

WHEATLEY, SCOTT D
 GILLENWATER, JEFFREY L
 25 LEWISTON ROAD
 GRAY ME 04039

B35875P134

Previous Owner
 TRASK, CALEIGH B & THOMAS
 CARR, KATHIE A
 25 LEWISTON ROAD
 GRAY ME 04039
 Sale Date: 8/09/2019

Previous Owner
 JCA PROPERTIES
 C/O CALEIGH & THOMAS TRASK
 54 VICTORIA LANE
 WESTBROOK ME 04092
 Sale Date: 4/18/2017

Previous Owner
 MINGO, MARTHA
 25 LEWISTON ROAD
 GRAY ME 04039
 Sale Date: 1/18/2017

Inspection Witnessed By:

X	Date
No./Date	Description
	Date Insp.

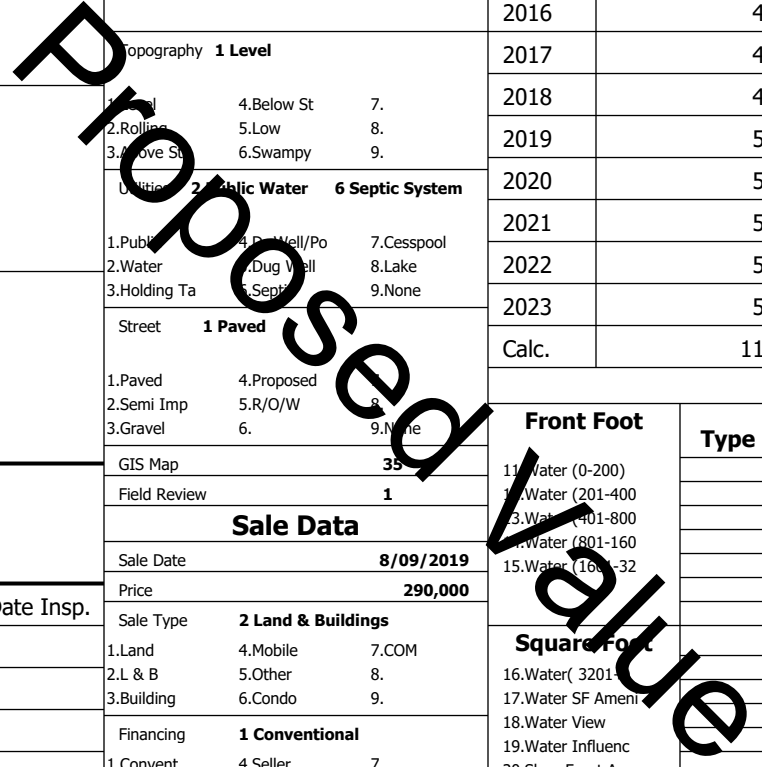
Notes:
 5-24 DR FIELD REVIEW

Gray

Property Data		
Neighborhood	81 Fair-Traffic	
Tree Growth Year	0	
REVIEW	0	
Building Permit	0	
Zone/Land Use	22 Wellhead Protection II	
Secondary Zone		
Topography	1 Level	
1.Well	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.Drill Well/Po	7.Cesspool
2.Water	5.Dug Well	8.Lake
3.Holding Ta	6.Sepic	9.None
Street	1 Paved	
1.Paved	4.Proposed	8.
2.Semi Imp	5.R/O/W	9.
3.Gravel	6.	
GIS Map	35	
Field Review	1	
Sale Data		
Sale Date	8/09/2019	
Price	290,000	
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	42,000	83,730	13,600	112,130
2012	42,000	83,730	13,600	112,130
2013	42,000	83,730	13,600	112,130
2014	42,000	83,730	13,600	112,130
2015	42,000	83,700	14,400	111,300
2016	42,000	83,700	14,400	111,300
2017	42,000	83,700	18,900	106,800
2018	42,000	83,700	0	125,700
2019	53,100	147,800	0	200,900
2020	53,100	147,800	20,000	180,900
2021	53,100	172,400	0	225,500
2022	53,100	172,400	0	225,500
2023	53,100	200,800	0	253,900
Calc.	111,700	265,600	0	377,300

Land Data					
Type	Effective		Influence		Influence Codes
	Frontage	Depth	Factor	Code	
11. Water (0-200)			%		1.Unimproved
12. Water (201-400)			%		2.Excess Frtg
13. Water (401-800)			%		3.Topography
14. Water (801-160)			%		4.Size/Shape
15. Water (1601-32)			%		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
			%	0	36.ANTENNA SITE
			%		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		1.00			



