

WALKER, MEGAN M
170 PORTLAND ROAD
GRAY ME 04039

B40140P37

Previous Owner
LANCTOT, JAMES
170 PORTLAND ROAD
UNIT A-1
GRAY ME 04039
Sale Date: 5/22/2023

Previous Owner
O'LEARY, STACI L
PO BOX 701

GRAY ME 04039
Sale Date: 12/31/2020

Inspection Witnessed By:

| X | Date | Description | Date Insp. |
|---|------|-------------|------------|
| | | | |
| | | | |
| | | | |

Notes:
5/24 DR FIELD REVIEW

Gray

| Property Data | | | Assessment Record | | | | | | |
|---|--|--|---------------------------|-------------|------------------|--------------|------------------|-------------|------------------------|
| Neighborhood 81 Fair-Traffic | | | Year | Land | Buildings | Exempt | Total | | |
| Tree Growth Year 0 | | | 2011 | 43,000 | 96,711 | 0 | 139,711 | | |
| REVIEW 0 | | | 2012 | 43,000 | 96,711 | 8,500 | 131,211 | | |
| Building Permit 0 | | | 2013 | 43,000 | 96,711 | 8,500 | 131,211 | | |
| Zone/Land Use 13 Commercial | | | 2014 | 43,000 | 105,368 | 8,500 | 139,868 | | |
| Secondary Zone | | | 2015 | 43,000 | 105,400 | 9,000 | 139,400 | | |
| Topography 2 Rolling | | | 2016 | 43,000 | 105,400 | 9,000 | 139,400 | | |
| 1. Hill 4. Below St 7. | | | 2017 | 43,000 | 105,400 | 13,500 | 134,900 | | |
| 2. Rolling 5. Low 8. | | | 2018 | 43,000 | 105,400 | 18,000 | 130,400 | | |
| 3. Above St 6. Swampy 9. | | | 2019 | 26,700 | 152,900 | 20,000 | 159,600 | | |
| Utilities 2 Public Water 6 Septic System | | | 2020 | 26,700 | 152,900 | 20,000 | 159,600 | | |
| 1. Public 4. Drilled Well/Po 7. Cesspool | | | 2021 | 26,700 | 152,900 | 25,000 | 154,600 | | |
| 2. Water 5. Dug Well 8. Lake | | | 2022 | 26,700 | 152,900 | 0 | 179,600 | | |
| 3. Holding Ta 6. Septic 9. None | | | 2023 | 26,700 | 185,200 | 0 | 211,900 | | |
| Street 1 Paved | | | Calc. | 56,200 | 211,900 | 0 | 268,100 | | |
| 1. Paved 4. Proposed | | | Land Data | | | | | | |
| 2. Semi Imp 5. R/O/W | | | Front Foot | Type | Effective | | Influence | | Influence Codes |
| 3. Gravel 6. 9. None | | | | | Frontage | Depth | Factor | Code | |
| GIS Map 59 | | | 11. Water (0-200) | | | | % | | 1. Unimproved |
| Field Review 0 | | | 12. Water (201-400) | | | | % | | 2. Excess Frtg |
| Sale Data | | | 13. Water (401-800) | | | | % | | 3. Topography |
| Sale Date 5/22/2023 | | | 14. Water (801-160) | | | | % | | 4. Size/Shape |
| Price 315,000 | | | 15. Water (161-32) | | | | % | | 5. Access |
| Sale Type 6 Condominium | | | Square Foot | | | | % | | 6. Restriction |
| 1. Land 4. Mobile 7.COM | | | Square Feet | | | | % | | 7. Open Space |
| 2. L & B 5. Other 8. | | | 16. Water (3201 | | | | % | | 8. Environmental |
| 3. Building 6. Condo 9. | | | 17. Water SF Amen | | | | % | | 9. Condo |
| Financing 1 Conventional | | | 18. Water View | | | | % | | Acres |
| 1. Convent 4. Seller 7. | | | 19. Water Influen | | | | % | | 30. Blueberry(1-20 |
| 2. FHA/VA 5. Private 8. | | | 20. ShoreFront A | | | | % | | 31. Blueberry(21 - |
| 3. Assumed 6. Cash 9. Unknown | | | Fract. Acre | | | | % | | 32. Crop Land |
| Validity 1 Arms Length Sale | | | 21. Base Lot | 21 | 1.00 | 50 | % | 9 | 33. Pasture |
| 1. Valid 4. Split 7. Multiple | | | 22. Base Lot Vacan | 24 | 0.11 | 50 | % | 9 | 34. Shorefront B |
| 2. Related 5. Partial 8. Other | | | 23. Base Lot Unpav | | | | % | | 35. Shorefront C |
| 3. Distress 6. Exempt 9. Estate | | | Acres | | | | % | | 36. ANTENNA SITE |
| Verified 5 Public Record | | | 24. Acres to 10 | | | | % | | 37. Softwood TG |
| 1. Buyer 4. Agent 7. Family | | | 25. Acres 11-30 | | | | % | | 38. Mixed Wood TG |
| 2. Seller 5. Pub Rec 8. Other | | | 26. Acres 31-50 | | | | % | | 39. Hardwood TG |
| 3. Lender 6. MLS 9. | | | 27. Acres 51& over | | | | % | | 40. Wasteland |
| | | | 28. Acres 71 & Ove | | | | % | | 41. Woodland |
| | | | 29. Woods (41+) | | | | % | | 42. Mobile Home Si |
| | | | Total Acreage 1.11 | | | | | | 43. Camp Site |
| | | | | | | | | | 44. Lot Improvemen |
| | | | | | | | | | 45. BA SF - Oce |
| | | | | | | | | | 46. SP Meadow Cond |



