

REYNOLDS, NATHAN
REYNOLDS, ABIGAIL
27 TOTTEN ROAD
GRAY ME 04039

B36996P326

Previous Owner
RYAN, JEFFREY W
RYAN, DONNA M
27 TOTTEN RD
GRAY ME 04039
Sale Date: 7/31/2020

Inspection Witnessed By:

X _____ Date _____

No./Date	Description	Date Insp.

Notes:
5-24 DR FIELD REVIEW

Gray

Property Data		
Neighborhood	82 Average Location	
Tree Growth Year	0	
REVIEW	0	
Building Permit	0	
Zone/Land Use	11 Rural Residential & Agri	
Secondary Zone	12 Limited Res	
Topography	2 Rolling	
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. Dug 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	58	
Field Review	1	
Sale Data		
Sale Date	7/31/2020	
Price	517,000	
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.

Assessment Record					
Year	Land	Buildings	Exempt	Total	
2011	116,000	196,422	8,500	303,922	
2012	116,000	196,422	8,500	303,922	
2013	116,000	196,422	8,500	303,922	
2014	116,000	196,422	8,500	303,922	
2015	116,000	196,400	9,000	303,400	
2016	116,000	196,400	9,000	303,400	
2017	116,000	196,400	13,500	298,900	
2018	116,000	196,400	18,000	294,400	
2019	162,000	294,100	20,000	436,100	
2020	162,000	294,100	20,000	436,100	
2021	162,000	294,100	25,000	431,100	
2022	169,400	294,100	25,000	438,500	
2023	169,400	322,200	25,000	466,600	
Calc.	471,200	545,100	25,000	991,300	

Land Data							
Front Foot	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(1-20
17. Water SF Amen				%		31. Blueberry(21 -	
18. Water View				%		32. Crop Land	
19. Water Influenc				%		33. Pasture	
20. ShoreFront A				%		34. Shorefront B	
				%		35. Shorefront C	
Fract. Acre	Acreage/Sites					Acres	
21. Base Lot	21		1.84	100	%		0
22. Base Lot Vacan	24		10.00	100	%	0	37. Softwood TG
23. Base Lot Unpav	25		20.00	100	%	0	38. Mixed Wood TG
	27		39.16	100	%	0	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						71.00	

Gray

Map Lot 058-028-010-000

Account 1670

Location 27 TOTTEN RD

Card 1

Of 1

8/05/2024

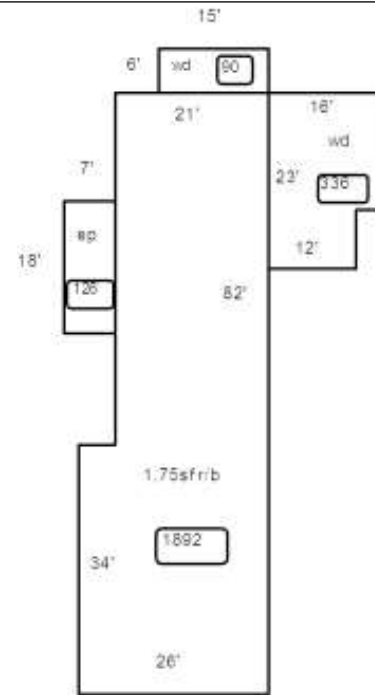
Building Style 10 Colonial	SF Bsmt Living 0	Layout 1 Typical
1.Conv. 5.Garrison 9.NE farm	Fin Bsmt Grade 0 0	1.Typical 4. 7.
2.Ranch 6.Split 10.Colonia	Secondary Heat 0	2.Inadeq 5. 8.
3.R Ranch/ 7.Contemp 11.Cottage	Heat Type 100% 1 Hot Water BB	3. 6. 9.
4.Cape 8.Log 12.Gambrel	1.HWBB 5.FWA 9.None	Attic 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 5 One & 3/4 Story	4.Steam 8.FI/Wall 12.Heat/Co	3.3/4 Fin 6. 9.None
1.1 4.1.5 7.	Cool Type 0% 9 None	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 120%
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.D Grade 5.A Grade 8.
Roof Surface 1 Asphalt Shingles	Bath(s) Style 2 Typical Bath(s)	3.C Grade 6.AA Grade 9.Same
1.Asphalt 4.Composit 7.Other	1.Modern 4.Obsolete 7.	SQFT (Footprint) 1892
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 Avg 7.V G
SF Masonry Trim 0	# Rooms 6	2.Fair Avg 8.Exc
SOLAR VOLTAIC 0	# Bedrooms 3	3.Avg- Good 9.Same
OPEN-4- 0	# Full Baths 2	Phys. % Good 0%
Year Built 1810	# Half Baths 1	Funct. % Good 100%
Year Remodeled 0	# Addn Fixtures 0	Functional Code 9 None
Foundation 3 Brick &/or Stone	# Fireplaces 0	1.Incomp 4.Delap 5.Layoff
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.Obsoles
2.1/2 Bmt 5.CrwI 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 5/29/2024

Additions, Outbuildings & Improvements

Type	Year	Units	Grade	Cond	Phys.	Funct.	Sound Value
22 Encl Frame Porch	0	126	0 0	0	0	100 %	
68 Wood Deck	1985	336	0 0	0	0	100 %	
68 Wood Deck	1985	90	0 0	0	0	100 %	
75 1.75 St Garage	0	823	3 100	4	0	100 %	
24 Frame Shed	0	110	3 100	4	0	100 %	
27 Unfin Basement	0	825	3 100	4	0	100 %	
63 Swimming Pool	0	512	3 100	5	0	50 %	
						%	
						%	
						%	

- 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



Proposed Value