

CAPEN, ASHLEY
CAPEN, GLEN
4 VACATION DRIVE
GRAY ME 04039

B40097P207

Previous Owner
CAPEN, GLEN
PO BOX 405

GRAY ME 04039
Sale Date: 5/01/2023

Previous Owner
POLLARD, BRADLEY
POLLARD, PEGGY
PO BOX 164
GRAY ME 04039
Sale Date: 12/13/2021

Inspection Witnessed By:

| X | Date | Date Insp. |
|----------|-------------|------------|
| No./Date | Description | Date Insp. |
| | | |
| | | |
| | | |

Notes:
6/26/2023 - Physical Address changed from 50 Lewiston Road to 4 Vacation Drive to comply with the E-911 Ordinance.
5/24 DR FIELD REVIEW

Gray

| Property Data | | |
|------------------|---------------------|-----------------|
| Neighborhood | 82 Average Location | |
| Tree Growth Year | 0 | |
| REVIEW | 0 | |
| Building Permit | 0 | |
| Zone/Land Use | 13 Commercial | |
| Secondary Zone | | |
| Topography | 2 Rolling | 3 Above Street |
| 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. | 9. None |
| GIS Map | 27 | |
| Field Review | 1 | |
| Sale Data | | |
| Sale Date | 5/01/2023 | |
| Price | | |
| Sale Type | 2 Land & Buildings | |
| 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 | |
| 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 | 64,200 | 264,275 | 8,500 | 319,975 |
| 2012 | 64,200 | 264,275 | 8,500 | 319,975 |
| 2013 | 64,200 | 264,275 | 8,500 | 319,975 |
| 2014 | 64,200 | 267,742 | 8,500 | 323,442 |
| 2015 | 64,200 | 267,700 | 9,000 | 322,900 |
| 2016 | 64,200 | 267,700 | 9,000 | 322,900 |
| 2017 | 64,200 | 267,700 | 13,500 | 318,400 |
| 2018 | 64,200 | 267,700 | 18,000 | 313,900 |
| 2019 | 66,000 | 295,800 | 20,000 | 341,800 |
| 2020 | 66,000 | 295,800 | 20,000 | 341,800 |
| 2021 | 66,000 | 295,800 | 25,000 | 336,800 |
| 2022 | 66,000 | 316,000 | 25,000 | 357,000 |
| 2023 | 66,000 | 347,200 | 0 | 413,200 |
| Calc. | 122,000 | 571,200 | 25,000 | 668,200 |

