

URENECK, PAUL  
13 BLANCHARD ROAD  
GRAY ME 04039

B35600P274

Previous Owner  
TURNER, SAMUEL W  
TURNER, MEGHAN M  
13 BLANCHARD ROAD  
GRAY ME 04039  
Sale Date: 4/25/2019

Previous Owner  
TF SIGNATURE HOMES  
C/O SAMUEL & MEGHAN TURNER  
13 BLANCHARD ROAD  
GRAY ME 04039  
Sale Date: 6/09/2017

Previous Owner  
BLANCHARD, ROBERT S  
712 NEW GLOUCESTER RD

NO YARMOUTH ME 04097  
Sale Date: 12/09/2016

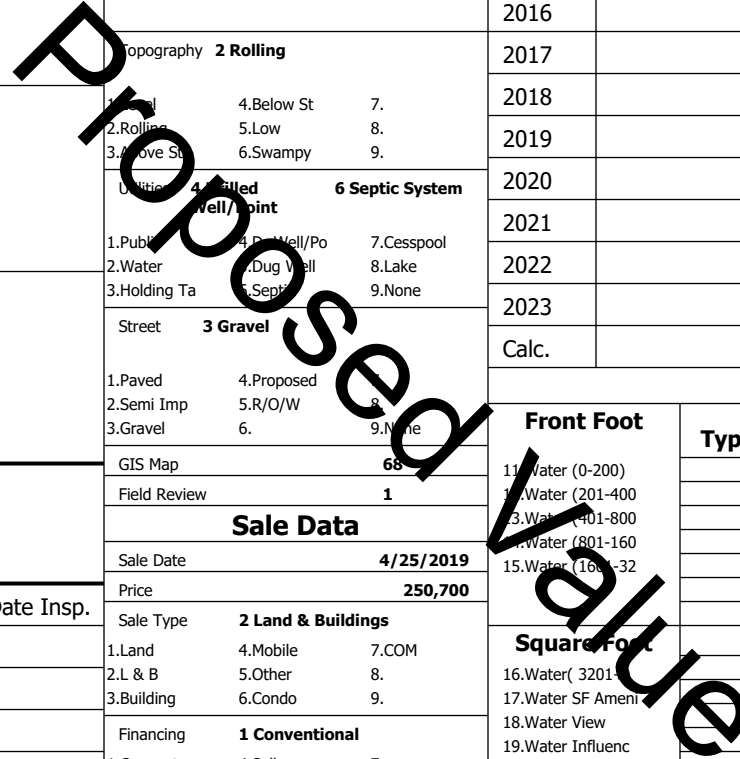
Inspection Witnessed By:

X	Date	Date Insp.
No./Date	Description	Date Insp.

