Map Lot 004-025 | Account 1061 | Location 95 MCNALLY RD | Card 1 Of 1 | 1/29/2026

BROOKS, THEODORE R
6 blackberry lane
fairfield ME 04937

B8191P128 B10746P121

Previous Owner
BROOKS THOMAS
95 MCNALLY RD

CLINTON ME 04927
Sale Date: 10/24/2012

Previous Owner
BROOKS HELEN M
P O BOX 373

CLINTON ME 04927
Sale Date: 11/05/2004

Inspection Witnessed By:

X Date

No./Date	Description	Date Insp.

Notes:

* Dwelling is vacant and unliveavle, assessed at 50% functional at time of reval. 2-10-2021 ED

Clinton

Property Data

Neighborhood	**21 CHANNING RD**
Tree Growth Year	**0**
X Coordinate	**0**
Y Coordinate	**0**
Zone/Land Use	**14 Rural**
Secondary Zone	
Topography	**1 Level** **1 Level**
Utilities	**2 Public Water** **6 Septic**
Street	**1 Paved**
TG Expiration Date	**0**
STABILIZATION	**0**

1.Level 4.Below St 7.Steep
2.Rolling 5.Low 8.Rough
3.Above St 6.Swampy 9.

1.Public 4.Dr Well 7.Cesspool
2.Water 5.Dug Well 8.
3.Sewer 6.Septic 9.None

1.Paved 4.Proposed 7.
2.Semi Imp 5.Private 8.
3.Gravel 6.ROW 9.NoStreet

Sale Data

Sale Date	**10/24/2012**
Price	
Sale Type	**2 Land & Buildings**
Financing	**1 Conventional**
Validity	**2 Related Parties**
Verified	**1 Buyer**

1.Land 4.Mobile Hom 7.
2.L & B 5.Other 8.
3.Building 6.Condo 9.

1.Convent 4.Seller 7.
2.FHA/VA 5.Private 8.
3.Assumed 6.Cash 9.Unknown

1.Valid 4.Split 7.Renovate
2.Related 5.Partial 8.Other
3.Distress 6.Exempt 9.Foreclose

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
2012	15,500	32,300	0	47,800
2013	15,500	32,200	0	47,700
2014	15,500	32,200	0	47,700
2015	15,463	32,234	0	47,697
2016	15,463	32,234	0	47,697
2017	15,460	32,230	0	47,690
2018	15,460	32,230	0	47,690
2019	15,460	32,230	0	47,690
2020	15,460	32,230	0	47,690
2021	30,780	8,220	0	39,000
2022	30,780	8,220	0	39,000
2023	30,780	8,220	0	39,000
2024	30,780	8,220	0	39,000
2025	41,550	11,100	0	52,650

Land Data

Front Foot	Type	Effective Frontage	Effective Depth	Influence Factor	Influence Code
11.Developed Lot				%	
12.Undeveloped Lo				%	
13.Developed Lot				%	
14.Undeveloped Lo				%	
15.Pavement				%	
				%	
				%	
Square Foot		**Square Feet**			
16.Regular Lot				%	
17.(Farm) Softwoo				%	
18.(Farm) MixedWo				%	
19.(Farm) Hardwoo				%	
20.				%	
				%	
				%	
Fract. Acre		**Acreage/Sites**			
21.Homesite (Frac	11	0.87		100 %	0
22.Vacant Lot (Fr				%	
23.Kennebec Riv D				%	
Acres				%	
24.Homesite				%	
25.Baselot				%	
26.Kennebec Riv U				%	
27.Frontage 2				%	
28.Rear Land 1-10				%	
29.Rear Land 11-2				%	

Total Acreage 0.87

Influence Codes
1.Vacancy
2.Unimproved
3.Topography
4.Size/Shape
5.Access
6.Restriction
7.Cor/Loc/Use
8.View/Environ
9.Open Space
Acres
30.Rear 21+
31.Tillable 1
32.Orchard
33.Gravel pit
34.Pasture 1
35.Horticultural
36.
37.Softwood
38.Mixed Wood
39.Hardwood
40.Wasteland
41.Utility Row
42.Mobile Home Si
43.Golf Course (9
44.Site Improvmen
45.Back Lot
46.

