

GAGNON, NANCY J
 GAGNON, WILFRED W
 21 SHADY RIDGE DR.
 GRAY ME 04039

B33096P273

Previous Owner
 SANBORN, TERRY W
 C/O WILFRED W & NANCY J GAGNON
 21 SHADY RIDGE DR
 GRAY ME 04039
 Sale Date: 5/09/2016

Property Data			Assessment Record						
Neighborhood 5 Little Sebago			Year	Land	Buildings	Exempt	Total		
Tree Growth Year 0			2011	146,511	142,030	0	288,541		
REVIEW 0			2012	146,511	142,030	0	288,541		
Building Permit 0			2013	146,511	142,030	0	288,541		
Zone/Land Use 12 Limited Residential			2014	146,511	144,551	0	291,062		
Secondary Zone			2015	146,500	144,600	0	291,100		
Topography 1 Level			2016	146,500	144,600	0	291,100		
1. Hill 4. Below St 7.			2017	146,500	144,600	0	291,100		
2. Rolling 5. Low 8.			2018	146,500	144,600	18,000	273,100		
3. Above St 6. Swampy 9.			2019	231,600	176,400	20,000	388,000		
Utilities 4 Filled Well/Point 6 Septic System			2020	231,600	176,400	20,000	388,000		
1. Public 4. Dug Well/Po 7. Cesspool			2021	231,600	176,400	25,000	383,000		
2. Water 5. Dug Well 8. Lake			2022	231,600	176,400	25,000	383,000		
3. Holding Ta 6. Septic 9. None			2023	231,600	194,400	25,000	401,000		
Street 3 Gravel			Calc.	485,200	291,100	25,000	751,300		
1. Paved 4. Proposed 8.			Land Data						
2. Semi Imp 5. R/O/W 6.			Front Foot	Type	Effective		Influence		Influence Codes
3. Gravel 6. 9. None					Frontage	Depth	Factor	Code	
GIS Map 25			11. Water (0-200)	53	120	000	100 %	0	1. Unimproved
Field Review 1			12. Water (201-400)				%		2. Excess Frtg
Sale Data			13. Water (401-800)				%		3. Topography
Sale Date 5/09/2016			14. Water (801-160)				%		4. Size/Shape
Price 410,000			15. Water (161-320)				%		5. Access
Sale Type 2 Land & Buildings			Square Foot	Square Feet					6. Restriction
1. Land 4. Mobile 7. COM			16. Water (3201-6400)				%		7. Open Space
2. L & B 5. Other 8.			17. Water SF Amen				%		8. Environmental
3. Building 6. Condo 9.			18. Water View				%		9. Condo
Financing 9 Unknown			19. Water Influen				%		Acres
1. Convent 4. Seller 7.			20. ShoreFront A				%		30. Blueberry(1-20
2. FHA/VA 5. Private 8.			Fract. Acre	Acreege/Sites					31. Blueberry(21 -
3. Assumed 6. Cash 9. Unknown			21. Base Lot	35		0.72	100 %	0	32. Crop Land
Validity 1 Arms Length Sale			22. Base Lot Vacan				%		33. Pasture
1. Valid 4. Split 7. Multiple			23. Base Lot Unpav				%		34. Shorefront B
2. Related 5. Partial 8. Other			Acres						35. Shorefront C
3. Distress 6. Exempt 9. Estate			24. Acres to 10				%		36. ANTENNA SITE
Verified 5 Public Record			25. Acres 11-30				%		37. Softwood TG
1. Buyer 4. Agent 7. Family			26. Acres 31-50				%		38. Mixed Wood TG
2. Seller 5. Pub Rec 8. Other			27. Acres 51& over				%		39. Hardwood TG
3. Lender 6. MLS 9.			28. Acres 71 & Ove				%		40. Wasteland
			29. Woods (41+)				%		41. Woodland
			Total Acreage 0.72						42. Mobile Home Si
									43. Camp Site
									44. Lot Improvemen
									45. BA SF - Oce
									46. SP Meadow Cond

Inspection Witnessed By:

X	Date
No./Date	Description
	Date Insp.

Notes:
 3/29/2024 - B40675P58 - Revocable Transfer on Death Deed - Nancy and Wilfred Gagnon to Melissa J. Gagnon.

