

BRELSFORD, JILLIAN A
RAZSA, JAMES WARREN
11 NEWPORT STREET
BOSTON MA 02125

B38356P276

Previous Owner
RAZSA, JOHN W
RAZSA, VALERIE S
39 HUNTS HILL ROAD
GRAY ME 04039
Sale Date: 6/25/2021

Property Data			Assessment Record				
Neighborhood	82 Average Location		Year	Land	Buildings	Exempt	Total
Tree Growth Year	0		2011	55,420	124,278	8,500	171,198
REVIEW	0		2012	55,420	124,278	8,500	171,198
Building Permit	0		2013	55,420	124,278	8,500	171,198
Zone/Land Use	11 Rural Residential & Agri		2014	54,240	125,642	8,500	171,382
Secondary Zone			2015	54,200	150,200	9,000	195,400
Topography	2 Rolling	3 Above Street	2016	54,200	139,500	9,000	184,700
			2017	49,700	139,500	0	189,200
			2018	49,700	139,500	0	189,200
			2019	77,100	175,600	0	252,700
			2020	77,100	175,600	0	252,700
			2021	77,100	175,600	0	252,700
			2022	70,800	175,600	0	246,400
			2023	70,800	198,100	0	268,900
			Calc.	126,500	315,000	0	441,500

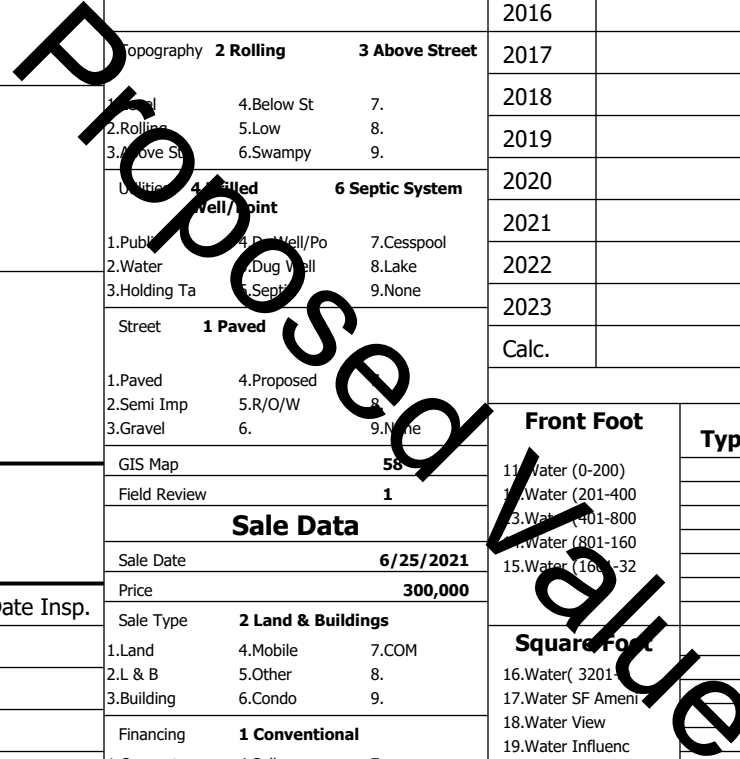
Land Data		Front Foot		Effective		Influence		Influence Codes
Type		Frontage	Depth	Factor	Code			
1. Water (0-200)				%		1.Unimproved		
2. Water (201-400)				%		2.Excess Frtg		
3. Water (401-800)				%		3.Topography		
4. Water (801-1600)				%		4.Size/Shape		
5. Water (1601-3200)				%		5.Access		
				%		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		2.09						

Inspection Witnessed By:

X	Date
No./Date	Description
	Date Insp.

Notes:
B37186P45 - 9/16/2020 - 2.13 Acres Split to 058-031-024-012 - Acct# 5042.
5/24-FR=DR

Gray



Gray

Map Lot 058-031-024-000

Account 1790

Location 19 HUNTS HILL RD

Card 1

Of 1

8/05/2024

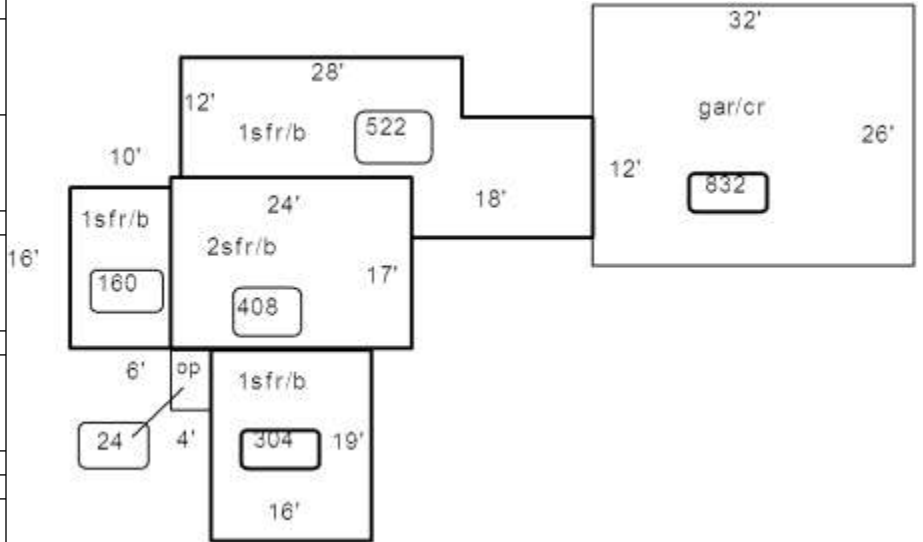
Building Style 1 Conventional	SF Bsmt Living 0	Layout 1 Typical
1.Conv. 5.Garrison 9.NE farm	Fin Bsmt Grade 0 0	1.Typical 4. 7.
2.Ranch 6.Split 10.Colonia	Secondary Heat 0	2.Inadeq 5. 8.
3.R Ranch/ 7.Contemp 11.Cottage	Heat Type 100% 5 Forced Warm Air	3. 6. 9.
4.Cape 8.Log 12.Gambrel	1.HWBB 5.FWA 9.None	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 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.Clapboar 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 100%
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.Grade 6.AA Grade 9.Same
1.Asphalt 4.Composit 7.Other	1.Modern 4.Obsolete 7.	SQFT (Footprint) 408
2.Slate 5.Wood 8.	2.Typical 5. 8.	Condition 5 Above 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 5	2.Fair 3.Avg 8.Exc
SOLAR VOLTAIC 0	# Bedrooms 3	3.Avg- 9.Good 9.Same
OPEN-4- 0	# Full Baths 1	Phys. % Good 0%
Year Built 1950	# Half Baths 1	Funct. % Good 100%
Year Remodeled 0	# Addn Fixtures 0	Functional Code 9 None
Foundation 1 Concrete	# 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.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 5/29/2024

Additions, Outbuildings & Improvements

Type	Year	Units	Grade	Cond	Phys.	Funct.	Sound Value
11 1 Story/Basement	2013	522	0 0	0	0	100 %	
21 Open Frame	0	24	0 0	0	0	100 %	
11 1 Story/Basement	0	304	0 0	0	0	100 %	
23 Frame Garage	2013	832	3 100	4	0	100 %	
11 1 Story/Basement	2000	160	3 100	5	0	100 %	
74 1.5 St Garage	0	640	2 100	4	0	100 %	
89 DH Bsmt Entry	0	1	0 0	0	0	100 %	
90 Generator	2013	1	0 0	0	0	100 %	
						%	%
						%	%



Proposed Value