

LEO, NICHOLAS ANTHONY  
173 WEYMOUTH ROAD  
GRAY ME 04039

B38195P218  
Previous Owner  
MONN, LINDSAY L  
CORCORAN, JAMIE T  
74 WINN ROAD  
FALMOUTH ME 04105-1127  
Sale Date: 5/14/2021

Inspection Witnessed By:

| X | Date | Description | Date Insp. |
|---|------|-------------|------------|
|   |      |             |            |
|   |      |             |            |
|   |      |             |            |

Notes:  
5/24- DR FIELD REVIEW

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   |                                |             |
| Topography       | 1 Level                        |             |
| 1. Hill          | 4. Below St                    | 7.          |
| 2. Rolling       | 5. Low                         | 8.          |
| 3. Above St      | 6. Swampy                      | 9.          |
| Utilities        | 2 Public Water 6 Septic System |             |
| 1. Public        | 4. Dr. 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.                             |             |
| GIS Map          | 14                             |             |
| Field Review     | 1                              |             |
| Sale Data        |                                |             |
| Sale Date        | 5/14/2021                      |             |
| Price            | 441,500                        |             |
| 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              | 46,000  | 105,619   | 8,500  | 143,119 |
| 2012              | 46,000  | 105,619   | 8,500  | 143,119 |
| 2013              | 46,000  | 105,619   | 0      | 151,619 |
| 2014              | 46,000  | 108,000   | 0      | 154,000 |
| 2015              | 46,000  | 108,000   | 9,000  | 145,000 |
| 2016              | 46,000  | 108,000   | 9,000  | 145,000 |
| 2017              | 46,000  | 108,000   | 13,500 | 140,500 |
| 2018              | 46,000  | 108,000   | 18,000 | 136,000 |
| 2019              | 69,600  | 163,200   | 20,000 | 212,800 |
| 2020              | 69,600  | 163,200   | 20,000 | 212,800 |
| 2021              | 69,600  | 163,200   | 25,000 | 207,800 |
| 2022              | 69,600  | 163,200   | 25,000 | 207,800 |
| 2023              | 69,600  | 188,800   | 0      | 258,400 |
| Calc.             | 124,700 | 239,600   | 0      | 364,300 |

| Land Data             |           |             |           |       |                    |
|-----------------------|-----------|-------------|-----------|-------|--------------------|
| Type                  | Effective |             | Influence |       | Influence Codes    |
|                       | Frontage  | Depth       | Factor    | Code  |                    |
| 1. Water (0-200)      |           |             | %         |       | 1. Unimproved      |
| 2. Water (201-400)    |           |             | %         |       | 2. Excess Frtg     |
| 3. Water (401-800)    |           |             | %         |       | 3. Topography      |
| 4. Water (801-1600)   |           |             | %         |       | 4. Size/Shape      |
| 5. Water (1601-3200)  |           |             | %         |       | 5. Access          |
|                       |           |             | %         |       | 6. Restriction     |
|                       |           |             | %         |       | 7. Open Space      |
|                       |           |             | %         |       | 8. Environmental   |
|                       |           |             | %         |       | 9. Condo           |
| Square Foot           |           | Square Feet |           | Acres |                    |
| 16. Water (3201-6400) |           |             | %         |       | 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   |
|                       |           |             | %         |       | 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         |           | 1.80        |           |       |                    |



