

MCLELLAN, TODD
 MCLELLAN, RUSSELL
 12 GRAYSTONE RD
 GRAY ME 04039

B33933P110

Previous Owner
 CLEMENT, PETER J
 CLEMENT, DOROTHY H
 C/O TODD & RUSSELL MCLELLAN
 NEW GLOUCESTER ME 04260
 Sale Date: 4/10/2017

Property Data			Assessment Record					
Neighborhood	83 Avg-Good Location		Year	Land	Buildings	Exempt	Total	
Tree Growth Year	0		2011	56,507	131,882	0	188,389	
REVIEW	0		2012	56,507	131,882	0	188,389	
Building Permit	0		2013	56,507	131,882	0	188,389	
Zone/Land Use	11 Rural Residential & Agri		2014	56,507	131,882	8,500	179,889	
Secondary Zone			2015	56,500	131,900	9,000	179,400	
Topography	4 Below Street		2016	56,500	131,900	9,000	179,400	
1. Hill	4. Below St	7.	2017	56,500	134,400	13,500	177,400	
2. Rolling	5. Low	8.	2018	56,500	134,400	18,000	172,900	
3. Above St	6. Swampy	9.	2019	86,300	175,800	0	262,100	
Utilities	4 Filled Well/Point 6 Septic System		2020	86,300	175,800	20,000	242,100	
1. Public	4. Dug Well/Po	7. Cesspool	2021	86,300	175,800	25,000	237,100	
2. Water	5. Lake	8. Lake	2022	86,300	175,800	25,000	237,100	
3. Holding Ta	6. Septic	9. None	2023	86,300	204,500	25,000	265,800	
Street	1 Paved		Calc.	128,300	317,100	25,000	420,400	
1. Paved	4. Proposed	8.	Land Data					
2. Semi Imp	5. R/O/W	9.	Front Foot	Type	Effective	Influence	Influence Codes	
3. Gravel	6.	9. None	1. Water (0-200)		Frontage	Depth	Factor	Code
GIS Map	68		2. Water (201-400)				%	1. Unimproved
Field Review	1		3. Water (401-800)				%	2. Excess Frtg
Sale Data			4. Water (801-160)				%	3. Topography
Sale Date	4/10/2017		5. Water (1601-32)				%	4. Size/Shape
Price	225,000		Square Foot				%	5. Access
Sale Type	2 Land & Buildings		16. Water (3201-				%	6. Restriction
1. Land	4. Mobile	7.COM	17. Water SF Amen				%	7. Open Space
2. L & B	5. Other	8.	18. Water View				%	8. Environmental
3. Building	6. Condo	9.	19. Water Influen				%	9. Condo
Financing	9 Unknown		20. ShoreFront A				%	Acres
1. Convent	4. Seller	7.	Fract. Acre				%	30. Blueberry(1-20
2. FHA/VA	5. Private	8.	21. Base Lot				%	31. Blueberry(21 -
3. Assumed	6. Cash	9. Unknown	22. Base Lot Vacan				%	32. Crop Land
Validity	1 Arms Length Sale		23. Base Lot Unpav				%	33. Pasture
1. Valid	4. Split	7. Multiple	Acres				%	34. Shorefront B
2. Related	5. Partial	8. Other	24. Acres to 10				%	35. Shorefront C
3. Distress	6. Exempt	9. Estate	25. Acres 11-30				%	36. ANTENNA SITE
Verified	5 Public Record		26. Acres 31-50				%	37. Softwood TG
1. Buyer	4. Agent	7. Family	27. Acres 51& over				%	38. Mixed Wood TG
2. Seller	5. Pub Rec	8. Other	28. Acres 71 & Ove				%	39. Hardwood TG
3. Lender	6. MLS	9.	29. Woods (41+)				%	40. Wasteland
					Total Acreage	0.92		41. Woodland
								42. Mobile Home Si
								43. Camp Site
								44. Lot Improvemen
								45. BA SF - Oce
								46. SP Meadow Cond

Inspection Witnessed By:

X	Date
No./Date	Description
	Date Insp.

Notes:
 5/24-FR=DR

Gray

Map Lot 068-029-002-011

Account 1709

Location 12 GRAYSTONE RD

Card 1

Of 1

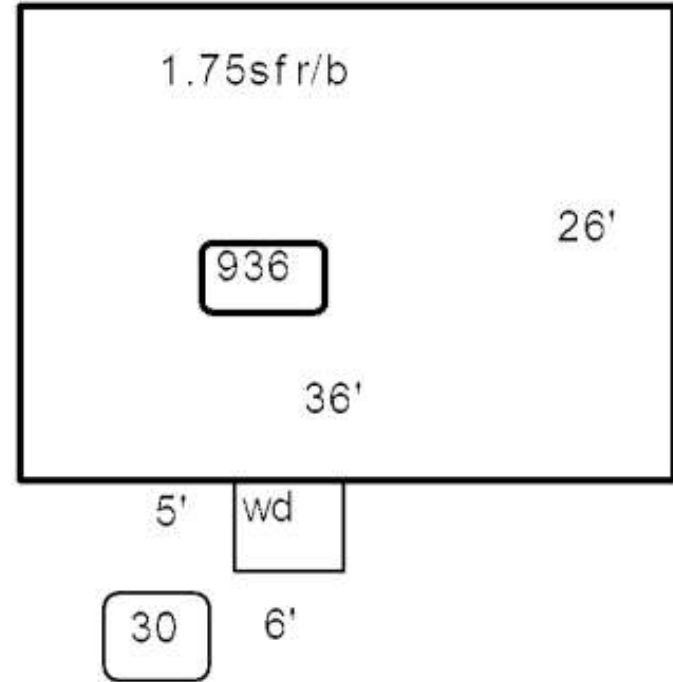
8/05/2024

Building Style 4 Cape Cod	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 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.F/Stair 8.
Stories 5 One & 3/4 Story	4.Steam 8.F/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.Clapboar 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) 936
2.Slate 5.Wood 8.	2.Typical 5. 8.	Foundation 5 Above 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 5	2.Fair 3.Avg 8.Exc
SOLAR VOLTAIC 0	# Bedrooms 3	3.Avg- 4.Good 9.Same
OPEN-4- 0	# Full Baths 2	Phys. % Good 0%
Year Built 1999	# Half Baths 0	Funct. % Good 100%
Year Remodeled 0	# Addn Fixtures 0	Functional Code 9 None
Foundation 1 Concrete	# Fireplaces 0	1.Incomp 4.Delap 5.Playoff
1.Concrete 4.Wood 7.		2.O-Built 5.Bsmt 6.Long term
2.C Block 5.Slab 8.		3.Damage 6.Style 7.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.Crw1 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
24 Frame Shed	0	140	3 100	4	0 %	100 %	1.One Story Fram
68 Wood Deck	0	30	0 0	0	0 %	100 %	2.Two Story Fram
68 Wood Deck	0	192	0 0	0	0 %	100 %	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