

PHINNEY, JOHN D
16 OVERLOOK DR
GORHAM ME 04038

			Property Data			Assessment Record					
			Neighborhood	82 Average Location		Year	Land	Buildings	Exempt	Total	
			Tree Growth Year 0			2011	108,000	0	0	108,000	
			REVIEW 0			2012	108,000	0	0	108,000	
			Building Permit 0			2013	108,000	0	0	108,000	
			Zone/Land Use 23 Lake District			2014	108,000	0	0	108,000	
			Secondary Zone			2015	108,000	0	0	108,000	
			Topography 2 Rolling			2016	108,000	0	0	108,000	
			1. Below St 7.			2017	108,000	0	0	108,000	
			2. Rolling 5. Low 8.			2018	108,000	0	0	108,000	
			3. Above St 6. Swampy 9.			2019	152,400	0	0	152,400	
			4. Dug Well/Po 7. Cesspool			2020	152,400	0	0	152,400	
			1. Public 2. Water 3. Holding Ta			2021	152,400	0	0	152,400	
			4. Dug Well/Po 7. Cesspool 8. Lake 9. None			2022	152,400	0	0	152,400	
			Street 1 Paved			2023	157,400	0	0	157,400	
			1. Paved 4. Proposed 5. R/O/W 6. Gravel 9. None			Calc.	474,200	0	0	474,200	
Inspection Witnessed By:			GIS Map 72			Land Data					
			Field Review 0			Front Foot		Type	Effective		Influence
X			Sale Date			11. Water (0-200)	Frontage	Depth	Factor	Code	1. Unimproved
			Price			12. Water (201-400)			%		2. Excess Frtg
No./Date			Date Insp.			13. Water (401-800)			%		3. Topography
			Description			Sale Type		14. Water (801-160)			%
						15. Water (161-320)			%		5. Access
						Financing		16. Water (3201-3202)			%
						17. Water SF Amen			%		7. Open Space
						Validity		18. Water View			%
Notes:						19. Water Influen			%		9. Condo
						Verified		20. ShoreFront A			%
5/24-FR=DR						21. Base Lot	22	1.84	100 %	0	31. Blueberry(21 -
						Acres		22. Base Lot Vacan	24	10.00	100 %
Gray						23. Base Lot Unpav	25	20.00	100 %	0	33. Pasture
						Acres		24. Acres to 10	26	20.00	100 %
						25. Acres 11-30	27	23.16	100 %	0	35. Shorefront C
						Verified		26. Acres 31-50			%
						27. Acres 51& over			%		37. Softwood TG
						Verified		28. Acres 71 & Ove			%
						29. Woods (41+)			%		39. Hardwood TG
						Verified					%
									%		41. Woodland
						Verified					%
									%		43. Camp Site
						Verified					%
									%		45. BA SF - Oce
						Verified					%
						Total Acreage		75.00			

Proposed Sale

Gray

Map Lot 072-040-025-000

Account 2444

Location 25 DUTTON HILL

Card 1

Of 1

8/05/2024

Building Style 0	SF Bsmt Living 0	Layout 0
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% 0	3. 6. 9.
4.Cape 8.Log 12.Gambrel	1.HWBB 5.FWA 9.None	Attic 0
Dwelling Units 0	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 0	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 0
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 0	3.H Pump 6. 9.None	3.Capped 6. 9.None
1.Clapboar 5.Stucco 9.B & B	Kitchen Style 0	Unfinished % 0%
2.Vin/Al 6.Brick 10.Cemplan	1.Modern 4.Obsolete	Grade & Factor 0 0%
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 0	Bath(s) Style 0	3.D Grade 6.AA Grade 9.Same
1.Asphalt 4.Composit 7.Other	1.Modern 4.Obsolete 7.	SQFT (Footprint) 0
2.Slate 5.Wood 8.	2.Typical 5. 8.	1.Poor Avg 7.V G
3.Metal 6.Roll Roo 9.	3.Old Type 6. 9.None	2.Fair Avg 8.Exc
SF Masonry Trim 0	# Rooms 0	3.Avg- Good 9.Same
SOLAR VOLTAIC 0	# Bedrooms 0	Phys. % Good 0%
OPEN-4- 0	# Full Baths 0	Funct. % Good 100%
Year Built 0	# Half Baths 0	Functional Code 9 None
Year Remodeled 0	# Addn Fixtures 0	1.Incomp 4.Delap 9.Layoff
Foundation 0	# Fireplaces 0	2.O-Built 5.Bsmt 8.Long term
1.Concrete 4.Wood 7.		3.Damage 6.Style None
2.C Block 5.Slab 8.		Econ. % Good 100%
3.Br/Stone 6.Piers 9.		Economic Code None
Basement 0		0.None 3.No Power 6.Obsolete
1.1/4 Bmt 4.Full Bmt 7.		1.Location 4.Generate 9.None
2.1/2 Bmt 5.Crwl 8.		2.Encroach 5.Flood Pl 9.
3.3/4 Bmt 6. 9.None		Entrance Code 5 Estimated
Bsmt Gar # Cars 0		1.Interior 4.Vacant 7.
Wet Basement 0		2.Refusal 5.Estimate 8.
1.Dry 4. 7.		3.Informed 6. 9.
2.Damp 5. 8.	Information Code 5 Estimate	
3.Wet 6. 9.	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
					%	%	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