

LEONARD, ELI
NILES, EMMA
14 HERRICK ROAD
GORHAM ME 04038

B40558P238

Previous Owner
WG HOMES LLC
324 GRAY ROAD

FALMOUTH ME 04105
Sale Date: 1/08/2024

Previous Owner
CARLENE E DURGIN LIVING TRUST
FBO DIANNA RIDLON - SOLE TRUSTEE
4 CHELSEY LANE
GRAY ME 04039
Sale Date: 6/05/2023

Previous Owner
CARLENE E DURGIN LIVING TRUST
67 NORTH RAYMOND RD

GRAY ME 04039
Sale Date: 5/01/2023

Inspection Witnessed By:

X	Date
No./Date	Description
	Date Insp.

Notes:
B40132P81 - 5/17/2023 - Town of Gray release of option to use as a cemetery or burial ground. Option was originally granted in B2738P172.
5/24 DR FIELD REVIEW

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	1 Level	
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.Drill 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	45	
Field Review	0	
Sale Data		
Sale Date	1/08/2024	
Price	544,000	
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	41,580	0	0	41,580
2012	41,580	0	0	41,580
2013	53,580	80,521	0	134,101
2014	37,820	0	0	37,820
2015	37,800	0	0	37,800
2016	37,800	0	0	37,800
2017	37,800	0	0	37,800
2018	37,800	0	0	37,800
2019	48,500	0	0	48,500
2020	42,700	0	0	42,700
2021	42,700	0	0	42,700
2022	42,700	0	0	42,700
2023	47,200	0	0	47,200
Calc.	129,900	430,900	0	560,800

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(11-20
17.Water SF Amenities			%		31.Blueberry(21 - 32)
18.Water View			%		32.Crop Land
19.Water Influenc			%		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		1.84	100 %	0	
22.Base Lot Vacan		0.82	100 %	0	
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		2.66			

