

THE BRADLEY K WERNER TRUST
BRADLEY K & MARY E WERNER - TRUSTEES
420 LOMA PASEO DRIVE
THE VILLAGES FL 32159

B35412P317

Previous Owner
WERNER, BRADLEY K & MARY E
367 WEST GRAY RD

GRAY ME 04039
Sale Date: 1/16/2019

Property Data			Assessment Record				
Neighborhood	81 Fair-Traffic		Year	Land	Buildings	Exempt	Total
Tree Growth Year	0		2011	49,480	153,951	8,500	194,931
REVIEW	0		2012	49,480	153,951	8,500	194,931
Building Permit	0		2013	49,480	153,951	8,500	194,931
Zone/Land Use	11 Rural Residential & Agri		2014	49,480	153,951	8,500	194,931
Secondary Zone			2015	49,500	154,000	9,000	194,500
			2016	49,500	154,000	9,000	194,500
Topography	1 Level		2017	49,500	154,000	13,500	190,000
			2018	49,500	154,000	18,000	185,500
			2019	66,200	236,200	20,000	282,400
			2020	66,200	236,200	0	302,400
			2021	66,200	236,200	0	302,400
			2022	66,200	236,200	0	302,400
			2023	66,200	263,300	0	329,500
			Calc.	133,800	448,600	0	582,400

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 (801-160)				%		4.Size/Shape			
5. Water (1601-32)				%		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		4.48							

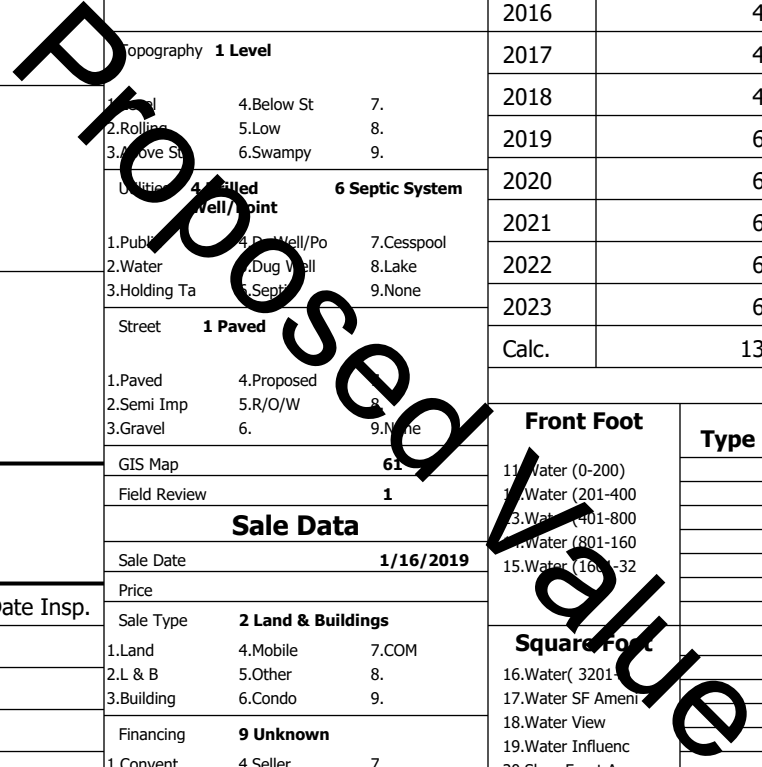
Inspection Witnessed By:

X	Date

Notes:
9/20/2018 - Homestead Removed Per Customer Notification (residency is in Florida) - Supplemental Bill Issued. 5/24- DR FIELD REVIEW

No./Date	Description	Date Insp.

Gray



Gray

Map Lot 061-022-014-000

Account 1168

Location 367 WEST GRAY 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 6	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 4 Minimal
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 1 Clapboard	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 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) 896
2.Slate 5.Wood 8.	2.Typical 5. 8.	Foundation 5 Above Average
3.Metal 6.Roll Roo 9.	3.Old Type 6. 9.None	1.Poor 2.Avg 7.V G
SF Masonry Trim 0	# Rooms 7	2.Fair 3.Good 8.Exc
SOLAR VOLTAIC 0	# Bedrooms 4	3.Avg- 9.Same
OPEN-4- 0	# Full Baths 2	Phys. % Good 0%
Year Built 1865	# Half Baths 0	Funct. % Good 100%
Year Remodeled 1970	# Addn Fixtures 0	Functional Code 9 None
Foundation 3 Brick &/or Stone	# Fireplaces 0	1.Incomp 4.Delap 5.Playoff
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.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 5/24/2024

Additions, Outbuildings & Improvements

Type	Year	Units	Grade	Cond	Phys.	Funct.	Sound Value
1 One Story Frame	0	368	0 0	0	0 %	100 %	
29 Finished Attic	0	368	0 0	0	0 %	100 %	
22 Encl Frame Porch	0	60	0 0	0	0 %	100 %	
21 Open Frame	0	115	0 0	0	0 %	100 %	
23 Frame Garage	0	476	0 0	0	0 %	100 %	
57 1.5 St Barn	0	2400	2 100	4	0 %	100 %	
24 Frame Shed	0	105	2 100	4	0 %	100 %	
73 1.25 St Garage	0	840	3 100	4	0 %	100 %	
					%	%	
					%	%	



Proposed Value