

YANNI, JORDAN R
COTE, MONIQUE G
20 FOX RUN ROAD
GRAY ME 04039

B34826P127

Previous Owner
GAY, HEATHER R
GAY, ERIC H
PO BOX 8740
PORTLAND ME 04104
Sale Date: 5/08/2018

Property Data			Assessment Record				
Neighborhood	83 Avg-Good Location		Year	Land	Buildings	Exempt	Total
Tree Growth Year	0		2011	46,300	172,111	0	218,411
REVIEW	0		2012	46,300	172,111	0	218,411
Building Permit	0		2013	46,300	172,111	0	218,411
Zone/Land Use	11 Rural Residential & Agri		2014	46,300	172,111	0	218,411
Secondary Zone			2015	46,300	172,100	0	218,400
Topography	2 Rolling		2016	46,300	172,100	0	218,400
			2017	46,300	172,100	0	218,400
			2018	46,300	172,100	0	218,400
			2019	55,500	218,800	0	274,300
			2020	55,500	218,800	0	274,300
			2021	55,500	218,800	0	274,300
			2022	55,500	218,800	0	274,300
			2023	55,500	248,500	0	304,000
			Calc.	133,100	399,900	0	533,000

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. Water (3201-6400)				%		6.Restriction		
7. Water (6401-12800)				%		7.Open Space		
8. Water (12801-25600)				%		8.Environmental		
9. Water (25601-51200)				%		9.Condo		
10. Water (51201-102400)				%		30.Blueberry(1-20		
11. Water (102401-204800)				%		31.Blueberry(21 -		
12. Water (204801-409600)				%		32.Crop Land		
13. Water (409601-819200)				%		33.Pasture		
14. Water (819201-1638400)				%		34.Shorefront B		
15. Water (1638401-3276800)				%		35.Shorefront C		
16. Water (3276801-6553600)				%		36.ANTENNA SITE		
17. Water (6553601-13107200)				%		37.Softwood TG		
18. Water (13107201-26214400)				%		38.Mixed Wood TG		
19. Water (26214401-52428800)				%		39.Hardwood TG		
20. Water (52428801-104857600)				%		40.Wasteland		
21. Water (104857601-209715200)				%		41.Woodland		
22. Water (209715201-419430400)				%		42.Mobile Home Si		
23. Water (419430401-838860800)				%		43.Camp Site		
24. Water (838860801-1677721600)				%		44.Lot Improvemen		
25. Water (1677721601-3355443200)				%		45.BA SF - Oce		
26. Water (3355443201-6710886400)				%		46.SP Meadow Cond		
27. Water (6710886401-13421772800)				%				
28. Water (13421772801-26843545600)				%				
29. Water (26843545601-53687091200)				%				
30. Water (53687091201-107374182400)				%				
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101. Water (126765060018726923235742713601-253530120037453846471485427200)				%				
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103. Water (507060240074907692942970854401-1014120480149815385885941708800)				%				
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114. Water (10384593716141892474993155801601-2076918743228378494996631763200)				%				
115. Water (2076918743228378494996631763201-								

Gray

Map Lot 062-022-005-001

Account 1144

Location 4 RIVERS EDGE RD

Card 1

Of 1

8/05/2024

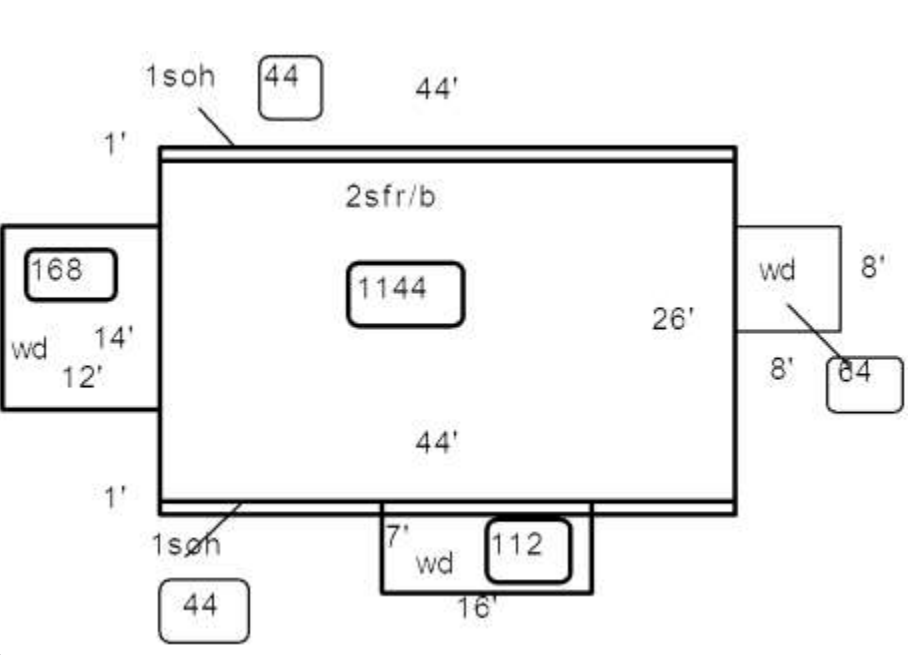
Building Style 30 Two Unit Apt	SF Bsmt Living 500	Layout 1 Typical
1.Conv. 5.Garrison 9.NE farm	Fin Bsmt Grade 3 100	1.Typical 4. 7.
2.Ranch 6.Split 10.Colonia	Secondary Heat 0	2.Inadeq 5. 8.
3.R Ranch/ 7.Contemp 11.Cottage	Heat Type 100% 1 Hot Water BB	3. 6. 9.
4.Cape 8.Log 12.Gambrel	1.HWBB 5.FWA 9.None	Attic 9 None
Dwelling Units 2	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.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 110%
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 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) 1144
2.Slate 5.Wood 8.	2.Typical 5. 8.	Condition 4 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 6	2.Fair 3.Good 8.Exc
SOLAR VOLTAIC 0	# Bedrooms 3	3.Avg- 4.Good 9.Same
OPEN-4- 0	# Full Baths 1	Phys. % Good 0%
Year Built 2001	# Half Baths 1	Funct. % Good 100%
Year Remodeled 0	# Addn Fixtures 2	Functional Code 9 None
Foundation 1 Concrete	# Fireplaces 0	1.Incomp 4.Delap 9.No Layo
1.Concrete 4.Wood 7.		2.O-Built 5.Bsmt 8.Long term
2.C Block 5.Slab 8.		3.Damage 6.Style 9.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.Crwl 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 5/31/2024

Additions, Outbuildings & Improvements

Type	Year	Units	Grade	Cond	Phys.	Funct.	Sound Value
26 1Sfr Overhang	0	44	0 0	0	0	100 %	
68 Wood Deck	0	112	0 0	0	0	100 %	
68 Wood Deck	0	168	0 0	0	0	100 %	
26 1Sfr Overhang	0	44	0 0	0	0	100 %	
68 Wood Deck	0	64	0 0	0	0	100 %	
24 Frame Shed	2005	240	3 100	4	0	100 %	
						%	%
						%	%
						%	%
						%	%
						%	%



Value