

BOWLES - LIFE ESTATE, CLIFFORD A  
FREEMAN, ROBERT W & ANGELA - REMAINDERS  
P.O. BOX 317  
GRAY ME 04039

B40028P30

Previous Owner  
BOWLES, CLIFFORD A  
P.O. BOX 317

GRAY ME 04039  
Sale Date: 3/15/2023

Property Data			Assessment Record				
Neighborhood <b>81 Fair-Traffic</b>			Year	Land	Buildings	Exempt	Total
Tree Growth Year <b>0</b>			2011	42,750	62,159	0	104,909
REVIEW <b>0</b>			2012	42,750	62,159	0	104,909
Building Permit <b>0</b>			2013	42,750	62,159	0	104,909
Zone/Land Use <b>13 Commercial</b>			2014	42,750	62,159	0	104,909
Secondary Zone			2015	42,800	62,200	0	105,000
Topography <b>1 Level</b>			2016	42,800	62,200	0	105,000
1. Hill 4. Below St 7.			2017	42,800	62,200	0	105,000
2. Rolling 5. Low 8.			2018	42,800	62,200	0	105,000
3. Above St 6. Swampy 9.			2019	54,600	83,000	0	137,600
Utilities <b>2 Public Water 6 Septic System</b>			2020	54,600	83,000	0	137,600
1. Public 4. Dr. Well/Po 7. Cesspool			2021	54,600	83,000	0	137,600
2. Water 8. Lake			2022	54,600	87,500	0	142,100
3. Holding Ta 9. None			2023	54,600	104,200	0	158,800
Street <b>1 Paved</b>			Calc.	113,300	142,000	0	255,300
1. Paved 4. Proposed							
2. Semi Imp 5. R/O/W							
3. Gravel 6. None 9. None							
GIS Map <b>69</b>							
Field Review <b>1</b>							

Inspection Witnessed By:

X	Date
No./Date	Description
	Date Insp.

Notes:  
5/24-FR=DR

Gray

Sale Data		
Sale Date <b>3/15/2023</b>		
Price		
Sale Type <b>2 Land &amp; Buildings</b>		
1. Land	4. Mobile	7. COM
2. L & B	5. Other	8.
3. Building	6. Condo	9.
Financing <b>9 Unknown</b>		
1. Convent	4. Seller	7.
2. FHA/VA	5. Private	8.
3. Assumed	6. Cash	9. Unknown
Validity <b>2 Related Parties</b>		
1. Valid	4. Split	7. Multiple
2. Related	5. Partial	8. Other
3. Distress	6. Exempt	9. Estate
Verified <b>5 Public Record</b>		
1. Buyer	4. Agent	7. Family
2. Seller	5. Pub Rec	8. Other
3. Lender	6. MLS	9.

Land Data					
Type	Effective		Influence		Influence Codes
	Frontage	Depth	Factor	Code	
11. Water (0-200)			%		1. Unimproved
12. Water (201-400)			%		2. Excess Frtg
13. Water (401-800)			%		3. Topography
14. Water (801-160)			%		4. Size/Shape
15. Water (1601-32)			%		5. Access
			%		6. Restriction
			%		7. Open Space
			%		8. Environmental
			%		9. Condo
Square Foot		Square Feet		Acres	
16. Water ( 3201-			%		30. Blueberry(1-20
17. Water SF Amen			%		31. Blueberry(21 -
18. Water View			%		32. Crop Land
19. Water Influen			%		33. Pasture
20. ShoreFront A			%		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
<b>Fract. Acre</b>		<b>Acreege/Sites</b>			
21. Base Lot	21	1.15	100	%	0
22. Base Lot Vacan				%	
23. Base Lot Unpav				%	
<b>Acres</b>					
24. Acres to 10				%	
25. Acres 11-30				%	
26. Acres 31-50				%	
27. Acres 51& over				%	
28. Acres 71 & Ove				%	
29. Woods (41+)				%	
<b>Total Acreage</b>		<b>1.15</b>			

**Gray**

Map Lot 069-035-012-000

Account 2039

Location 254 PORTLAND RD

Card 1 Of 1

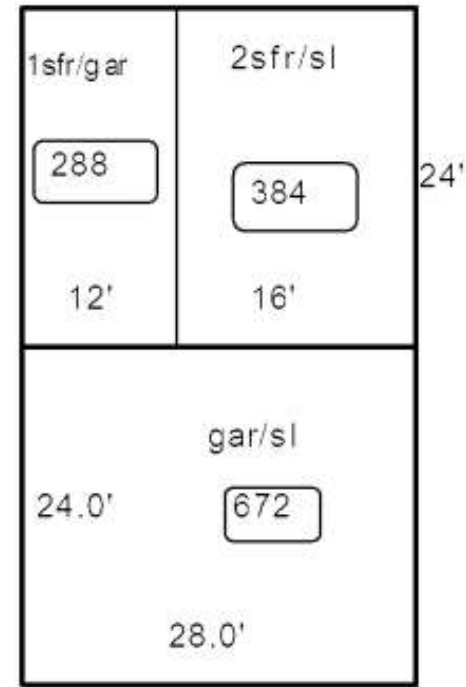
8/05/2024

Building Style <b>1 Conventional</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% 5 Forced Warm Air</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>3 Composition/</b>	3.H Pump 6. 9.None	3.Capped 6. 9.None
1.Clapboard 5.Stucco 9.B & B	Kitchen Style <b>2 Typical</b>	Unfinished % <b>0%</b>
2.Vin/Al 6.Brick 10.Cemplan	1.Modern 4.Obsolete	Grade & Factor <b>2 Fair 100%</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>2 Typical 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>384</b>
2.Slate 5.Wood 8.	2.Typical 5. 8.	Condition <b>5 Above 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>4</b>	2.Fair Avg 8.Exc
SOLAR VOLTAIC <b>0</b>	# Bedrooms <b>2</b>	3.Avg- Good 9.Same
OPEN-4- <b>0</b>	# Full Baths <b>1</b>	Phys. % Good <b>0%</b>
Year Built <b>1950</b>	# Half Baths <b>0</b>	Funct. % Good <b>100%</b>
Year Remodeled <b>1995</b>	# Addn Fixtures <b>0</b>	Functional Code <b>9 None</b>
Foundation <b>5 Concrete Slab</b>	# Fireplaces <b>0</b>	1.Incomp 4.Delap 5.Playo
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>95%</b>
Basement <b>9 No Basement</b>		Economic Code <b>Location</b>
1.1/4 Bmt 4.Full Bmt 7.		0.None 3.No Power 6.Obsolete
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 <b>0</b>		Entrance Code <b>5 Estimated</b>
Wet Basement <b>9 No 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 5/30/2024

**Additions, Outbuildings & Improvements**

Type	Year	Units	Grade	Cond	Phys.	Funct.	Sound Value
23 Frame Garage	0	672	0 0	0	0 %	100 %	
24 Frame Shed	0	108	2 100	4	0 %	100 %	
61 Canopy	0	36	3 100	4	0 %	100 %	
24 Frame Shed	0	256	1 100	4	0 %	100 %	
23 Frame Garage	0	288	0 0	0	0 %	100 %	
81 1 St/Garage	0	288	0 0	0	0 %	100 %	
					%	%	
					%	%	
					%	%	
					%	%	



Proposed Market Value