Map Lot 063-035-025-000 Account 2052 Location 8 EAGLES NEST RD Card 1 Of 1 8/05/2024

MACDONALD, TED
8 EAGLE NEST RD
GRAY ME 04039

B3376P228

Inspection Witnessed By:

X Date

No./Date	Description	Date Insp.

Notes:
5/24-FR=DR

Gray

Property Data

Neighborhood **82 Average Location**

Tree Growth Year **0**

REVIEW **0**

Bulding Permit **0**

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

Secondary Zone

Topography **2 Rolling** **3 Above Street**

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 **63**

Field Review **1**

Sale Data

Sale Date

Price

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

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

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

Verified
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	47,500	160,203	8,500	199,203
2012	47,500	160,203	8,500	199,203
2013	47,500	160,203	8,500	199,203
2014	47,500	161,746	8,500	200,746
2015	47,500	161,700	9,000	200,200
2016	47,500	161,700	9,000	200,200
2017	47,500	165,400	13,500	199,400
2018	47,500	165,400	18,000	194,900
2019	64,600	235,000	20,000	279,600
2020	64,600	235,000	20,000	279,600
2021	64,600	235,000	25,000	274,600
2022	64,600	249,200	25,000	288,800
2023	64,600	282,200	25,000	321,800
Calc.	126,600	378,500	25,000	480,100

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		1.50	100 %	0
			%	
			%	
			%	
			%	
			%	

Total Acreage 2.50

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

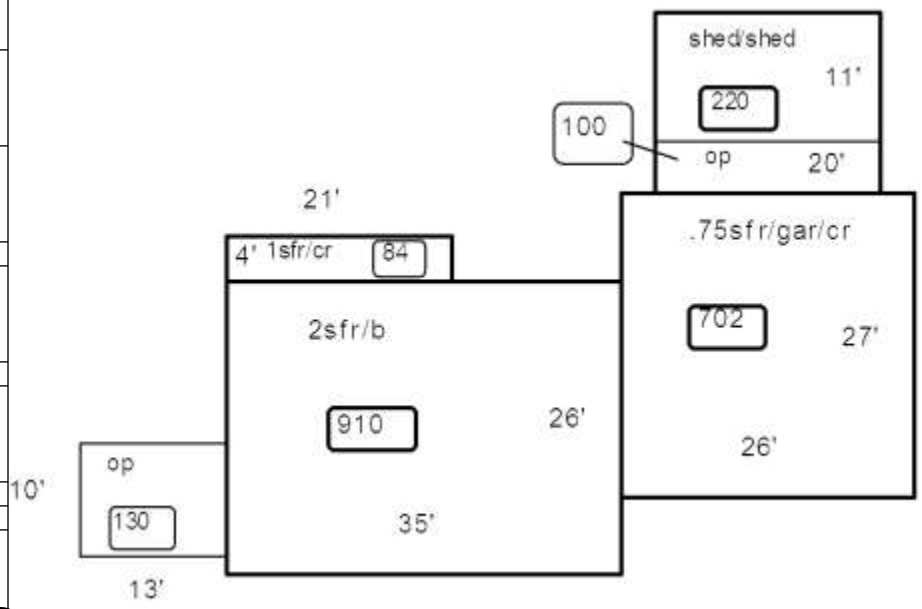
Proposed Value

Gray

Map Lot 063-035-025-000 | Account 2052 | Location 8 EAGLES NEST RD | Card 1 Of 1 | 8/05/2024

Building Style	**10 Colonial**		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	**2**		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	**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.Fl/Stair	8.
Stories	**2 Two Story**		4.Steam	8.Fl/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	**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	7.	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)	**910**	
2.Slate	5.Wood	8.	2.Typical	5.	8.	Condition	**5 Above Average**	
3.Metal	6.Roll Roo	9.	3.Old Type	6.	9.None	1.Poor	4.Avg	7.V G
SF Masonry Trim	**0**		# Rooms	**6**		2.Fair	5.Avg+	8.Exc
SOLAR VOLTAIC	**0**		# Bedrooms	**3**		3.Avg-	6.Good	9.Same
OPEN-4-	**0**		# Full Baths	**1**		Phys. % Good	**0%**	
Year Built	**1970**		# Half Baths	**1**		Funct. % Good	**100%**	
Year Remodeled	**0**		# Addn Fixtures	**0**		Functional Code	**9 None**	
Foundation	**1 Concrete**		# Fireplaces	**1**		1.Incomp	4.Delap	Layout
1.Concrete	4.Wood	7.				2.O-Built	5.Bsmt	8.Lg Apt
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.Obsolesc
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 5/29/2024



Additions, Outbuildings & Improvements

Type	Year	Units	Grade	Cond	Phys.	Funct.	Sound Value
1 One Story Frame	0	84	0 0	0	0 %	100 %	
24 Frame Shed	0	220	2 100	4	0 %	100 %	
21 Open Frame	0	100	2 100	4	0 %	100 %	
21 Open Frame	0	130	0 0	0	0 %	100 %	
23 Frame Garage	0	702	3 100	5	0 %	100 %	
80 3/4 St/Garage	0	702	3 100	5	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

Proposed Value