

LEVASSEUR, MICHAEL P  
 LEVASSEUR, MARY E  
 20 MERRILL ROAD  
 GRAY ME 04039

B28434P25

Previous Owner  
 VANMORRIS, JOHN M, LIFE ESTATE  
 20 MERRILL ROAD

GRAY ME 04039  
 Sale Date: 12/06/2010

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	2 Rolling	
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.	
GIS Map	37	
Field Review	1	
Sale Data		
Sale Date	12/06/2010	
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	47,000	135,334	8,500	173,834
2012	47,000	135,334	8,500	173,834
2013	47,000	135,334	0	182,334
2014	47,000	137,575	8,500	176,075
2015	47,000	137,600	9,000	175,600
2016	47,000	137,600	9,000	175,600
2017	47,000	137,600	13,500	171,100
2018	47,000	137,600	18,000	166,600
2019	64,200	200,600	20,000	244,800
2020	64,200	200,600	20,000	244,800
2021	64,200	200,600	25,000	239,800
2022	64,200	200,600	25,000	239,800
2023	64,200	228,700	25,000	267,900
Calc.	127,800	327,700	25,000	430,500

Inspection Witnessed By:

No./Date	Description	Date Insp.
X		

Notes:  
5/24-FR=DR

Gray

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
Square Foot		Square Feet		Acres	
16. Water ( 3201-			%		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
21. Base Lot	1.84	100	%	0	37. Softwood TG
22. Base Lot Vacan	0.46	100	%	0	38. Mixed Wood TG
23. Base Lot Unpav			%		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
<b>Fract. Acre</b>		<b>Acreege/Sites</b>			
24. Acres to 10					
25. Acres 11-30					
26. Acres 31-50					
27. Acres 51& over					
28. Acres 71 & Ove					
29. Woods (41+)					
		<b>Total Acreage</b>	2.30		

