

RIDLON, DIANNA
 4 CHELSEY LANE
 GRAY ME 04039

B38165P299

Previous Owner
 DURGIN, CARLENE
 RIDLON, DIANNA
 67 NORTH RAYMOND ROAD
 GRAY ME 04039
 Sale Date: 1/09/2023

Previous Owner
 ESTATE OF DENNIS M DURGIN
 67 N RAYMOND ROAD
 GRAY ME 04039
 Sale Date: 4/06/2021

Inspection Witnessed By:
 X _____ Date _____

No./Date	Description	Date Insp.

Notes:

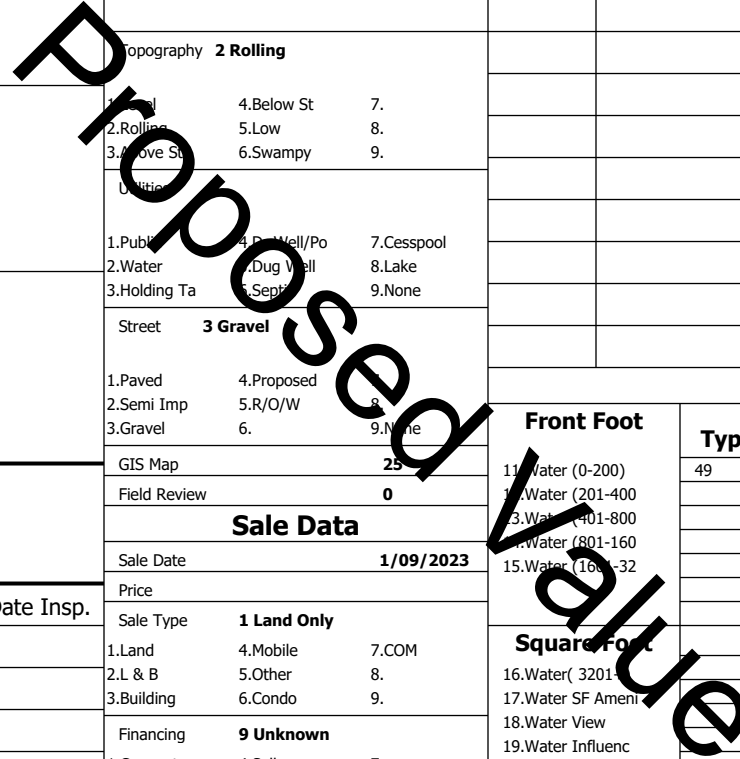
Validity	2 Related Parties		
1.Valid	4.Split	7.Multiple	
2.Related	5.Partial	8.Other	
3.Distress	6.Exempt	9.Estate	
Verified	5 Public Record		
1.Buyer	4.Agent	7.Family	
2.Seller	5.Pub Rec	8.Other	
3.Lender	6.MLS	9.	

Gray

Property Data			
Neighborhood	5 Little Sebago		
Tree Growth Year	0		
REVIEW			
Building Permit			
Zone/Land Use	23 Lake District		
Secondary Zone	12 Limited Res		
Topography	2 Rolling		
1.Upland	4.Below St	7.	
2.Rolling	5.Low	8.	
3.Above St	6.Swampy	9.	
Utilities			
1.Public	4.Drill Well/Po	7.Cesspool	
2.Water	5.Dug Well	8.Lake	
3.Holding Ta	6.Sepic	9.None	
Street	3 Gravel		
1.Paved	4.Proposed	8.	
2.Semi Imp	5.R/O/W	9.	
3.Gravel	6.	9.None	
GIS Map	25		
Field Review	0		
Sale Data			
Sale Date	1/09/2023		
Price			
Sale Type	1 Land Only		
1.Land	4.Mobile	7.COM	
2.L & B	5.Other	8.	
3.Building	6.Condo	9.	
Financing	9 Unknown		
1.Convent	4.Seller	7.	
2.FHA/VA	5.Private	8.	
3.Assumed	6.Cash	9.Unknown	
Validity	2 Related Parties		
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Assessment Record				
Year	Land	Buildings	Exempt	Total
2021	358,500	0	0	358,500
2022	399,500	0	0	399,500
2023	399,500	0	0	399,500
Calc.	812,800	6,900	0	819,700

Land Data					
Type	Effective		Influence		Influence Codes
	Frontage	Depth	Factor	Code	
49	200	000	100 %	0	1.Unimproved
			%		2.Excess Frtg
			%		3.Topography
			%		4.Size/Shape
			%		5.Access
			%		6.Restriction
			%		7.Open Space
			%		8.Environmental
			%		9.Condo
Acres					
			%		30.Blueberry(1-20
			%		31.Blueberry(21 -
			%		32.Crop Land
			%		33.Pasture
			%		34.Shorefront B
			%		35.Shorefront C
34		1.84	100 %	0	36.ANTENNA SITE
24		1.60	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 3.44					



