

CAMPBELL, MASON E
CAMPBELL, CORINNA M
240 WESTWOOD ROAD
GRAY ME 04039

B35752P30

Previous Owner
WALKENFORD, JOHN H
240 WESTWOOD RD

GRAY ME 04039
Sale Date: 6/27/2019

Property Data			Assessment Record				
Neighborhood	5 Little Sebago		Year	Land	Buildings	Exempt	Total
Tree Growth Year	0		2011	49,280	202,588	13,600	238,268
REVIEW	0		2012	49,280	202,588	13,600	238,268
Building Permit	0		2013	49,280	215,145	13,600	250,825
Zone/Land Use	12 Limited Residential		2014	49,280	215,145	13,600	250,825
Secondary Zone	23 Lake District		2015	49,300	215,100	14,400	250,000
Topography	2 Rolling		2016	49,300	215,100	14,400	250,000
1. Above St	4. Below St	7.	2017	49,300	218,800	18,900	249,200
2. Rolling	5. Low	8.	2018	49,300	218,800	23,400	244,700
3. Above St	6. Swampy	9.	2019	92,800	261,700	26,000	328,500
Utilities	4. Filled Well/Point 6 Septic System		2020	92,800	279,800	26,000	346,600
1. Public	4. Dug Well/Po	7. Cesspool	2021	92,800	279,800	0	372,600
2. Water	5. Dug Well	8. Lake	2022	92,800	279,800	25,000	347,600
3. Holding Ta	6. Septic	9. None	2023	92,800	312,000	25,000	379,800
Street	1 Paved		Calc.	196,900	502,500	25,000	674,400
1. Paved	4. Proposed	8.					
2. Semi Imp	5. R/O/W	9.					
3. Gravel	6.						

Proposed Sale

Inspection Witnessed By:

X	Date
No./Date	Description
	Date Insp.

Notes:

Sale Data		
Sale Date	6/27/2019	
Price	326,000	
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.

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
Square Foot	Square Feet		Acres/Sites		Acres	
16. Water (3201				%		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
	21	1.84	100	%	0	36. ANTENNA SITE
	24	2.44	100	%	0	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		4.28				