Notes:  
5/24-FR=DR

Gray

Property Data			Assessment Record						
Neighborhood <b>82 Average Location</b>			Year	Land	Buildings	Exempt	Total		
Tree Growth Year <b>0</b>			2011	36,200	0	0	36,200		
REVIEW <b>0</b>			2012	36,200	0	0	36,200		
Building Permit <b>0</b>			2013	36,200	0	0	36,200		
Zone/Land Use <b>11 Rural Residential &amp; Agri</b>			2014	36,200	0	0	36,200		
Secondary Zone			2015	36,200	0	0	36,200		
Topography <b>2 Rolling</b>			2016	36,200	0	0	36,200		
1. Above St 2. Rolling 3. Below St 4. Below St 5. Low 6. Swampy 7. 8. 9.			2017	36,200	0	0	36,200		
Utilities <b>4 Filled Well/Point 6 Septic System</b>			2018	48,200	65,400	0	113,600		
1. Public 2. Water 3. Holding Ta 4. Dug Well/Po 5. Septic 6. 7. Cesspool 8. Lake 9. None			2019	59,100	165,300	0	224,400		
Street <b>3 Gravel</b>			2020	59,100	165,300	0	224,400		
1. Paved 2. Semi Imp 3. Gravel 4. Proposed 5. R/O/W 6. 7. 8. 9. None			2021	59,100	168,500	0	227,600		
GIS Map <b>68</b>			2022	55,500	168,500	0	224,000		
Field Review <b>1</b>			2023	55,500	200,900	0	256,400		
<b>Sale Data</b>			Calc.	120,900	385,800	0	506,700		
Sale Date <b>4/25/2019</b>			<b>Land Data</b>						
Price <b>250,700</b>			<b>Front Foot</b>	<b>Type</b>	<b>Effective</b>		<b>Influence</b>		<b>Influence Codes</b>
Sale Type <b>2 Land &amp; Buildings</b>					Frontage	Depth	Factor	Code	
1. Land 2. L & B 3. Building 4. Mobile 5. Other 6. Condo 7. COM 8. 9.			11. Water (0-200)			%		1. Unimproved	
Financing <b>1 Conventional</b>			12. Water (201-400)			%		2. Excess Frtg	
1. Convent 2. FHA/VA 3. Assumed 4. Seller 5. Private 6. Cash 7. 8. 9. Unknown			13. Water (401-800)			%		3. Topography	
Validity <b>1 Arms Length Sale</b>			14. Water (801-160)			%		4. Size/Shape	
1. Valid 2. Related 3. Distress 4. Split 5. Partial 6. Exempt 7. Multiple 8. Other 9. Estate			15. Water (161-320)			%		5. Access	
Verified <b>5 Public Record</b>			<b>Square Foot</b>		<b>Square Feet</b>		<b>Acres</b>		
1. Buyer 2. Seller 3. Lender 4. Agent 5. Pub Rec 6. MLS 7. Family 8. Other 9.			16. Water (3201-6400)			%		6. Restriction	
			17. Water SF Amenities			%		7. Open Space	
			18. Water View			%		8. Environmental	
			19. Water Influences			%		9. Condo	
			20. ShoreFront A			%		30. Blueberry(1-20)	
			<b>Fract. Acre</b>		<b>Acreege/Sites</b>				
			21. Base Lot	23	1.84	100	%	0	
			22. Base Lot Vacant	24	0.15	100	%	0	
			23. Base Lot Unpaved			%		31. Blueberry(21 - 32)	
			<b>Acres</b>						
			24. Acres to 10			%		32. Crop Land	
			25. Acres 11-30			%		33. Pasture	
			26. Acres 31-50			%		34. Shorefront B	
			27. Acres 51& over			%		35. Shorefront C	
			28. Acres 71 & Over			%		36. ANTENNA SITE	
			29. Woods (41+)			%		37. Softwood TG	
			<b>Total Acreage</b>		<b>1.99</b>				
							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		