Gray

Map Lot 025-305-026-004


Account 4964

Location 288 RAMSDELL RD

Card 1

Of 1

8/05/2024

Building Style	SF Bsmt Living						Layout								
1.Conv.	5.Garrison	9.NE farm	Fin Bsmt Grade			1.Typical	4. 7.								
2.Ranch	6.Split	10.Colonia	Secondary Heat			2.Inadeq	5. 8.								
3.R Ranch/	7.Contemp	11.Cottage	Heat Type			3.	6. 9.								
4.Cape	8.Log	12.Gambrel	1.HWBB	5.FWA	9.None	Attic									
Dwelling Units	2.HWCI						1.1/4 Fin	4.Full Fin	7.						
Other Units	3.HWRF						2.1/2 Fin	5.FI/Stair	8.						
Stories	4.Steam						3.3/4 Fin	6.	9.None						
1.1	4.1.5	7.	Cool Type			Insulation									
2.2	5.1.75	8.	1.Central	4.W&C Air	7.	1.Full	4.Minimal	7.							
3.3	6.2.5	9.	2.Evapor	5.	8.	2.Heavy	5.	8.							
Exterior Walls	3.H Pump						3.Capped	6.	9.None						
1.Clapboar	5.Stucco	9.B & B	Kitchen Style			Unfinished %									
2.Vin/Al	6.Brick	10.Cemplan	1.Modern	4.Obsolete	7.	Grade & Factor									
3.Compos./	7.Stone	11.Concret	2.Typical	5.	8.	1.E Grade	4.B Grade	7.SC Grade							
4.Asbestos	8.Wood Shi	12.Wood Bo	3.Old Type	6.	9.None	2.D Grade	5.A Grade	8.							
Roof Surface	Bath(s) Style						3.E Grade	6.AA Grade	9.Same						
1.Asphalt	4.Composit	7.Other	1.Modern	4.Obsolete	7.	SQFT (Footprint)									
2.Slate	5.Wood	8.	2.Typical	5.	8.	Foundation									
3.Metal	6.Roll Roo	9.	3.Old Type	6.	9.None	1.Poor	4.Avg	7.V G							
SF Masonry Trim	# Rooms						2.Fair	5.Avg	8.Exc						
SOLAR VOLTAIC	# Bedrooms						3.Avg-	4.Good	9.Same						
OPEN-4-	# Full Baths						Phys. % Good								
Year Built	# Half Baths						Funct. % Good								
Year Remodeled	# Addn Fixtures						Functional Code								
Foundation	# Fireplaces						1.Incomp	4.Delap	5.Delay						
1.Concrete	4.Wood	7.				2.O-Built	5.Bsmt	8.Long term							
2.C Block	5.Slab	8.				3.Damage	6.Style	9.None	Econ. % Good						
3.Br/Stone	6.Piers	9.				Economic Code			0.None	3.No Power	6.Obsolete				
Basement	1.1/4 Bmt						4.Full Bmt	7.	1.Location						
1.1/4 Bmt	4.Full Bmt	7.				2.1/2 Bmt						5.Crwl	8.	2.Encroach	
2.1/2 Bmt	5.Crwl	8.				3.3/4 Bmt						6.	9.None	3.Informed	
3.3/4 Bmt	6.	9.None	Bsmt Gar # Cars						Entrance Code 0						
1.Dry	4.	7.	Wet Basement						1.Interior						
2.Damp	5.	8.	1.Dry						4.	7.	2.Refusal				
3.Wet	6.	9.	2.Damp						5.	8.	3.Informed				
			3.Wet						6.	9.	Information Code 0				
			Date Inspected 8/25/2015						1.Owner						
									2.Relative						
									3.Tenant						

Additions, Outbuildings & Improvements								1.One Story Fram
Type	Year	Units	Grade	Cond	Phys.	Funct.	Sound Value	2.Two Story Fram
62 Patio	2023	224	3 100	4	0 %	100 %		3.Three Story Fr
86 Gazebo	2023	224	3 100	4	0 %	50 %		4.1 & 1/2 Story
					%	%		5.1 & 3/4 Story
					%	%		6.2 & 1/2 Story
					%	%		21.Open Frame Por
					%	%		22.Encl Frame Por
					%	%		23.Frame Garage
					%	%		24.Frame Shed
					%	%		25.Frame Bay Wind
					%	%		26.1SFr Overhang
					%	%		27.Unfin Basement
					%	%		28.Unfinished Att
					%	%		29.Finished Attic



Proposed Value