

FRENCH, BRIAN E
FRENCH, KATRINKA B
124 COTTAGE RD.
GRAY ME 04039

B33216P231

Previous Owner
MAGID, KIM
124 COTTAGE ROAD

GRAY ME 04039
Sale Date: 6/23/2016

Property Data			Assessment Record				
Neighborhood 4 Forest Lake			Year	Land	Buildings	Exempt	Total
Tree Growth Year 0			2011	51,900	182,496	8,500	225,896
REVIEW 0			2012	51,900	182,496	8,500	225,896
Building Permit 0			2013	51,900	182,496	8,500	225,896
Zone/Land Use 12 Limited Residential			2014	51,900	182,496	8,500	225,896
Secondary Zone 23 Lake District			2015	51,900	182,500	9,000	225,400
Topography 1 Level			2016	51,900	182,500	9,000	225,400
1. Hill 4. Below St 7.			2017	51,900	191,700	13,500	230,100
2. Rolling 5. Low 8.			2018	51,900	191,700	0	243,600
3. Above St 6. Swampy 9.			2019	85,100	293,400	20,000	358,500
Utilities 4 Filled Well/Point 6 Septic System			2020	85,100	293,400	20,000	358,500
1. Public 4. Dug Well/Po 7. Cesspool			2021	85,100	293,400	25,000	353,500
2. Water 8. Lake			2022	85,100	321,300	25,000	381,400
3. Holding Ta 9. None			2023	85,100	354,900	25,000	415,000
Street 3 Gravel			Calc.	180,400	540,100	25,000	695,500
1. Paved 4. Proposed							
2. Semi Imp 5. R/O/W							
3. Gravel 6. None							
GIS Map 74							
Field Review 1							

Inspection Witnessed By:

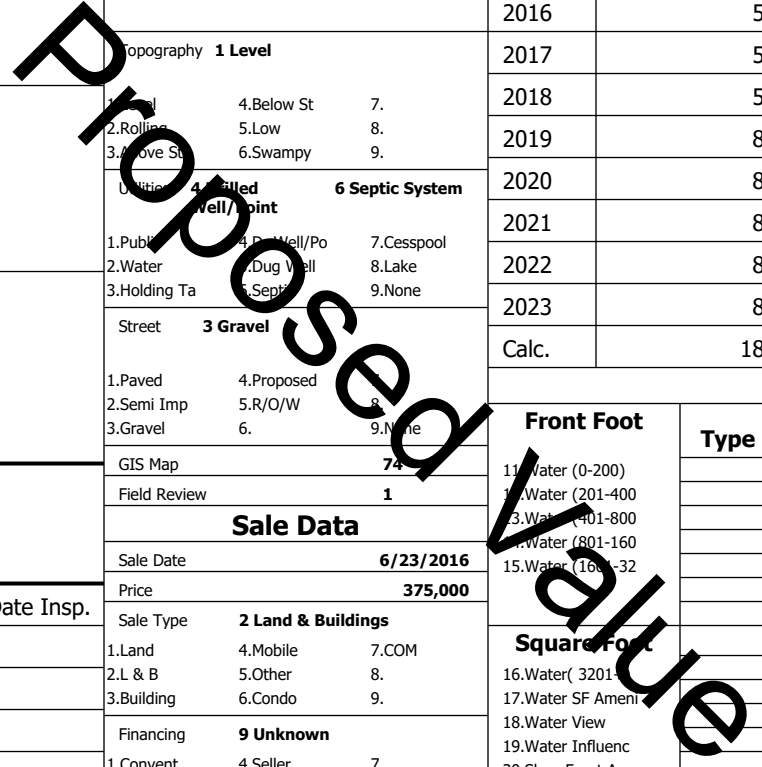
X	Date	Date Insp.
No./Date	Description	Date Insp.

Notes:

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Sale Data		
Sale Date 6/23/2016		
Price 375,000		
Sale Type 2 Land & Buildings		
1. Land	4. Mobile	7. COM
2. L & B	5. Other	8.
3. Building	6. Condo	9.
Financing 9 Unknown		
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.

