

MCELDOWNEY, CHARLES
MCELDOWNEY, MARJORIE
PO BOX 1731
SEWARD AK 99664

B39978P152

Previous Owner
PLASKET, WHITNEY L
PLASKET, AARON M
41 LAWRENCE RD
GRAY ME 04039
Sale Date: 2/08/2023

Previous Owner
RUTLEDGE, WINIFRED M
41 LAWRENCE RD

GRAY ME 04039
Sale Date: 10/04/2016

Previous Owner
TIBBETTS, CHESTER D
TIBBETTS, LYNN N
41 LAWRENCE RD
GRAY ME 04039
Sale Date: 7/29/2009

Inspection Witnessed By:

X	Date	Date Insp.
No./Date	Description	Date Insp.

Notes:
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	2 Rolling	
1. Well	4. Below St	7.
2. Rolling	5. Low	8.
3. Above St	6. Swampy	9.
Utilities	5. No Well	6. Septic System
1. Public	4. Dry 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	62	
Field Review	1	
Sale Data		
Sale Date	2/08/2023	
Price	370,000	
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	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	47,000	103,734	0	150,734
2012	47,000	103,734	0	150,734
2013	47,000	103,734	0	150,734
2014	47,000	105,143	0	152,143
2015	47,000	105,100	0	152,100
2016	47,000	105,100	0	152,100
2017	47,000	105,100	0	152,100
2018	47,000	105,100	0	152,100
2019	70,500	170,700	0	241,200
2020	70,500	170,700	0	241,200
2021	70,500	170,700	0	241,200
2022	70,500	170,700	25,000	216,200
2023	70,500	196,000	25,000	241,500
Calc.	126,000	175,500	0	301,500

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
21. Base Lot	1.84	100	%	0	37. Softwood TG
22. Base Lot Vacan	0.16	100	%	0	38. Mixed Wood TG
23. Base Lot Unpav			%		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
Total Acreage		2.00			