**Gray**

Map Lot 037-039-002-001

Account 2380

Location 20 MERRILL RD

Card 1

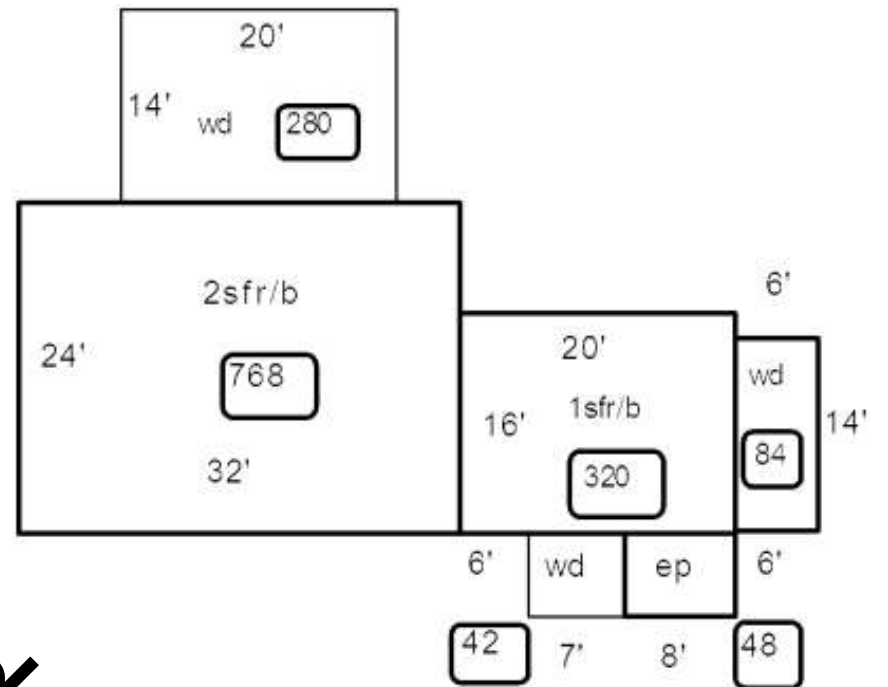
Of 1

8/05/2024

Building Style	<b>10 Colonial</b>		
1.Conv.	5.Garrison	9.NE farm	
2.Ranch	6.Split	10.Colonia	
3.R Ranch/	7.Contemp	11.Cottage	
4.Cape	8.Log	12.Gambrel	
Dwelling Units	<b>1</b>		
Other Units	<b>0</b>		
Stories	<b>2 Two Story</b>		
1.1	4.1.5	7.	
2.2	5.1.75	8.	
3.3	6.2.5	9.	
Exterior Walls	<b>1 Clapboard</b>		
1.Clapboar	5.Stucco	9.B & B	
2.Vin/Al	6.Brick	10.Cemplan	
3.Compos./	7.Stone	11.Concret	
4.Asbestos	8.Wood Shi	12.Wood Bo	
Roof Surface	<b>1 Asphalt Shingles</b>		
1.Asphalt	4.Composit	7.Other	
2.Slate	5.Wood	8.	
3.Metal	6.Roll Roo	9.	
SF Masonry Trim	<b>0</b>		
SOLAR VOLTAIC	<b>0</b>		
OPEN-4-	<b>0</b>		
Year Built	<b>1980</b>		
Year Remodeled	<b>0</b>		
Foundation	<b>1 Concrete</b>		
1.Concrete	4.Wood	7.	
2.C Block	5.Slab	8.	
3.Br/Stone	6.Piers	9.	
Basement	<b>4 Full Basement</b>		
1.1/4 Bmt	4.Full Bmt	7.	
2.1/2 Bmt	5.CrwI	8.	
3.3/4 Bmt	6.	9.None	
Bsmt Gar # Cars	<b>0</b>		
Wet Basement	<b>1 Dry Basement</b>		
1.Dry	4.	7.	
2.Damp	5.	8.	
3.Wet	6.	9.	

SF Bsmt Living	<b>0</b>		
Fin Bsmt Grade	<b>0 0</b>		
Secondary Heat	<b>0</b>		
Heat Type	<b>100% 1 Hot Water BB</b>		
1.HWBB	5.FWA	9.None	
2.HWCI	6.Monitor	10.UNH2F	
3.HWRF	7.Electric	11.Geother	
4.Steam	8.F/Wall	12.Heat/Co	
Cool Type	<b>0% 9 None</b>		
1.Central	4.W&C Air	7.	
2.Evapor	5.	8.	
3.H Pump	6.	9.None	
Kitchen Style	<b>2 Typical</b>		
1.Modern	4.Obsolete	7.	
2.Typical	5.	8.	
3.Old Type	6.	9.None	
Bath(s) Style	<b>2 Typical Bath(s)</b>		
1.Modern	4.Obsolete	7.	
2.Typical	5.	8.	
3.Old Type	6.	9.None	
# Rooms	<b>6</b>		
# Bedrooms	<b>3</b>		
# Full Baths	<b>2</b>		
# Half Baths	<b>0</b>		
# Addn Fixtures	<b>0</b>		
# Fireplaces	<b>0</b>		

Layout	<b>1 Typical</b>		
1.Typical	4.	7.	
2.Inadeq	5.	8.	
3.	6.	9.	
Attic	<b>9 None</b>		
1.1/4 Fin	4.Full Fin	7.	
2.1/2 Fin	5.F/Stair	8.	
3.3/4 Fin	6.	9.None	
Insulation	<b>1 Full</b>		
1.Full	4.Minimal	7.	
2.Heavy	5.	8.	
3.Capped	6.	9.None	
Unfinished %	<b>0%</b>		
Grade & Factor	<b>3 Average 110%</b>		
1.E Grade	4.B Grade	7.SC Grade	
2.C Grade	5.A Grade	8.	
3.Grade	6.AA Grade	9.Same	
SQFT (Footprint)	<b>768</b>		
Condition	<b>4 Average</b>		
1.Poor	4.Avg	7.V G	
2.Fair	5.Avg+	8.Exc	
3.Avg-	6.Good	9.Same	
Phys. % Good	<b>0%</b>		
Funct. % Good	<b>100%</b>		
Functional Code	<b>9 None</b>		
1.Incomp	4.Delap	7.Layoff	
2.O-Built	5.Bsmt	8.Long term	
3.Damage	6.Style	9.None	
Econ. % Good	<b>100%</b>		
Economic Code	<b>None</b>		
0.None	3.No Power	6.Obsolete	
1.Location	4.Generate	9.None	
2.Encroach	5.Flood Pl	9.	
Entrance Code	<b>5 Estimated</b>		
1.Interior	4.Vacant	7.	
2.Refusal	5.Estimate	8.	
3.Informed	6.	9.	
Information Code	<b>5 Estimate</b>		
1.Owner	4.Agent	7.	
2.Relative	5.Estimate	8.	
3.Tenant	6.Other	9.	



Date Inspected 5/23/2024

Additions, Outbuildings & Improvements							
Type	Year	Units	Grade	Cond	Phys.	Funct.	Sound Value
11 1 Story/Basement	1987	320	0 0	0	0	% 100 %	
22 Encl Frame Porch	1987	48	0 0	0	0	% 100 %	
68 Wood Deck	1987	84	0 0	0	0	% 100 %	
68 Wood Deck	1987	42	0 0	0	0	% 100 %	
68 Wood Deck	1998	280	0 0	0	0	% 100 %	
23 Frame Garage	1998	936	3 100	4	0	% 100 %	
24 Frame Shed	1998	160	3 100	4	0	% 100 %	
					%	%	
					%	%	
					%	%	

