (Footprint) <b>936</b>          |
| 2.Slate 5.Wood 8.                      | 2.Typical 5. 8.   | Foundation <b>5 Above Average</b>    |
| 3.Metal 6.Roll Roo 9.                  | 3.Old Type 6. 9.None  | 1.Poor Avg 7.V G                     |
| SF Masonry Trim <b>0</b>               | # Rooms <b>5</b>  | 2.Fair Avg 8.Exc                     |
| SOLAR VOLTAIC <b>0</b>                 | # Bedrooms <b>3</b>   | 3.Avg- Good 9.Same                   |
| OPEN-4- <b>0</b>                       | # Full Baths <b>1</b>   | Phys. % Good <b>0%</b>               |
| Year Built <b>1982</b>                 | # Half Baths <b>1</b>   | Funct. % Good <b>100%</b>            |
| Year Remodeled <b>0</b>                | # Addn Fixtures <b>0</b>  | Functional Code <b>9 None</b>        |
| Foundation <b>1 Concrete</b>           | # Fireplaces <b>0</b>   | 1.Incomp 4.Delap 7.Layoff            |
| 1.Concrete 4.Wood 7.                   |  | 2.O-Built 5.Bsmt 8.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.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 5/24/2024

Additions, Outbuildings & Improvements

| Type              | Year | Units | Grade | Cond | Phys. | Funct. | Sound Value |
|-------------------|------|-------|-------|------|-------|--------|-------------|
| 73 1.25 St Garage | 1999 | 896   | 3 110 | 4    | 0     | % 100  |             |
| 23 Frame Garage   | 1999 | 378   | 3 100 | 4    | 0     | % 100  |             |
| 68 Wood Deck      | 2003 | 80    | 3 100 | 4    | 0     | % 100  |             |
| 24 Frame Shed     | 0    | 192   | 2 100 | 4    | 0     | % 100  |             |
| 1 One Story Frame | 2003 | 196   | 0 0   | 0    | 0     | % 100  |             |
|                   |      |       |       |      |       | %      |             |
|                   |      |       |       |      |       | %      |             |
|                   |      |       |       |      |       | %      |             |
|                   |      |       |       |      |       | %      |             |
|                   |      |       |       |      |       | %      |             |
|                   |      |       |       |      |       | %      |             |
|                   |      |       |       |      |       | %      |             |
|                   |      |       |       |      |       | %      |             |
|                   |      |       |       |      |       | %      |             |
|                   |      |       |       |      |       | %      |             |
|                   |      |       |       |      |       | %      |             |



Proposed

Value