**Gray**

Map Lot 068-041-010-000

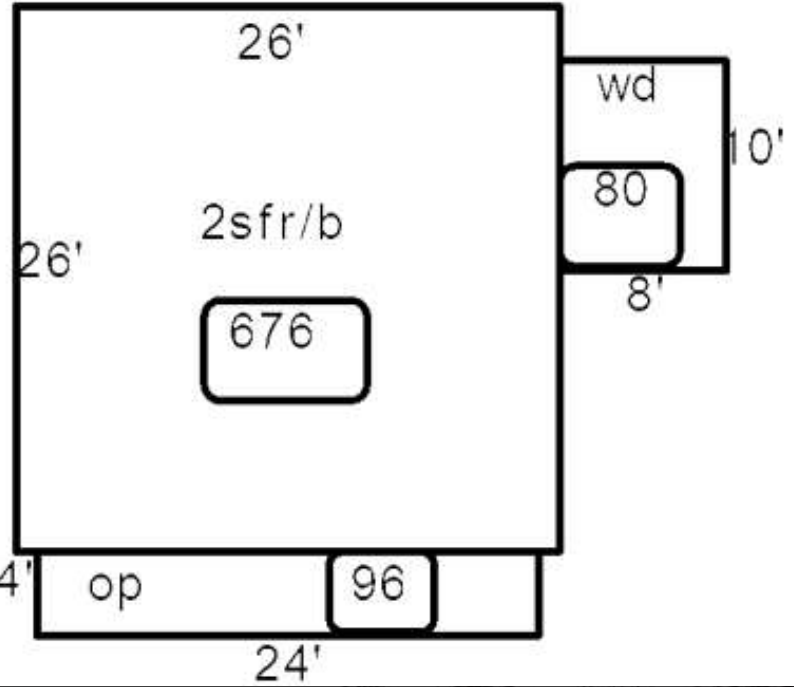
Account 2496

Location 13 BLANCHARD RD

Card 1 Of 1

8/05/2024

Building Style <b>10 Colonial</b>	SF Bsmt Living <b>0</b>	Layout <b>1 Typical</b>
1.Conv. 5.Garrison 9.NE farm	Fin Bsmt Grade <b>0 0</b>	1.Typical 4. 7.
2.Ranch 6.Split 10.Colonia	Secondary Heat <b>0</b>	2.Inadeq 5. 8.
3.R Ranch/ 7.Contemp 11.Cottage	Heat Type <b>100% 1 Hot Water BB</b>	3. 6. 9.
4.Cape 8.Log 12.Gambrel	1.HWBB 5.FWA 9.None	Attic <b>9 None</b>
Dwelling Units <b>1</b>	2.HWCI 6.Monitor 10.UNH2F	1.1/4 Fin 4.Full Fin 7.
Other Units <b>0</b>	3.HWRF 7.Electric 11.Geother	2.1/2 Fin 5.FI/Stair 8.
Stories <b>2 Two Story</b>	4.Steam 8.FI/Wall 12.Heat/Co	3.3/4 Fin 6. 9.None
1.1 4.1.5 7.	Cool Type <b>0% 9 None</b>	Insulation <b>1 Full</b>
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 <b>2 Vinyl/Aluminum</b>	3.H Pump 6. 9.None	3.Capped 6. 9.None
1.Clapboar 5.Stucco 9.B & B	Kitchen Style <b>1 Modern</b>	Unfinished % <b>0%</b>
2.Vin/Al 6.Brick 10.Cemplan	1.Modern 4.Obsolete	Grade & Factor <b>3 Average 110%</b>
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 <b>1 Asphalt Shingles</b>	Bath(s) Style <b>1 Modern Bath(s)</b>	3.C Grade 6.AA Grade 9.Same
1.Asphalt 4.Composit 7.Other	1.Modern 4.Obsolete 7.	SQFT (Footprint) <b>676</b>
2.Slate 5.Wood 8.	2.Typical 5. 8.	Condition <b>4 Average</b>
3.Metal 6.Roll Roo 9.	3.Old Type 6. 9.None	1.Poor Avg 7.V G
SF Masonry Trim <b>0</b>	# Rooms <b>6</b>	2.Fair Avg 8.Exc
SOLAR VOLTAIC <b>0</b>	# Bedrooms <b>3</b>	3.Avg- Good 9.Same
OPEN-4- <b>0</b>	# Full Baths <b>1</b>	Phys. % Good <b>0%</b>
Year Built <b>2017</b>	# Half Baths <b>1</b>	Funct. % Good <b>100%</b>
Year Remodeled <b>0</b>	# Addn Fixtures <b>0</b>	Functional Code <b>9 None</b>
Foundation <b>1 Concrete</b>	# Fireplaces <b>1</b>	1.Incomp 4.Delap 7.Playoff
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 <b>100%</b>
Basement <b>4 Full Basement</b>		Economic Code <b>None</b>
1.1/4 Bmt 4.Full Bmt 7.		0.None 3.No Power 6.Obsolete
2.1/2 Bmt 5.CrwI 8.		1.Location 4.Generate 9.None
3.3/4 Bmt 6. 9.None		2.Encroach 5.Flood Pl 9.
Bsmt Gar # Cars <b>0</b>		Entrance Code <b>5 Estimated</b>
Wet Basement <b>1 Dry Basement</b>		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 <b>5 Estimate</b>
		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
21 Open Frame	0	96	0 0	0	0 %	100 %	
68 Wood Deck	0	80	0 0	0	0 %	100 %	
43 2S Frame Garage	2023	1440	3 110	4	0 %	100 %	
					%	%	
					%	%	
					%	%	
					%	%	
					%	%	
					%	%	
					%	%	
					%	%	
					%	%	



Proposed Value