Clinton

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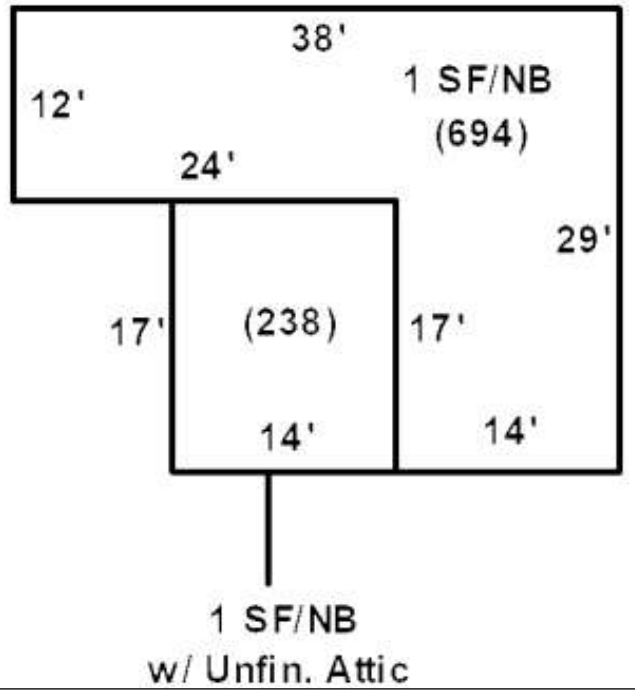
Building Style **1 Conventional**		
1.Conv	5.Garrison	9.NE
2.Ranch	6.Split	10.A-Frame
3.R Ranch	7.Contemp	11.Gamb
4.Cape	8.Log	12.Salt
Dwelling Units **1**		
Other Units **0**		
Stories **1 One Story**		
1.1	4.1.5	7.1.25
2.2	5.1.75	8.2.25
3.3	6.2.5	9.
Exterior Walls **8 Vinyl / Aluminum**		
1.Wood	5.T-111	9.Novelty
2.Log	6.Brick	10.Hardie
3.Compos	7.Stone	11.Stucco
4.Asbestos	8.Vin / Al	12.Other
Roof Surface **1 Asphalt Shingles**		
1.Asphalt	4.Composit	7.
2.Slate	5.Wood	8.
3.Metal	6.Other	9.
SF Masonry Trim **0**		
OPEN-3- **0**		
OPEN-4- **0**		
Year Built **1960**		
Year Remodeled **0**		
Foundation **6 Piers**		
1.Concrete	4.Wood	7.
2.C.Block	5.Slab	8.
3.Br/Stone	6.Piers	9.
Basement **9 No Basement**		
1.1/4 Bmt	4.Full Bmt	7.
2.1/2 Bmt	5.None	8.
3.3/4 Bmt	6.	9.None
Bsmt Gar # Cars **0**		
Wet Basement **9 No Basement**		
1.Dry	4.Dirt	7.
2.Damp	5.	8.
3.Wet	6.	9.

SF Bsmt Living **0**		
Fin Bsmt Grade **0 0**		
0		
Heat Type **100%** **5 Forced Warm Air**		
1.HWBB / Rad	5.FWA	9.No Heat
2.HWCI	6.GravWA	
3.H Pump	7.Electric	
4.Steam	8.Fl / Wall	
Cool Type **0%** **9 None**		
1.Central	4.W & C Air	7.
2.HP	5.	8.
3.Evapor	6.	9.None
Kitchen Style **2 Typical**		
1.Modern	4.Obsolete	7.
2.Typical	5.	8.
3.Old Type	6.	9.None
Bath(s) Style **2 Typical**		
1.Modern	4.Obsolete	7.
2.Typical	5.	8.
3.Old Type	6.	9.None
# Rooms **4**		
# Bedrooms **2**		
# Full Baths **1**		
# Half Baths **0**		
# Addn Fixtures **0**		
# Fireplaces **0**		

Layout **1 Typical**		
1.Typical	4.	7.
2.Inadeq	5.	8.
3.Obsolete	6.	9.
Attic **9 None**		
1.1/4 Fin	4.Full Fin	7.
2.1/2 Fin	5.Fl/Stair	8.
3.3/4 Fin	6.	9.None
Insulation **4 Minimal**		
1.Full	4.Minimal	7.
2.Heavy	5.Unknown	8.
3.Capped	6.	9.None
Unfinished % **0%**		
Grade & Factor **2 Fair 100%**		
1.E Grade	4.B Grade	7.AA Grade
2.D Grade	5.A Grade	8.SC Grade
3.C Grade	6.A+ Grade	9.Same
SQFT (Footprint) **694**		
Condition **2 Fair**		
1.Poor	4.Avg	7.V.G
2.Fair	5.Avg+	8.Exc
3.Avg-	6.Good	9.Same
Phys. % Good **0%**		
Funct. % Good **50%**		
Functional Code **8 Other.....**		
1.Incomp	4.Delap	7.Layout
2.O-Built	5.LngTrmInc	8.Other
3.Damage	6.No Power	9.None
Econ. % Good **100%**		
Economic Code **9 None**		
0.None	3.No Power	9.None
1.Location	4.Traffic	
2.Encroach	8.Other	
Entrance Code **5 Estimated**		
1.Interior	4.Vacant	7.CO-19 Refu
2.Refusal	5.Estimate	8.
3.Informed	6.Zoom	9.
Information Code **5 Estimate**		
1.Owner	4.Agent	7.Form
2.Relative	5.Estimate	8.
3.Tenant	6.Other	9.



Date Inspected 12/28/2020

Additions, Outbuildings & Improvements

Type	Year	Units	Grade	Cond	Phys.	Funct.	Sound Value
1 One Story Frame	1960	238	9 100	9	0 %	50 %	
28 Unfinished Attic	1960	238	9 100	9	0 %	50 %	
					%	%	
					%	%	
					%	%	
					%	%	
					%	%	
					%	%	
					%	%	
					%	%	

1.One Story Fram
2.Two Story Fram
3.Three Story Fr
4.1 & 1/4 Story
5.1 & 1/2 Story
6.1 & 3/4 Story
21.Open Frame Por
22.Encl Frame Por
23.Frame Garage
24.Frame Shed
25.Frame Bay Wind
26.1SF Overhang
27.Unfin Basement
28.Unfinished Att
29.Finished Attic