

Gray  
 Name: DONAHUE, STEPHEN J  
 DONAHUE, LILAS BORSA

**Valuation Report**

01/13/2021

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Account: 3536 Card: 1 of 1

Map/Lot: 032-304-009-000  
 Location: 61 QUALEY RD

Neighborhood 5 Little Sebago

Zoning/Use Limited Residential Lake District  
 Topography RollingAbove Street  
 Utilities Dug WellSeptic System  
 Street Gravel  
 GIS Map 32  
 Field Review Open 2 Choice 1  
 Reference 1  
 Reference 2 L04-009-000-000  
 Tran/Land/Bldg 0 1 1  
 REVIEW 0 Bulding Permit 0  
 Exemption(s) Land Schedule 24

Sale Data	
Sale Date	05/26/2009
Sale Price	64,900
Sale Type	Land & Buildings
Financing	Unknown
Verified	Public Record
Validity	Arms Length Sale

**Land Description**

Units	Method - Description	Price/Unit	Total	Fctr	Influence	Value
0.17	Acres-Base Lot Unpaved	60,000.00	45,816	100%		45,816
1.00	Site -Water SF Amenity	20,000.00	20,000	100%		20,000
Total Acres 0.17						65,816

**Dwelling Description**

**Replacement Cost New**

Cottage/Camp	One Story	576 Sqft	Grade C 100	Base	76,772
Exterior	Clapboard	Masonry Trim	None	Trim	0
Dwelling Units	1 OTHER Units-0	Roof Cover	Asphalt Shingles	Roof	0
					0
Foundation	Piers	Basement	None	Basement	-5,749
Fin. Basement Area	None	Basement Gar	None	Fin Bsmt	0
Heating	100% Floor/Wall	Cooling	0% None	Heat	-1,152
Rooms	3	Secondary Heat	Wood Stove	.....	500
Bedrooms	1	Add Fixtures	0		
Baths	1	Half Baths	0	Plumbing	0
Attic	None			Attic	0
FirePlaces	0			Fireplace	0
Insulation	None			Insulation	-621
Unfin. Living Area	NONE			Unfinished	0

**Dwelling Condition**

Built	Renovated	Kitchens	Baths	Condition	Layout	Total
1955	0	Typical	Typical	Average	Typical	69,750
<b>Functional Obsolescence</b>		<b>Economic Obsolescence</b>		<b>Phys. %</b>	<b>Func. % Econ. %</b>	<b>Value(Rcnld)</b>
None		None		66%	100% 100%	46,035

**Outbuildings/Additions/Improvements**

Description	Year	Units	Grade	RCN	Cond	Percent Good			Value Rcnld
Wood Deck	1955	324	C 100	3,028	Avq.	66%	100%	100%	1,998
Wood Deck	1955	48	C 100	544	Avq.	66%	100%	100%	359
Frame Shed	1970	144	D 100	1,148	Avq.	72%	100%	100%	827
576 SFLA						Outbuilding Total			3,184

<b>Acpt Land</b>	65,800	<b>Accepted Bldg</b>	49,200	<b>Total</b>	115,000
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