

BRAGDON, TOBBY J
 WILCZEK, MICHAEL
 62 YARMOUTH RD
 GRAY ME 04039

B38535P281

Previous Owner
 DULUDE, JENNIFER L
 DELUDE, MATTHEW J
 PO BOX 329
 GRAY ME 04039
 Sale Date: 8/11/2021

Previous Owner
 DUNTON, MARK A
 DUNTON, CARLA T
 63 YARMOUTH RD
 GRAY ME 04039
 Sale Date: 6/03/2016

Inspection Witnessed By:

X Date

No./Date	Description	Date Insp.

Notes:
 5/19/2023 - B40138P273 - .09 acres added to this lot from 044-032-003-000.
 5/24 DR FIELD REVIEW

Gray

Property Data		
Neighborhood	82 Average Location	
Tree Growth Year	0	
REVIEW	0	
Building Permit	0	
Zone/Land Use	18 Medium Density	
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	44	
Field Review	0	
Sale Data		
Sale Date	8/11/2021	
Price	290,000	
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	42,000	74,871	0	116,871
2012	42,000	74,871	0	116,871
2013	42,000	74,871	0	116,871
2014	42,000	76,317	0	118,317
2015	42,000	76,300	0	118,300
2016	42,000	76,300	0	118,300
2017	42,000	80,800	0	122,800
2018	42,000	80,800	0	122,800
2019	60,000	126,100	20,000	166,100
2020	60,000	126,100	20,000	166,100
2021	60,000	126,100	25,000	161,100
2022	60,000	126,100	25,000	161,100
2023	60,000	145,200	0	205,200
Calc.	118,600	219,800	0	338,400

Land Data					
Type	Effective		Influence		Influence Codes
	Frontage	Depth	Factor	Code	
1. Water (0-200)			%		1. Unimproved
2. Water (201-400)			%		2. Excess Frtg
3. Water (401-800)			%		3. Topography
4. Water (801-1600)			%		4. Size/Shape
5. Water (1601-3200)			%		5. Access
6. Water (3201-6400)			%		6. Restriction
7. Water (6401-12800)			%		7. Open Space
8. Water (12801-25600)			%		8. Environmental
9. Water (25601-51200)			%		9. Condo
10. Water (51201-102400)			%		30. Blueberry(1-20
11. Water (102401-204800)			%		31. Blueberry(21 -
12. Water (204801-409600)			%		32. Crop Land
13. Water (409601-819200)			%		33. Pasture
14. Water (819201-1638400)			%		34. Shorefront B
15. Water (1638401-3276800)			%		35. Shorefront C
16. Water (3276801-6553600)			%		36. ANTENNA SITE
17. Water SF Amenities			%		37. Softwood TG
18. Water View			%		38. Mixed Wood TG
19. Water Influenced			%		39. Hardwood TG
20. ShoreFront A			%		40. Wasteland
21. Base Lot	21	1.09	100 %	0	41. Woodland
22. Base Lot Vacant			%		42. Mobile Home Si
23. Base Lot Unpaved			%		43. Camp Site
24. Acres to 10			%		44. Lot Improvemen
25. Acres 11-30			%		45. BA SF - Oce
26. Acres 31-50			%		46. SP Meadow Cond
27. Acres 51& over			%		
28. Acres 71 & Over			%		
29. Woods (41+)			%		
Total Acreage			1.09		



