

VARELA SANTOS - TENANT IN COMMON, JOSE M  
ECHEVARRIA - TENANT IN COMMON, JOHANNA FELICIANO  
2 NUTHATCH LANE  
GRAY ME 04039

B39532P266

Previous Owner  
DEVINS-SURESH, BRIAN  
DEVINS-SURESH, ABBI  
2 NUTHATCH LANE  
GRAY ME 04039  
Sale Date: 6/28/2022

Previous Owner  
HERMAN, BETH A  
PO BOX 223

GRAY ME 04039  
Sale Date: 7/06/2020

Previous Owner  
LANCASTER, J EMMONS HEIRS  
LANCASTER, BARBARA A P/R  
38 WILBUR AVE  
CRANSTON RI 02920  
Sale Date: 4/13/2016

Inspection Witnessed By:

X	Date	Description	Date Insp.

Notes:  
5/24-FR=DR

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. Hill	4. Below St	7.
2. Rolling	5. Low	8.
3. Above St	6. Swampy	9.
Utilities	4. Filled Well/Point 6 Septic System	
1. Public	4. Drilled Well/Point	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	0	
Sale Data		
Sale Date	6/28/2022	
Price	458,000	
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
2017	36,000	0	0	36,000
2018	36,000	0	0	36,000
2019	73,500	231,200	0	304,700
2020	73,500	231,200	20,000	284,700
2021	73,500	231,200	25,000	279,700
2022	73,500	244,300	0	317,800
2023	73,500	273,700	0	347,200
Calc.	131,900	468,800	0	600,700

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
Front Foot		Square Feet		Acres	
16. Water (3201-6400)			%		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
Total Acreage		2.99			

