Map Lot 062-022-006-001 Account 4629 Location 12 POPLAR RIDGE RD Card 1 Of 1 8/05/2024

BRIGGS, BRANDON M
12 POPLAR RIDGE
GRAY ME 04039

B39954P140

Previous Owner
HUGHES, MAGALLOWAY
HUGHES, JOSHUA
12 POPLAR RIDGE RD
GRAY ME 04039
Sale Date: 1/24/2023

Previous Owner
WHITE, MATHEW J
12 POPLAR RIDGE RD

GRAY ME 04039
Sale Date: 6/23/2016

Inspection Witnessed By:

X Date

No./Date	Description	Date Insp.

Notes:
5/24-FR=DR

Gray

Property Data

Neighborhood **83 Avg-Good Location**

Tree Growth Year **0**

REVIEW **0**

Bulding Permit **0**

Zone/Land Use **11 Rural Residential & Agri**

Secondary Zone

Topography **2 Rolling**

1.Level	4.Below St	7.
2.Rolling	5.Low	8.
3.Above St	6.Swampy	9.

Utilities **4 Drilled Well/Point** **6 Septic System**

1.Public	4.Dr Well/Po	7.Cesspool
2.Water	5.Dug Well	8.Lake
3.Holding Ta	6.Septic	9.None

Street **1 Paved**

1.Paved	4.Proposed	
2.Semi Imp	5.R/O/W	8.
3.Gravel	6.	9.None

GIS Map **0**

Field Review **1**

Sale Data

Sale Date **1/24/2023**

Price **406,000**

Sale Type **2 Land & Buildings**

1.Land	4.Mobile	7.COM
2.L & B	5.Other	8.
3.Building	6.Condo	9.

Financing **1 Conventional**

1.Convent	4.Seller	7.
2.FHA/VA	5.Private	8.
3.Assumed	6.Cash	9.Unknown

Validity **1 Arms Length Sale**

1.Valid	4.Split	7.Multiple
2.Related	5.Partial	8.Other
3.Distress	6.Exempt	9.Estate

Verified **5 Public Record**

1.Buyer	4.Agent	7.Family
2.Seller	5.Pub Rec	8.Other
3.Lender	6.MLS	9.

Assessment Record

Year	Land	Buildings	Exempt	Total
2011	44,250	0	0	44,250
2012	44,250	0	0	44,250
2013	56,250	108,941	0	165,191
2014	56,250	108,941	8,500	156,691
2015	56,300	108,900	9,000	156,200
2016	56,300	108,900	9,000	156,200
2017	56,300	108,900	13,500	151,700
2018	56,300	108,900	0	165,200
2019	74,100	155,000	20,000	209,100
2020	74,100	155,000	20,000	209,100
2021	74,100	155,000	25,000	204,100
2022	74,100	155,000	25,000	204,100
2023	74,100	175,900	25,000	225,000
Calc.	135,000	258,800	0	393,800

Land Data

Front Foot

11.Water (0-200)
12.Water (201-400
13.Water (401-800
14.Water (801-160
15.Water (1601-32

Square Foot

16.Water(3201-
17.Water SF Ameni
18.Water View
19.Water Influenc
20.ShoreFront A

Fract. Acre

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+)

Type	Effective Frontage	Effective Depth	Influence Factor	Influence Code
			%	
			%	
			%	
			%	
			%	
			%	
			%	
Square Feet				
			%	
			%	
			%	
			%	
			%	
			%	
			%	
Acreage/Sites				
21		1.00	100 %	0
24		0.86	100 %	0
			%	
			%	
			%	
			%	
			%	

Total Acreage 1.86

Influence Codes

1.Unimproved
2.Excess Frtg
3.Topography
4.Size/Shape
5.Access
6.Restriction
7.Open Space
8.Environmental
9.Condo

Acres

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

Proposed Value

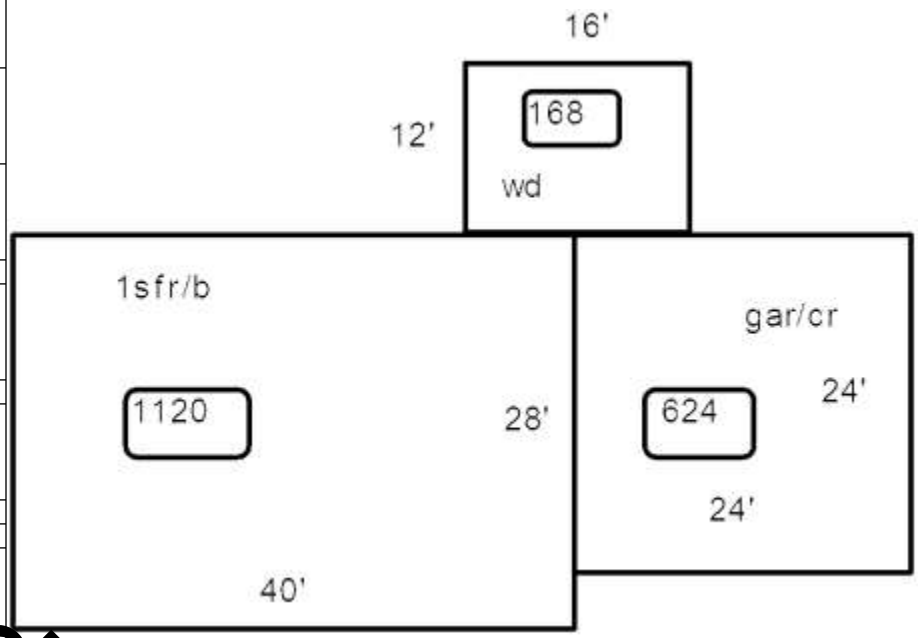
Gray

Map Lot 062-022-006-001 | Account 4629 | Location 12 POPLAR RIDGE RD | Card 1 Of 1 | 8/05/2024

