

WHITEHEAD, JENNIFER LYNN
 WHITEHEAD, ELIJAH JR
 30 GATEWAY COMMONS DRIVE
 GORHAM ME 04038

B40169P146

Previous Owner
 KOCH, ANA M
 493 ROOSEVELT TRAIL

WINDHAM ME 04062
 Sale Date: 6/07/2023

Previous Owner
 PHOENIX PROPERTY INVESTMENT LLC
 C/O GREGORY J NISBET
 45 WAITES LANDING ROAD
 FALMOUTH ME 04105
 Sale Date: 12/18/2020

Previous Owner
 BANK OF AMERICA NA
 C/O CARRINGTON MORTGAGE SERVICE
 1600 SOUTH DOUGLAS ROAD
 ANAHEIM CA 92806
 Sale Date: 11/15/2019

Inspection Witnessed By:

X	Date	Description	Date Insp.

Notes:

Gray

Property Data		
Neighborhood	58 Little Sebago Lodges	
Tree Growth Year	0	
REVIEW	0	
Building Permit	0	
Zone/Land Use	23 Lake District	
Secondary Zone		
Topography	1 Level	
1. Well	4. Below St	7.
2. Rolling	5. Low	8.
3. Above St	6. Swampy	9.
Utilities	4. Filled Well/Point 6 Septic System	
1. Public	4. Driv 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.	9. None
GIS Map	24	
Field Review	50	

Sale Data		
Sale Date	6/07/2023	
Price	475,000	
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.

Assessment Record				
Year	Land	Buildings	Exempt	Total
2011	54,080	74,983	0	129,063
2012	54,080	74,983	0	129,063
2013	54,080	74,983	0	129,063
2014	54,080	74,983	0	129,063
2015	54,100	75,000	0	129,100
2016	54,100	75,000	0	129,100
2017	54,100	75,700	0	129,800
2018	54,100	75,700	0	129,800
2019	86,500	56,200	0	142,700
2020	86,500	56,200	0	142,700
2021	86,500	89,700	0	176,200
2022	86,500	89,700	0	176,200
2023	86,500	102,900	0	189,400
Calc.	193,100	228,200	0	421,300

Land Data					
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			0.36		



