

MORRIS, JAMES
VOLPE, SUSAN
209 MAIN STREET
BOXFORD MA 01921

B40668P181

Previous Owner
DELAWARE, GRANT E
DELAWARE, JEANNIE
69 MAPLE AVE
SCARBOROUGH ME 04070
Sale Date: 3/26/2024

Previous Owner
DONAHUE, STEPHEN J
DONAHUE, LILAS BORSA
1046 HILLSIDE AVE
PLAINFIELD NJ 07060
Sale Date: 10/04/2021

Previous Owner
WATERS, MARGARET F
C/O STEPHEN & LILAS DONAHUE
1046 HILLSIDE AVE
PLAINFIELD NJ 07060
Sale Date: 5/26/2009

Inspection Witnessed By:

X	Date
No./Date	Description
	Date Insp.

Notes:
11/23/2022 - Stephen and Lilas Donahue informed the Town that the Warranty Deed recorded on 10/4/2021 in B38730P67 had not been processed as they received the tax bill for fiscal year 2022-2023. The assessed owners were corrected to Grant E. Delaware and Jeannie Delaware on 11/23/2022. The Warranty Deed was recorded at the Registry of Deeds under the Town of Scarborough, so the Town of Gray was not notified.

Gray

Property Data		
Neighborhood	5 Little Sebago	
Tree Growth Year	0	
REVIEW	0	
Building Permit	0	
Zone/Land Use	12 Limited Residential	
Secondary Zone	23 Lake District	
Topography	2 Rolling	
1. Hill	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	3 Gravel	
1. Paved	4. Proposed	8.
2. Semi Imp	5. R/O/W	9.
3. Gravel	6.	9. None
GIS Map	32	
Field Review	1	
Sale Data		
Sale Date	3/26/2024	
Price	435,000	
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	31,500	69,651	0	101,151
2012	31,500	69,651	0	101,151
2013	31,500	69,651	0	101,151
2014	31,500	69,651	0	101,151
2015	31,500	69,700	0	101,200
2016	31,500	69,700	0	101,200
2017	31,500	69,700	0	101,200
2018	31,500	69,700	0	101,200
2019	65,800	98,200	0	164,000
2020	65,800	98,200	0	164,000
2021	65,800	98,200	0	164,000
2022	65,800	97,400	0	163,200
2023	65,800	113,700	0	179,500
Calc.	218,400	164,900	0	383,300

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. Restriction
			%		7. Open Space
			%		8. Environmental
			%		9. Condo
Square Foot		Square Feet		Acres	
16. Water (3201-6400)			%		30. Blueberry(1-20
17. Water SF Amen			%		31. Blueberry(21 -
18. Water View			%		32. Crop Land
19. Water Influen			%		33. Pasture
20. ShoreFront A			%		34. Shorefront B
			%		35. Shorefront C
			%		36. ANTENNA SITE
23. Base Lot Vacan	0.17		100 %	0	37. Softwood TG
24. Acres to 10		1.00	100 %	0	38. Mixed Wood TG
25. Acres 11-30			%		39. Hardwood TG
26. Acres 31-50			%		40. Wasteland
27. Acres 51& over			%		41. Woodland
28. Acres 71 & Ove			%		42. Mobile Home Si
29. Woods (41+)			%		43. Camp Site
			%		44. Lot Improvemen
			%		45. BA SF - Oce
			%		46. SP Meadow Cond
Total Acreage		0.17			

