

SEBAGO REALTY LLC
PO BOX 1116
WINDHAM ME 04062

B40431P320

Inspection Witnessed By:

No./Date	Description	Date Insp.
X		

Notes:
5-24 DR FILED REVIEW. ROAD JUST GOING IN

Gray

Property Data			Assessment Record					
Neighborhood	83 Avg-Good Location		Year	Land	Buildings	Exempt	Total	
Tree Growth Year	0		Calc.	101,200	0	0	101,200	
REVIEW	0							
Building Permit	0							
Zone/Land Use	11 Rural Residential & Agri							
Secondary Zone								
Topography	2 Rolling							
1. Above St	4. Below St	7.						
2. Rolling	5. Low	8.						
3. Above St	6. Swampy	9.						
Utilities								
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	8.						
2. Semi Imp	5. R/O/W	9.						
3. Gravel	6. None							
GIS Map	63							
Field Review	1							
Sale Data			Front Foot		Land Data		Influence Codes	
Sale Date			11. Water (0-200)	Type	Effective		Influence	
Price			12. Water (201-400)	Type	Frontage	Depth	Factor	Code
Sale Type			13. Water (401-800)					
1. Land	4. Mobile	7.COM	14. Water (801-160)					1. Unimproved
2. L & B	5. Other	8.	15. Water (161-320)					2. Excess Frtg
3. Building	6. Condo	9.						3. Topography
Financing			Square Foot		Square Feet		Acres	
1. Convent	4. Seller	7.	16. Water (3201-4000)	Square Feet				30. Blueberry(1-20
2. FHA/VA	5. Private	8.	17. Water SF Amenit	Acres/Sites				31. Blueberry(21 -
3. Assumed	6. Cash	9. Unknown	18. Water View					32. Crop Land
Validity			19. Water Influenc					33. Pasture
1. Valid	4. Split	7. Multiple	20. ShoreFront A					34. Shorefront B
2. Related	5. Partial	8. Other						35. Shorefront C
3. Distress	6. Exempt	9. Estate	Fract. Acre					36. ANTENNA SITE
Verified			21. Base Lot					37. Softwood TG
1. Buyer	4. Agent	7. Family	22. Base Lot Vacan					38. Mixed Wood TG
2. Seller	5. Pub Rec	8. Other	23. Base Lot Unpav					39. Hardwood TG
3. Lender	6. MLS	9.	Acres					40. Wasteland
			24. Acres to 10					41. Woodland
			25. Acres 11-30					42. Mobile Home Si
			26. Acres 31-50					43. Camp Site
			27. Acres 51& over					44. Lot Improvemen
			28. Acres 71 & Ove	Total Acreage 0.80				45. BA SF - Oce
			29. Woods (41+)					46. SP Meadow Cond

Proposed Sale

Gray

Map Lot 063-035-024-003




Account 5178

Location 12 AERIE DRIVE

Card 1

Of 1

8/05/2024

Building Style	SF Bsmt Living						Layout
1.Conv.	5.Garrison	9.NE farm	Fin Bsmt Grade			1.Typical	4. 7.
2.Ranch	6.Split	10.Colonia	Secondary Heat			2.Inadeq	5. 8.
3.R Ranch/	7.Contemp	11.Cottage	Heat Type			3.	6. 9.
4.Cape	8.Log	12.Gambrel	1.HWBB	5.FWA	9.None	Attic	
Dwelling Units			2.HWCI	6.Monitor	10.UNH2F	1.1/4 Fin	4.Full Fin 7.
Other Units			3.HWRF	7.Electric	11.Geother	2.1/2 Fin	5.F/Stair 8.
Stories			4.Steam	8.F/Wall	12.Heat/Co	3.3/4 Fin	6. 9.None
1.1	4.1.5	7.	Cool Type			Insulation	
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			3.H Pump	6.	9.None	3.Capped	6. 9.None
1.Clapboar	5.Stucco	9.B & B	Kitchen Style			Unfinished %	
2.Vin/Al	6.Brick	10.Cemplan	1.Modern	4.Obsolete	7.	Grade & Factor	
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			Bath(s) Style			3.C Grade	6.AA Grade 9.Same
1.Asphalt	4.Composit	7.Other	1.Modern	4.Obsolete	7.	SQFT (Footprint)	
2.Slate	5.Wood	8.	2.Typical	5.	8.	Condition	
3.Metal	6.Roll Roo	9.	3.Old Type	6.	9.None	1.Poor	Avg 7.V G
SF Masonry Trim			# Rooms			2.Fair	3.Avg 8.Exc
SOLAR VOLTAIC			# Bedrooms			3.Avg-	4.Good 9.Same
OPEN-4-			# Full Baths			Phys. % Good	
Year Built			# Half Baths			Funct. % Good	
Year Remodeled			# Addn Fixtures			Functional Code	
Foundation			# Fireplaces			1.Incomp	4.Delap 5.Layoff
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	
Basement			Economic Code			0.None	3.No Power 6.Obsolete
1.1/4 Bmt	4.Full Bmt	7.				1.Location	4.Generate 9.None
2.1/2 Bmt	5.Crwl	8.				2.Encroach	5.Flood Pl 9.
3.3/4 Bmt	6.	9.None				Entrance Code 5 Estimated	
Bsmt Gar # Cars			Wet 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	
Date Inspected 5/29/2024			1.Owner			4.Agent	7.
			2.Relative			5.Estimate	8.
			3.Tenant			6.Other	9.

Additions, Outbuildings & Improvements

Type	Year	Units	Grade	Cond	Phys.	Funct.	Sound Value
					%	%	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

Proposed Value