

WATSON, ERIN D
99 DEPOT ROAD
GRAY ME 04039

B38762P145

Previous Owner
LJM PROPERTIES LLC
273 SPURWINK AVENUE

CAPE ELIZABETH ME 04107
Sale Date: 10/12/2021

Previous Owner
POWERS, ELIZABETH H
REDPOINT SERVICES LLC
PO BOX 72
JONESBORO ME 04648
Sale Date: 11/24/2020

Previous Owner
MCATEE COMPANY, INC
106 POND RD

NEW GLOUCESTER ME 04260
Sale Date: 6/12/2019

Inspection Witnessed By:

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

Notes:
5/24-FR=DR

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	2 Rolling	
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. 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	37	
Field Review	1	
Sale Data		
Sale Date	10/12/2021	
Price	360,000	
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	1 Buyer	
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	35,970	0	0	35,970
2012	35,970	0	0	35,970
2013	35,970	0	0	35,970
2014	35,970	0	0	35,970
2015	36,000	0	0	36,000
2016	36,000	0	0	36,000
2017	36,000	0	0	36,000
2018	36,000	0	0	36,000
2019	43,600	0	0	43,600
2020	43,600	0	0	43,600
2021	43,600	0	0	43,600
2022	43,600	0	0	43,600
2023	66,100	275,900	0	342,000
Calc.	131,800	377,800	0	509,600

Land Data						
Front Foot	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 (801-1600)				%		4. Size/Shape
15. 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 Amenities				%		31. Blueberry(21 -
18. Water View				%		32. Crop Land
19. Water Influenc				%		33. Pasture
20. ShoreFront A				%		34. Shorefront B
				%		35. Shorefront C
				%		36. ANTENNA SITE
21. Base Lot	21	1.84	100	%	0	37. Softwood TG
22. Base Lot Vacan	24	1.13	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
24. Acres to 10				%		
25. Acres 11-30				%		
26. Acres 31-50				%		
27. Acres 51& over				%		
28. Acres 71 & Ove				%		
29. Woods (41+)				%		
Total Acreage				2.97		

