

DEZENZO, KATELYN C
DEZENZO, STEVEN A
245 DEPOT ROAD
GRAY ME 04039

B39251P101

Previous Owner
LARRIVEE, LORA M
245 DEPOT ROAD

GRAY ME 04039
Sale Date: 3/14/2022

Previous Owner
LARRIVEE, DAVID A
LARRIVEE, LORA M
245 DEPOT RD
GRAY ME 04039
Sale Date: 12/29/2021

Inspection Witnessed By:

X	Date	Date Insp.
No./Date	Description	Date Insp.

Notes:
3/14/2022 - B39251P101 - Part of this lot is located in New Gloucester.
5/24 DR FIELD REVIEW

Gray

Property Data		
Neighborhood	82 Average Location	
Tree Growth Year	0	
REVIEW	0	
Building Permit	0	
Zone/Land Use	11 Rural Residential & Agri	
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. Dug Well/Pool	7. Cesspool
2. Water	5. Dug Well	8. Lake
3. Holding Tank	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	30	
Field Review	1	
Sale Data		
Sale Date	3/14/2022	
Price	440,000	
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	7 Multiple Properties	
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	44,150	110,065	8,500	145,715
2012	44,150	110,065	8,500	145,715
2013	44,150	110,065	8,500	145,715
2014	44,150	111,517	8,500	147,167
2015	44,200	114,600	9,000	149,800
2016	44,200	114,600	9,000	149,800
2017	44,200	117,300	13,500	148,000
2018	44,200	117,300	18,000	143,500
2019	59,200	170,900	20,000	210,100
2020	59,200	170,900	20,000	210,100
2021	59,200	170,900	25,000	205,100
2022	59,200	170,900	25,000	205,100
2023	59,200	196,600	0	255,800
Calc.	121,900	291,800	25,000	388,700

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 SF Amenities			%		37. Softwood TG
18. Water View			%		38. Mixed Wood TG
19. Water Influence			%		39. Hardwood TG
20. ShoreFront A			%		40. Wasteland
21. Base Lot			%		41. Woodland
22. Base Lot Vacant			%		42. Mobile Home Si
23. Base Lot Unpaved			%		43. Camp Site
24. Acres to 10			%		44. Lot Improvemen
25. Acres 11-30			%		45. BA SF - Oce
26. Acres 31-50			%		46. SP Meadow Cond
27. Acres 51& over			%		
28. Acres 71 & Over			%		
29. Woods (41+)			%		
Total Acreage			1.43		