Building Style	**2 Ranch**	
1.Conv.	5.Garrison	9.NE farm
2.Ranch	6.Split	10.Colonia
3.R Ranch/	7.Contemp	11.Cottage
4.Cape	8.Log	12.Gambrel
Dwelling Units	**1**	
Other Units	**0**	
Stories	**1 One Story**	
1.1	4.1.5	7.
2.2	5.1.75	8.
3.3	6.2.5	9.
Exterior Walls	**2 Vinyl/Aluminum**	
1.Clapboar	5.Stucco	9.B & B
2.Vin/Al	6.Brick	10.Cemplan
3.Compos./	7.Stone	11.Concret
4.Asbestos	8.Wood Shi	12.Wood Bo
Roof Surface	**1 Asphalt Shingles**	
1.Asphalt	4.Composit	7.Other
2.Slate	5.Wood	8.
3.Metal	6.Roll Roo	9.
SF Masonry Trim	**0**	
SOLAR VOLTAIC	**0**	
OPEN-4-	**0**	
Year Built	**2011**	
Year Remodeled	**0**	
Foundation	**1 Concrete**	
1.Concrete	4.Wood	7.
2.C Block	5.Slab	8.
3.Br/Stone	6.Piers	9.
Basement	**4 Full Basement**	
1.1/4 Bmt	4.Full Bmt	7.
2.1/2 Bmt	5.Crwl	8.
3.3/4 Bmt	6.	9.None
Bsmt Gar # Cars	**0**	
Wet Basement	**2 Damp Basement**	
1.Dry	4.	7.
2.Damp	5.	8.
3.Wet	6.	9.

SF Bsmt Living	**0**		
Fin Bsmt Grade	**0 0**		
Secondary Heat	**0**		
Heat Type	**100%**	**5 Forced Warm Air**	
1.HWBB	5.FWA	9.None	
2.HWCI	6.Monitor	10.UNH2F	
3.HWRF	7.Electric	11.Geother	
4.Steam	8.Fl/Wall	12.Heat/Co	
Cool Type	**100%**	**3 Heat Pump**	
1.Central	4.W&C Air	7.	
2.Evapor	5.	8.	
3.H Pump	6.	9.None	
Kitchen Style	**1 Modern**		
1.Modern	4.Obsolete	7.	
2.Typical	5.	8.	
3.Old Type	6.	9.None	
Bath(s) Style	**2 Typical Bath(s)**		
1.Modern	4.Obsolete	7.	
2.Typical	5.	8.	
3.Old Type	6.	9.None	
# Rooms	**4**		
# Bedrooms	**2**		
# Full Baths	**1**		
# Half Baths	**0**		
# Addn Fixtures	**0**		
# Fireplaces	**0**		

Layout	**1 Typical**	
1.Typical	4.	7.
2.Inadeq	5.	8.
3.	6.	9.
Attic	**9 None**	
1.1/4 Fin	4.Full Fin	7.
2.1/2 Fin	5.Fl/Stair	8.
3.3/4 Fin	6.	9.None
Insulation	**1 Full**	
1.Full	4.Minimal	7.
2.Heavy	5.	8.
3.Capped	6.	9.None
Unfinished %	**0%**	
Grade & Factor	**3 Average 110%**	
1.E Grade	4.B Grade	7.SC Grade
2.D Grade	5.A Grade	8.
3.C Grade	6.AA Grade	9.Same
SQFT (Footprint)	**1120**	
Condition	**4 Average**	
1.Poor	4.Avg	7.V G
2.Fair	5.Avg+	8.Exc
3.Avg-	6.Good	9.Same
Phys. % Good	**0%**	
Funct. % Good	**100%**	
Functional Code	**9 None**	
1.Incomp	4.Delap	Layout
2.O-Built	5.Bsmt	8.Lg Apart
3.Damage	6.Style	9.None
Econ. % Good	**100%**	
Economic Code	**None**	
0.None	3.No Power	6.Obsolesc
1.Location	4.Generate	9.None
2.Encroach	5.Flood Pl	9.
Entrance Code	**5 Estimated**	
1.Interior	4.Vacant	7.
2.Refusal	5.Estimate	8.
3.Informed	6.	9.
Information Code	**5 Estimate**	
1.Owner	4.Agent	7.
2.Relative	5.Estimate	8.
3.Tenant	6.Other	9.



Proposed Value

TRIO

Date Inspected 5/31/2024

Additions, Outbuildings & Improvements

Type	Year	Units	Grade	Cond	Phys.	Funct.	Sound Value
23 Frame Garage	0	576	0 0	0	0 %	100 %	
68 Wood Deck	0	192	0 0	0	0 %	100 %	
					%	%	
					%	%	
					%	%	
					%	%	
					%	%	
					%	%	
					%	%	
					%	%	

1.One Story Fram
2.Two Story Fram
3.Three Story Fr
4.1 & 1/2 Story
5.1 & 3/4 Story
6.2 & 1/2 Story
21.Open Frame Por
22.Encl Frame Por
23.Frame Garage
24.Frame Shed
25.Frame Bay Wind
26.1SFr Overhang
27.Unfin Basement
28.Unfinished Att
29.Finished Attic