

VICKERS, REBECCA W
131 DEPOT ROAD
GRAY ME 04039

B40289P175

Previous Owner
MANLEY, JACOB C
131 DEPOT ROAD

GRAY ME 04039
Sale Date: 8/08/2023

Previous Owner
LJM PROPERTIES LLC
15 SCOTT DYER ROAD

CAPE ELIZABETH ME 04107
Sale Date: 2/13/2020

Previous Owner
SERVICES UNLIMITED, INC. D/B/A
THE BUILDING MANAGEMENT CO.
PO BOX 223
MECHANIC FALLS ME 04256
Sale Date: 7/08/2019

Inspection Witnessed By:

X Date

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	4 Below Street
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	8/08/2023	
Price	390,000	
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	13,250	0	0	13,250
2012	13,250	0	0	13,250
2013	13,250	0	0	13,250
2014	13,250	0	0	13,250
2015	13,300	0	0	13,300
2016	13,300	0	0	13,300
2017	13,300	0	0	13,300
2018	13,300	0	0	13,300
2019	32,400	0	0	32,400
2020	32,400	0	0	32,400
2021	50,300	143,900	0	194,200
2022	50,300	148,000	0	198,300
2023	50,300	167,800	0	218,100
Calc.	114,300	251,100	0	365,400

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 (801-1600)			%		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 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	21	0.75	100	0	37. Softwood TG
22. Base Lot Vacan			%		38. Mixed Wood TG
23. Base Lot Unpav			%		39. Hardwood TG
			%		40. Wasteland
24. Acres to 10			%		41. Woodland
25. Acres 11-30			%		42. Mobile Home Si
26. Acres 31-50			%		43. Camp Site
27. Acres 51& over			%		44. Lot Improvemen
28. Acres 71 & Ove			%		45. BA SF - Oce
29. Woods (41+)			%		46. SP Meadow Cond
Total Acreage				0.75	



