

CLARK, COLE F
26 WILDRIDGE ROAD
STANDISH ME 04084-6446

B34567P319

Previous Owner
CASSIE CONSTRUCTION, INC
PO BOX 1508

WINDHAM ME 04062
Sale Date: 1/02/2018

Previous Owner
TRUDEL, WADE B
PO BOX 354

GRAY ME 04039
Sale Date: 9/13/2016

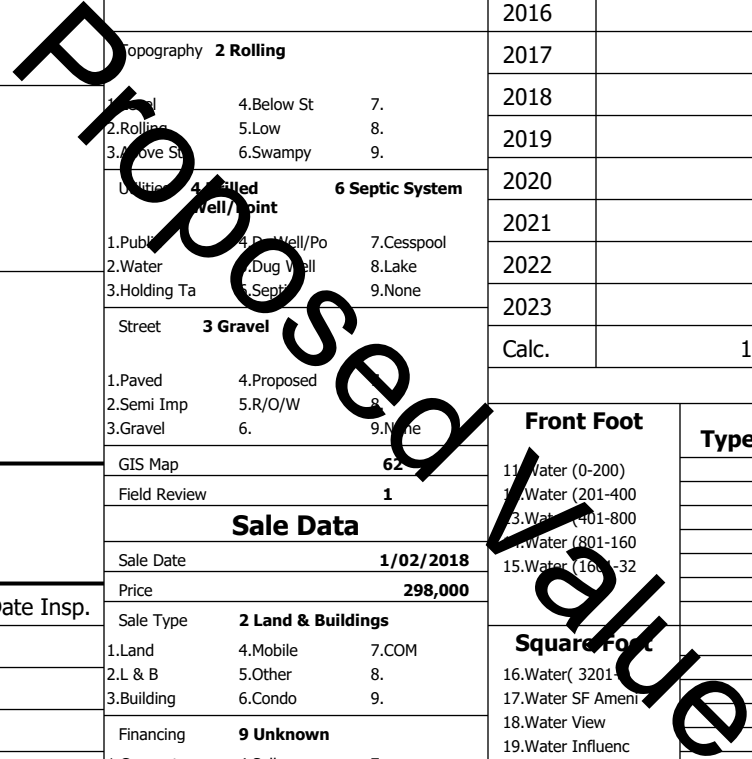
Inspection Witnessed By:

X	Date	Description	Date Insp.

Notes:
5/24-FR=DR

Gray

Property Data			Assessment Record				
Neighborhood 83 Avg-Good Location			Year	Land	Buildings	Exempt	Total
Tree Growth Year 0			2011	45,100	0	0	45,100
REVIEW 0			2012	45,100	0	0	45,100
Building Permit 0			2013	45,100	0	0	45,100
Zone/Land Use 11 Rural Residential & Agri			2014	45,100	0	0	45,100
Secondary Zone 25 Stream Protection			2015	45,100	0	0	45,100
Topography 2 Rolling			2016	45,100	0	0	45,100
1. Above St 4. Below St 7.			2017	45,100	0	0	45,100
2. Rolling 5. Low 8.			2018	57,100	168,100	0	225,200
3. Above St 6. Swampy 9.			2019	56,400	221,500	0	277,900
Utilities 4 Filled Well/Point 6 Septic System			2020	56,400	221,500	0	277,900
1. Public 4. Drilled Well/Point 7. Cesspool			2021	56,400	221,500	25,000	252,900
2. Water 5. Dug Well 8. Lake			2022	56,400	221,500	25,000	252,900
3. Holding Tank 6. Septic 9. None			2023	56,400	253,800	0	310,200
Street 3 Gravel			Calc.	135,000	399,000	0	534,000
1. Paved 4. Proposed 7. None			Land Data				
2. Semi Imp 5. R/O/W 8. None			Front Foot				
3. Gravel 6. None 9. None			Type				
GIS Map 62			Effective				
Field Review 1			Frontage				
Sale Data			Depth				
Sale Date 1/02/2018			Influence				
Price 298,000			Factor				
Sale Type 2 Land & Buildings			Code				
1. Land 4. Mobile 7. COM			Influence Codes				
2. L & B 5. Other 8.			1. Unimproved				
3. Building 6. Condo 9.			2. Excess Frtg				
Financing 9 Unknown			3. Topography				
1. Convent 4. Seller 7.			4. Size/Shape				
2. FHA/VA 5. Private 8.			5. Access				
3. Assumed 6. Cash 9. Unknown			6. Restriction				
Validity 1 Arms Length Sale			7. Open Space				
1. Valid 4. Split 7. Multiple			8. Environmental				
2. Related 5. Partial 8. Other			9. Condo				
3. Distress 6. Exempt 9. Estate			Acres				
Verified 5 Public Record			30. Blueberry(1-20				
1. Buyer 4. Agent 7. Family			31. Blueberry(21 -				
2. Seller 5. Pub Rec 8. Other			32. Crop Land				
3. Lender 6. MLS 9.			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				
			Fract. Acre				
			Acres/Sites				
			21. Base Lot				
			22. Base Lot Vacan				
			23. Base Lot Unpav				
			Acres				
			24. Acres to 10				
			25. Acres 11-30				
			26. Acres 31-50				
			27. Acres 51& over				
			28. Acres 71 & Ove				
			29. Woods (41+)				
			Total Acreage 2.30				



Gray

Map Lot 062-022-005-009


Account 1206

Location 25 RIVERS EDGE RD

Card 1

Of 1

8/05/2024

Building Style 30 Two Unit Apt	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 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 100% 3 Heat Pump	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.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) 1020
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 Avg 7.V G
SF Masonry Trim 0	# Rooms 8	2.Fair Avg 8.Exc
SOLAR VOLTAIC 0	# Bedrooms 4	3.Avg- Good 9.Same
OPEN-4- 0	# Full Baths 2	Phys. % Good 0%
Year Built 2016	# Half Baths 2	Funct. % Good 100%
Year Remodeled 0	# Addn Fixtures 0	Functional Code 9 None
Foundation 1 Concrete	# Fireplaces 0	1.Incomp 4.Delap 9.No Power
1.Concrete 4.Wood 7.		2.O-Built 5.Bsmt 8.Land 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.Obsolete
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
11 1 Story/Basement	0	48	0 0	0	0	100 %	
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21 Open Frame	0	20	0 0	0	0	100 %	
21 Open Frame	0	20	0 0	0	0	100 %	
26 1SFr Overhang	0	34	0 0	0	0	100 %	
68 Wood Deck	0	256	0 0	0	0	100 %	
						%	%
						%	%
						%	%
						%	%
						%	%