| 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. Water (3201-6400) | | | % | | 6. Restriction |
| 7. Water (6401-12800) | | | % | | 7. Open Space |
| 8. Water (12801-25600) | | | % | | 8. Environmental |
| 9. Water (25601-51200) | | | % | | 9. Condo |
| 10. Water (51201-102400) | | | % | | 30. Blueberry(1-20 |
| 11. Water (102401-204800) | | | % | | 31. Blueberry(21 - |
| 12. Water (204801-409600) | | | % | | 32. Crop Land |
| 13. Water (409601-819200) | | | % | | 33. Pasture |
| 14. Water (819201-1638400) | | | % | | 34. Shorefront B |
| 15. Water (1638401-3276800) | | | % | | 35. Shorefront C |
| 16. Water (3276801-6553600) | | | % | | 36. ANTENNA SITE |
| 17. Water (6553601-13107200) | | | % | | 37. Softwood TG |
| 18. Water (13107201-26214400) | | | % | | 38. Mixed Wood TG |
| 19. Water (26214401-52428800) | | | % | | 39. Hardwood TG |
| 20. Water (52428801-104857600) | | | % | | 40. Wasteland |
| 21. Water (104857601-209715200) | | | % | | 41. Woodland |
| 22. Water (209715201-419430400) | | | % | | 42. Mobile Home Si |
| 23. Water (419430401-838860800) | | | % | | 43. Camp Site |
| 24. Water (838860801-1677721600) | | | % | | 44. Lot Improvemen |
| 25. Water (1677721601-3355443200) | | | % | | 45. BA SF - Oce |
| 26. Water (3355443201-6710886400) | | | % | | 46. SP Meadow Cond |
| 27. Water (6710886401-13421772800) | | | % | | |
| 28. Water (13421772801-26843545600) | | | % | | |
| 29. Water (26843545601-53687091200) | | | % | | |
| 30. Water (53687091201-107374182400) | | | % | | |
| 31. Water (107374182401-214748364800) | | | % | | |
| 32. Water (214748364801-429496729600) | | | % | | |
| 33. Water (429496729601-858993459200) | | | % | | |
| 34. Water (858993459201-1717986918400) | | | % | | |
| 35. Water (1717986918401-3435973836800) | | | % | | |
| 36. Water (3435973836801-6871947673600) | | | % | | |
| 37. Water (6871947673601-13743895347200) | | | % | | |
| 38. Water (13743895347201-27487790694400) | | | % | | |
| 39. Water (27487790694401-54975581388800) | | | % | | |
| 40. Water (54975581388801-109951162777600) | | | % | | |
| 41. Water (109951162777601-219902325555200) | | | % | | |
| 42. Water (219902325555201-439804651110400) | | | % | | |
| 43. Water (439804651110401-879609302220800) | | | % | | |
| 44. Water (879609302220801-1759218604441600) | | | % | | |
| 45. Water (1759218604441601-3518437208883200) | | | % | | |
| 46. Water (3518437208883201-7036874417766400) | | | % | | |
| 47. Water (7036874417766401-14073748835532800) | | | % | | |
| 48. Water (14073748835532801-28147497671065600) | | | % | | |
| 49. Water (28147497671065601-56294995342131200) | | | % | | |
| 50. Water (56294995342131201-112589990684262400) | | | % | | |
| 51. Water (112589990684262401-225179981368524800) | | | % | | |
| 52. Water (225179981368524801-450359962737049600) | | | % | | |
| 53. Water (450359962737049601-900719925474099200) | | | % | | |
| 54. Water (900719925474099201-1801439850948198400) | | | % | | |
| 55. Water (1801439850948198401-3602879701896396800) | | | % | | |
| 56. Water (3602879701896396801-7205759403792793600) | | | % | | |
| 57. Water (7205759403792793601-14411518807585587200) | | | % | | |
| 58. Water (14411518807585587201-28823037615171174400) | | | % | | |
| 59. Water (28823037615171174401-57646075230342348800) | | | % | | |
| 60. Water (57646075230342348801-115292150460684697600) | | | % | | |
| 61. Water (115292150460684697601-230584300921369395200) | | | % | | |
| 62. Water (230584300921369395201-461168601842738790400) | | | % | | |
| 63. Water (461168601842738790401-922337203685477580800) | | | % | | |
| 64. Water (922337203685477580801-1844674407370955161600) | | | % | | |
| 65. Water (1844674407370955161601-3689348814741910323200) | | | % | | |
| 66. Water (3689348814741910323201-7378697629483820646400) | | | % | | |
| 67. Water (7378697629483820646401-14757395258967641292800) | | | % | | |
| 68. Water (14757395258967641292801-29514790517935282585600) | | | % | | |
| 69. Water (29514790517935282585601-59029581035870565171200) | | | % | | |
| 70. Water (59029581035870565171201-118059162071741130342400) | | | % | | |
| 71. Water (118059162071741130342401-236118324143482260684800) | | | % | | |
| 72. Water (236118324143482260684801-472236648286964521369600) | | | % | | |
| 73. Water (472236648286964521369601-944473296573929042739200) | | | % | | |
| 74. Water (944473296573929042739201-1888946593147858085478400) | | | % | | |
| 75. Water (1888946593147858085478401-3777893186295716170956800) | | | % | | |
| 76. Water (3777893186295716170956801-7555786372591432341913600) | | | % | | |
| 77. Water (7555786372591432341913601-15111572745182864683827200) | | | % | | |
| 78. Water (15111572745182864683827201-30223145490365729367654400) | | | % | | |
| 79. Water (30223145490365729367654401-60446290980731458735308800) | | | % | | |
| 80. Water (60446290980731458735308801-120892581961462917470617600) | | | % | | |
| 81. Water (120892581961462917470617601-241785163922925834941235200) | | | % | | |
| 82. Water (241785163922925834941235201-483570327845851669882470400) | | | % | | |
| 83. Water (483570327845851669882470401-967140655691703339764940800) | | | % | | |
| 84. Water (967140655691703339764940801-1934281311383406679529881600) | | | % | | |
| 85. Water (1934281311383406679529881601-3868562622766813359059763200) | | | % | | |
| 86. Water (3868562622766813359059763201-7737125245533626718119526400) | | | % | | |
| 87. Water (7737125245533626718119526401-15474250491067253436239052800) | | | % | | |
| 88. Water (15474250491067253436239052801-30948500982134506872478115200) | | | % | | |
| 89. Water (30948500982134506872478115201-61897001964269013744956230400) | | | % | | |
| 90. Water (61897001964269013744956230401-123794003928538027489924460800) | | | % | | |
| 91. Water (123794003928538027489924460801-247588007857076054979848921600) | | | % | | |
| 92. Water (247588007857076054979848921601-495176015714152109959697843200) | | | % | | |
| 93. Water (495176015714152109959697843201-990352031428304219919395686400) | | | % | | |
| 94. Water (990352031428304219919395686401-198070406285660843938791372800) | | | % | | |
| 95. Water (198070406285660843938791372801-396140812571321687877582745600) | | | % | | |
| 96. Water (396140812571321687877582745601-792281625142643375755165491200) | | | % | | |
| 97. Water (792281625142643375755165491201-1584563250285286751510310982400) | | | % | | |
| 98. Water (1584563250285286751510310982401-3169126500570573503020621964800) | | | % | | |
| 99. Water (3169126500570573503020621964801-6338253001141147006041243929600) | | | % | | |
| 100. Water (6338253001141147006041243929601-12676506002282294012082487859200) | | | % | | |
| 101. Water (12676506002282294012082487859201-25353012004564588024164775718400) | | | % | | |
| 102. Water (253530120045645880 | | | | | |

