

WENTWORTH, DARYL J
 WENTWORTH, KRISTIN G
 85 LAKE AVE
 GRAY ME 04039

B40603P268

Previous Owner
 SOMES, CYNTHIA
 POLIQUIN, JOHN G
 85 LAKE AVENUE
 GRAY ME 04039
 Sale Date: 2/08/2024

Previous Owner
 MCLOON, CYNTHIA SOMES
 POLIQUIN, JOHN G
 85 LAKE AVE
 GRAY ME 04039
 Sale Date: 7/26/2022

Previous Owner
 JOY, JOAN
 JOY, SUSAN
 85 LAKE AVE
 GRAY ME 04039
 Sale Date: 4/22/2011

Inspection Witnessed By:

X	Date	Description	Date Insp.

Notes:

Gray

Property Data			Assessment Record					
Neighborhood	5 Little Sebago		Year	Land	Buildings	Exempt	Total	
Tree Growth Year	0		2011	218,640	156,088	13,600	361,128	
REVIEW	0		2012	218,640	62,245	0	280,885	
Building Permit	0		2013	218,640	177,610	0	396,250	
Zone/Land Use	12 Limited Residential		2014	235,880	181,268	8,500	408,648	
Secondary Zone			2015	235,900	181,300	9,000	408,200	
Topography	2 Rolling	4 Below Street	2016	235,900	181,300	13,500	403,700	
1. Hill	4. Below St	7.	2017	235,900	181,300	18,000	399,200	
2. Rolling	5. Low	8.	2018	416,500	271,600	20,000	668,100	
3. Above St	6. Swampy	9.	2019	416,500	271,600	20,000	668,100	
Utilities	4. Filled Well/Point	6 Septic System	2020	416,500	271,600	25,000	663,100	
1. Public	4. Dug Well/Pool	7. Cesspool	2021	416,500	271,600	25,000	663,100	
2. Water	5. Dug Well	8. Lake	2022	416,500	286,700	25,000	678,200	
3. Holding Tank	6. Septic	9. None	2023	416,500	321,300	25,000	712,800	
Street	3 Gravel		Calc.	832,900	613,800	25,000	1,421,700	
1. Paved	4. Proposed	8.	Land Data					
2. Semi Imp	5. R/O/W	9.	Front Foot	Type	Effective Frontage	Effective Depth	Influence Factor	Influence Code
3. Gravel	6.	9. None	11. Water (0-200)	11	200	000	100 %	0
GIS Map	40		12. Water (201-400)					
Field Review	1		13. Water (401-800)					
Sale Data			14. Water (801-160)					
Sale Date	2/08/2024		15. Water (161-32)					
Price	1,525,000		16. Water (3201)					
Sale Type	2 Land & Buildings		17. Water SF Amen					
1. Land	4. Mobile	7. COM	18. Water View					
2. L & B	5. Other	8.	19. Water Influenc					
3. Building	6. Condo	9.	20. ShoreFront A					
Financing	1 Conventional		Square Foot		Square Feet		Acres	
1. Convent	4. Seller	7.	21. Base Lot	20		0.92	100 %	0
2. FHA/VA	5. Private	8.	22. Base Lot Vacan					
3. Assumed	6. Cash	9. Unknown	23. Base Lot Unpav					
Validity	1 Arms Length Sale		Fract. Acre		Acres/Sites		Total Acreage	
1. Valid	4. Split	7. Multiple	24. Acres to 10					
2. Related	5. Partial	8. Other	25. Acres 11-30					
3. Distress	6. Exempt	9. Estate	26. Acres 31-50					
Verified	5 Public Record		27. Acres 51& over					
1. Buyer	4. Agent	7. Family	28. Acres 71 & Ove					
2. Seller	5. Pub Rec	8. Other	29. Woods (41+)					
3. Lender	6. MLS	9.	Total Acreage		0.92		Influence Codes	
							1. Unimproved	
							2. Excess Frtg	
							3. Topography	
							4. Size/Shape	
							5. Access	
							6. Restriction	
							7. Open Space	
							8. Environmental	
							9. Condo	
							30. Blueberry(1-20	
							31. Blueberry(21 -	
							32. Crop Land	
							33. Pasture	
							34. Shorefront B	
							35. Shorefront C	
							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	



