

KITOKO, THIERRY K
KANKU, EVELYNE M
22 FOREST LAKE RD
GRAY ME 04039

B35187P121

Previous Owner
PICHUGINA, EKATERINA A
22 FOREST LAKE RD

GRAY ME 04039
Sale Date: 10/02/2018

Previous Owner
DAVIS, KEITH J
22 FOREST LAKE RD

GRAY ME 04039
Sale Date: 9/01/2009

Inspection Witnessed By:

| X | Date | Date Insp. |
|----------|-------------|------------|
| No./Date | Description | Date Insp. |
| | | |
| | | |
| | | |

Notes:
5/24-FR=DR

Gray

| Property Data | | |
|------------------|--------------------------------------|-------------|
| Neighborhood | 82 Average Location | |
| Tree Growth Year | 0 | |
| REVIEW | 0 | |
| Building Permit | 0 | |
| Zone/Land Use | 11 Rural Residential & Agri | |
| Secondary Zone | 23 Lake District | |
| Topography | 2 Rolling | |
| 1. Soil | 4. Below St | 7. |
| 2. Rolling | 5. Low | 8. |
| 3. Above St | 6. Swampy | 9. |
| Utilities | 4. Filled Well/Point 6 Septic System | |
| 1. Public | 4. Dug 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. | 9. None |
| GIS Map | 72 | |
| Field Review | 1 | |
| Sale Data | | |
| Sale Date | 10/02/2018 | |
| Price | 305,000 | |
| Sale Type | 2 Land & Buildings | |
| 1. Land | 4. Mobile | 7. COM |
| 2. L & B | 5. Other | 8. |
| 3. Building | 6. Condo | 9. |
| Financing | 1 Conventional | |
| 1. Convent | 4. Seller | 7. |
| 2. FHA/VA | 5. Private | 8. |
| 3. Assumed | 6. Cash | 9. Unknown |
| Validity | 1 Arms Length Sale | |
| 1. Valid | 4. Split | 7. Multiple |
| 2. Related | 5. Partial | 8. Other |
| 3. Distress | 6. Exempt | 9. Estate |
| Verified | 5 Public Record | |
| 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 | 60,700 | 148,472 | 0 | 209,172 |
| 2012 | 60,700 | 148,472 | 0 | 209,172 |
| 2013 | 60,700 | 153,351 | 0 | 214,051 |
| 2014 | 60,700 | 156,528 | 0 | 217,228 |
| 2015 | 60,700 | 156,500 | 0 | 217,200 |
| 2016 | 60,700 | 156,500 | 0 | 217,200 |
| 2017 | 60,700 | 156,500 | 0 | 217,200 |
| 2018 | 60,700 | 156,500 | 0 | 217,200 |
| 2019 | 60,000 | 209,900 | 0 | 269,900 |
| 2020 | 60,000 | 209,900 | 0 | 269,900 |
| 2021 | 60,000 | 209,900 | 0 | 269,900 |
| 2022 | 60,000 | 211,500 | 0 | 271,500 |
| 2023 | 60,000 | 245,900 | 0 | 305,900 |
| Calc. | 125,200 | 353,400 | 0 | 478,600 |

| 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 |
| 21. Base Lot | 1.84 | 100 | % | 0 | 37. Softwood TG |
| 22. Base Lot Vacan | 0.03 | 100 | % | 0 | 38. Mixed Wood TG |
| 23. Base Lot Unpav | | | % | | 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 |
| Total Acreage | | 1.87 | | | |

Gray

Map Lot 072-040-018-001

Account 2428

Location 22 FOREST LAKE RD

Card 1

Of 1

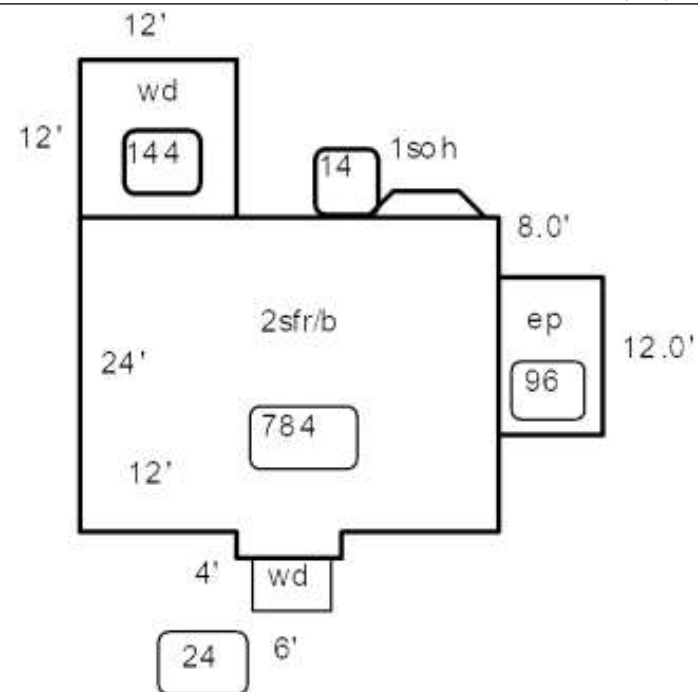
8/05/2024

| | | |
|--|--|--------------------------------------|
| 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 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.FI/Stair 8. |
| Stories 2 Two Story | 4.Steam 8.FI/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.Clapboard 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 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.C Grade 5.A Grade 8. |
| Roof Surface 1 Asphalt Shingles | Bath(s) Style 2 Typical Bath(s) | 3.E Grade 6.AA Grade 9.Same |
| 1.Asphalt 4.Composit 7.Other | 1.Modern 4.Obsolete 7. | SQFT (Footprint) 784 |
| 2.Slate 5.Wood 8. | 2.Typical 5. 8. | Condition 4 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 6 | 2.Fair 3.Good 8.Exc |
| SOLAR VOLTAIC 0 | # Bedrooms 3 | 3.Avg- 9.Same |
| OPEN-4- 0 | # Full Baths 2 | Phys. % Good 0% |
| Year Built 2009 | # 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 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 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.CrwI 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 5/30/2024

Additions, Outbuildings & Improvements

| Type | Year | Units | Grade | Cond | Phys. | Funct. | Sound Value |
|---------------------|------|-------|-------|------|-------|--------|-------------------|
| 22 Encl Frame Porch | 2012 | 96 | 0 0 | 0 | 0 | 100 % | 1.One Story Fram |
| 68 Wood Deck | 0 | 24 | 0 0 | 0 | 0 | 100 % | 2.Two Story Fram |
| 23 Frame Garage | 0 | 576 | 3 100 | 4 | 0 | 100 % | 3.Three Story Fr |
| 26 1SFr Overhang | 0 | 14 | 0 0 | 0 | 0 | 100 % | 4.1 & 1/2 Story |
| 62 Patio | 0 | 320 | 3 100 | 4 | 0 | 100 % | 5.1 & 3/4 Story |
| 24 Frame Shed | 2015 | 100 | 3 100 | 4 | 0 | 100 % | 6.2 & 1/2 Story |
| 68 Wood Deck | 2020 | 144 | 0 0 | 0 | 0 | 100 % | 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 |



Value