

COLLINS, ASHLEY
570 BRIDGE STREET
WESTBROOK ME 04092

B40401P255

Previous Owner
GRAY, JESSICA R
106 WEST GRAY RD

GRAY ME 04039
Sale Date: 10/04/2023

Previous Owner
GRAY, JESSICA
GRAY, ALAN
106 WEST GRAY RD
GRAY ME 04039
Sale Date: 2/18/2022

Previous Owner
MECAP, LLC
PO BOX 4787

PORTLAND ME 04112
Sale Date: 10/31/2016

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 | 11 Rural Residential & Agri | |
| Secondary Zone | 12 Limited Res | |
| Topography | 1 Level | |
| 1. Soil | 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 | 43 | |
| Field Review | 1 | |
| Sale Data | | |
| Sale Date | 10/04/2023 | |
| Price | 195,500 | |
| 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 | 3 Distressed 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 | 42,200 | 65,780 | 0 | 107,980 |
| 2012 | 42,200 | 65,780 | 0 | 107,980 |
| 2013 | 42,200 | 65,780 | 0 | 107,980 |
| 2014 | 42,200 | 65,780 | 0 | 107,980 |
| 2015 | 42,200 | 65,800 | 0 | 108,000 |
| 2016 | 42,200 | 65,800 | 0 | 108,000 |
| 2017 | 42,200 | 65,800 | 0 | 108,000 |
| 2018 | 42,200 | 65,800 | 0 | 108,000 |
| 2019 | 59,500 | 99,900 | 0 | 159,400 |
| 2020 | 59,500 | 99,900 | 0 | 159,400 |
| 2021 | 59,500 | 99,900 | 0 | 159,400 |
| 2022 | 59,500 | 99,900 | 0 | 159,400 |
| 2023 | 59,500 | 114,700 | 0 | 174,200 |
| Calc. | 118,800 | 166,300 | 0 | 285,100 |

| 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 |
| | | | % | | 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 |
| Fract. Acre | | Acreage/Sites | | | |
| 21. Base Lot | 21 | 1.84 | 100 | % | 0 |
| 22. Base Lot Vacan | | | | % | |
| 23. Base Lot Unpav | | | | % | |
| Acres | | | | | |
| 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 | | 1.84 | | | |