Gray

Map Lot 035-403-034-000

Account 4388

Location 25 LEWISTON RD

Card 1

Of 1

8/05/2024

Building Style 4 Cape Cod	SF Bsmt Living 0	Layout 1 Typical
1.Conv. 5.Garrison 9.NE farm	Fin Bsmt Grade 0 0	1.Typical 4. 7.
2.Ranch 6.Split 10.Colonia	Secondary Heat 0	2.Inadeq 5. 8.
3.R Ranch/ 7.Contemp 11.Cottage	Heat Type 100% 5 Forced Warm Air	3. 6. 9.
4.Cape 8.Log 12.Gambrel	1.HWBB 5.FWA 9.None	Attic 9 None
Dwelling Units 1	2.HWCI 6.Monitor 10.UNH2F	1.1/4 Fin 4.Full Fin 7.
Other Units 0	3.HWRF 7.Electric 11.Geother	2.1/2 Fin 5.FI/Stair 8.
Stories 5 One & 3/4 Story	4.Steam 8.FI/Wall 12.Heat/Co	3.3/4 Fin 6. 9.None
1.1 4.1.5 7.	Cool Type 0% 9 None	Insulation 1 Full
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 1 Clapboard	3.H Pump 6. 9.None	3.Capped 6. 9.None
1.Clapboar 5.Stucco 9.B & B	Kitchen Style 2 Typical	Unfinished % 0%
2.Vin/Al 6.Brick 10.Cemplan	1.Modern 4.Obsolete	Grade & Factor 3 Average 110%
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.C Grade 5.A Grade 8.
Roof Surface 1 Asphalt Shingles	Bath(s) Style 2 Typical Bath(s)	3.E Grade 6.AA Grade 9.Same
1.Asphalt 4.Composit 7.Other	1.Modern 4.Obsolete 7.	SQFT (Footprint) 728
2.Slate 5.Wood 8.	2.Typical 5. 8.	Condition 5 Good
3.Metal 6.Roll Roo 9.	3.Old Type 6. 9.None	1.Poor 2.Avg 7.V G
SF Masonry Trim 0	# Rooms 7	2.Fair 3.Good 8.Exc
SOLAR VOLTAIC 0	# Bedrooms 3	3.Avg- 4.Good 9.Same
OPEN-4- 0	# Full Baths 2	Phys. % Good 0%
Year Built 1951	# Half Baths 0	Funct. % Good 100%
Year Remodeled 2019	# Addn Fixtures 0	Functional Code 9 None
Foundation 1 Concrete	# Fireplaces 1	1.Incomp 4.Delap 5.Layoff
1.Concrete 4.Wood 7.		2.O-Built 5.Bsmt 6.Long term
2.C Block 5.Slab 8.		3.Damage 6.Style 7.None
3.Br/Stone 6.Piers 9.		Econ. % Good 100%
Basement 4 Full Basement		Economic Code None
1.1/4 Bmt 4.Full Bmt 7.		0.None 3.No Power 6.Obsolete
2.1/2 Bmt 5.CrwI 8.		1.Location 4.Generate 9.None
3.3/4 Bmt 6. 9.None		2.Encroach 5.Flood Pl 9.
Bsmt Gar # Cars 0		Entrance Code 5 Estimated
Wet Basement 1 Dry Basement		1.Interior 4.Vacant 7.
1.Dry 4. 7.		2.Refusal 5.Estimate 8.
2.Damp 5. 8.		3.Informed 6. 9.
3.Wet 6. 9.		Information Code 5 Estimate
		1.Owner 4.Agent 7.
		2.Relative 5.Estimate 8.
		3.Tenant 6.Other 9.

Date Inspected 5/17/2024

Additions, Outbuildings & Improvements

Type	Year	Units	Grade	Cond	Phys.	Funct.	Sound Value
22 Encl Frame Porch	0	144	0 0	0	0	100 %	
23 Frame Garage	0	528	0 0	0	0	100 %	
68 Wood Deck	0	80	0 0	0	0	100 %	
24 Frame Shed	2010	120	1 100	4	0	100 %	
89 DH Bsmt Entry	0	1	0 0	0	0	100 %	
68 Wood Deck	2019	144	3 100	4	0	100 %	
						%	%
						%	%
						%	%
						%	%
						%	%

