

CHRISTIE, NICHOLAS C  
170 PORTLAND ROAD  
GRAY ME 04039

B39099P108

Previous Owner  
CHAMBERS, MATTHEW E  
170 PORTLAND ROAD UNIT A-2

GRAY ME 04039  
Sale Date: 1/19/2022

Previous Owner  
PHILBROOK, ERIC S  
170B Portland Rd

GRAY ME 04039  
Sale Date: 7/23/2018

Inspection Witnessed By:

X	Date	Date Insp.
No./Date	Description	Date Insp.

Notes:  
5/24 DR FIELD REVIEW

Gray

Property Data			Assessment Record						
Neighborhood <b>81 Fair-Traffic</b>			Year	Land	Buildings	Exempt	Total		
Tree Growth Year <b>0</b>			2011	43,000	96,711	8,500	131,211		
REVIEW <b>0</b>			2012	43,000	96,711	8,500	131,211		
Building Permit <b>0</b>			2013	43,000	97,618	8,500	132,118		
Zone/Land Use <b>13 Commercial</b>			2014	43,000	100,504	8,500	135,004		
Secondary Zone			2015	43,000	100,500	9,000	134,500		
Topography <b>2 Rolling</b>			2016	43,000	100,500	9,000	134,500		
1. Above St 2. Below St 3. Above St 4. Below St 5. Low 6. Swampy 7. 8. 9.			2017	43,000	100,500	13,500	130,000		
1. Public 2. Public Water 3. Holding Ta 4. Dug Well/Po 5. Septic 6. Septic System 7. Cesspool 8. Lake 9. None			2018	43,000	100,500	18,000	125,500		
Street <b>1 Paved</b>			2019	26,700	152,900	20,000	159,600		
1. Paved 2. Semi Imp 3. Gravel 4. Proposed 5. R/O/W 6. 7. 8. 9. None			2020	26,700	152,900	0	179,600		
GIS Map <b>59</b>			2021	26,700	152,900	25,000	154,600		
Field Review <b>0</b>			2022	26,700	152,900	25,000	154,600		
<b>Sale Data</b>			2023	26,700	185,200	0	211,900		
Sale Date <b>1/19/2022</b>			Calc.	56,200	212,000	25,000	243,200		
Price <b>265,000</b>			<b>Land Data</b>						
Sale Type <b>2 Land &amp; Buildings</b>			<b>Front Foot</b>	<b>Type</b>	<b>Effective</b>		<b>Influence</b>		<b>Influence Codes</b>
1. Land 2. L & B 3. Building 4. Mobile 5. Other 6. Condo 7. COM 8. 9.			11. Water (0-200)		<b>Frontage</b>	<b>Depth</b>	<b>Factor</b>	<b>Code</b>	
Financing <b>9 Unknown</b>			12. Water (201-400)				%		1. Unimproved
1. Convent 2. FHA/VA 3. Assumed 4. Seller 5. Private 6. Cash 7. 8. 9. Unknown			13. Water (401-800)				%		2. Excess Frtg
Validity <b>1 Arms Length Sale</b>			14. Water (801-160)				%		3. Topography
1. Valid 2. Related 3. Distress 4. Split 5. Partial 6. Exempt 7. Multiple 8. Other 9. Estate			15. Water (161-32)				%		4. Size/Shape
Verified <b>5 Public Record</b>			<b>Square Foot</b>				%		5. Access
1. Buyer 2. Seller 3. Lender 4. Agent 5. Pub Rec 6. MLS 7. Family 8. Other 9.			16. Water ( 3201-4)				%		6. Restriction
			17. Water SF Amen				%		7. Open Space
			18. Water View				%		8. Environmental
			19. Water Influen				%		9. Condo
			20. ShoreFront A				%		30. Blueberry(1-20
			<b>Fract. Acre</b>				%		31. Blueberry(21 -
			21. Base Lot	21		1.00	50	%	32. Crop Land
			22. Base Lot Vacan	24		0.11	50	%	33. Pasture
			23. Base Lot Unpav					%	34. Shorefront B
			<b>Acres</b>					%	35. Shorefront C
			24. Acres to 10					%	36. ANTENNA SITE
			25. Acres 11-30					%	37. Softwood TG
			26. Acres 31-50					%	38. Mixed Wood TG
			27. Acres 51& over					%	39. Hardwood TG
			28. Acres 71 & Ove					%	40. Wasteland
			29. Woods (41+)					%	41. Woodland
			<b>Total Acreage</b>		<b>1.11</b>				42. Mobile Home Si
									43. Camp Site
									44. Lot Improvemen
									45. BA SF - Oce
									46. SP Meadow Cond



**Gray**

Map Lot 059-036-019-03B

Account 2156

Location 170 PORTLAND RD

Card 1

Of 1

8/05/2024

Building Style <b>10 Colonial</b>	SF Bsmt Living <b>0</b>	Layout <b>1 Typical</b>
1.Conv. 5.Garrison 9.NE farm	Fin Bsmt Grade <b>0 0</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.FI/Stair 8.
Stories <b>2 Two Story</b>	4.Steam 8.FI/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>2 Vinyl/Aluminum</b>	3.H Pump 6. 9.None	3.Capped 6. 9.None
1.Clapboard 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 100%</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.D Grade 5.A Grade 8.
Roof Surface <b>1 Asphalt Shingles</b>	Bath(s) Style <b>2 Typical Bath(s)</b>	3.C Grade 6.AA Grade 9.Same
1.Asphalt 4.Composit 7.Other	1.Modern 4.Obsolete 7.	SQFT (Footprint) <b>560</b>
2.Slate 5.Wood 8.	2.Typical 5. 8.	Condition <b>4 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>4</b>	2.Fair Avg 8.Exc
SOLAR VOLTAIC <b>0</b>	# Bedrooms <b>2</b>	3.Avg- Good 9.Same
OPEN-4- <b>0</b>	# Full Baths <b>1</b>	Phys. % Good <b>0%</b>
Year Built <b>2006</b>	# Half Baths <b>1</b>	Funct. % Good <b>100%</b>
Year Remodeled <b>0</b>	# Addn Fixtures <b>1</b>	Functional Code <b>9 None</b>
Foundation <b>1 Concrete</b>	# Fireplaces <b>0</b>	1.Incomp 4.Delap 7.Playo
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.Crw1 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 5/28/2024

**Additions, Outbuildings & Improvements**

Type	Year	Units	Grade	Cond	Phys.	Funct.	Sound Value
21 Open Frame	0	54	0 0	0	0	100 %	
68 Wood Deck	0	96	0 0	0	0	100 %	
24 Frame Shed	2012	48	3 100	4	0	100 %	
89 DH Bsmt Entry	0	1	0 0	0	0	100 %	
						%	%
						%	%
						%	%
						%	%
						%	%
						%	%
						%	%
						%	%
						%	%