Front Foot	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
				%		30. Blueberry(1-20
				%		31. Blueberry(21 -
				%		32. Crop Land
				%		33. Pasture
				%		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
Total Acreage		6.90				



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Map Lot 074-203-292-000

Account 3355

Location 124 COTTAGE RD

Card 1

Of 1

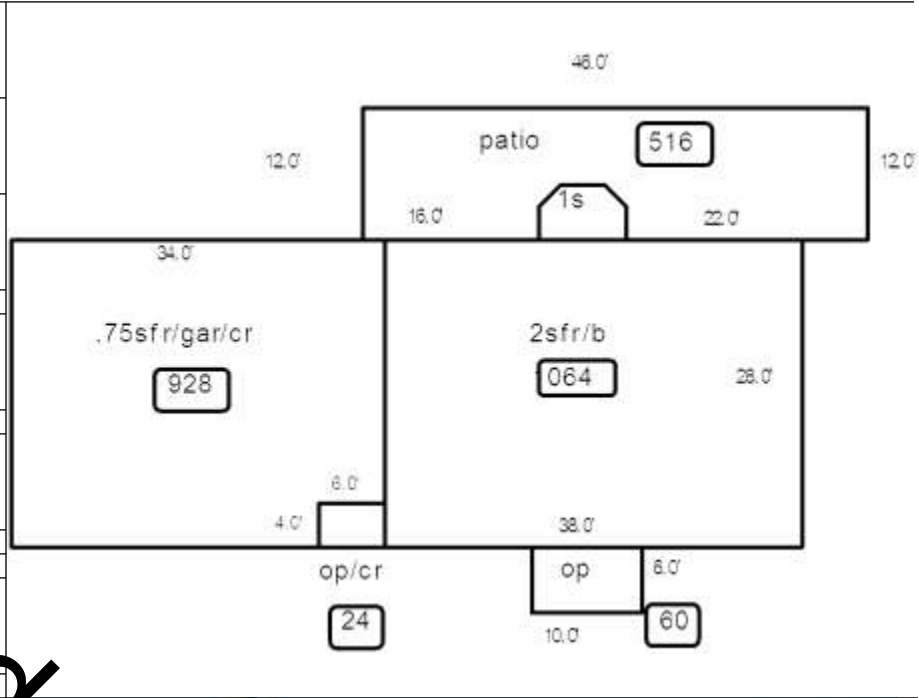
8/05/2024

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% 3 Heat Pump	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.Grade 6.AA Grade 9.Same
1.Asphalt 4.Composit 7.Other	1.Modern 4.Obsolete 7.	SQFT (Footprint) 1064
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 4.Avg 7.V G
SF Masonry Trim 0	# Rooms 6	2.Fair 5.Avg 8.Exc
SOLAR VOLTAIC 0	# Bedrooms 3	3.Avg- 6.Good 9.Same
OPEN-4- 0	# Full Baths 2	Phys. % Good 0%
Year Built 2004	# Half Baths 1	Funct. % Good 100%
Year Remodeled 0	# Addn Fixtures 0	Functional Code 9 None
Foundation 1 Concrete	# Fireplaces 1	1.Incomp 4.Delap 5.Delay
1.Concrete 4.Wood 7.		2.O-Built 5.Bsmt 6.Long term
2.C Block 5.Slab 8.		3.Damage 6.Style 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.Crwl 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 8/28/2015

Additions, Outbuildings & Improvements

Type	Year	Units	Grade	Cond	Phys.	Funct.	Sound Value
21 Open Frame	0	60	0 0	0	0 %	100 %	
24 Frame Shed	0	80	3 100	4	0 %	100 %	
90 Generator	0	1	0 0	0	0 %	100 %	
11 1 Story/Basement	0	36	0 0	0	0 %	100 %	
21 Open Frame	0	24	0 0	0	0 %	100 %	
62 Patio	0	516	0 0	0	0 %	100 %	
23 Frame Garage	2015	432	3 100	4	0 %	100 %	
23 Frame Garage	0	912	0 0	0	0 %	100 %	
80 3/4 St/Garage	0	912	0 0	0	0 %	100 %	



Proposed Value