

LUDKA, JUSTIN
864 METHODIST ROAD
WESTBROOK ME 04092-3217

B36426P242

Previous Owner
ROBIE HOLDINGS LLC
PO BOX 1508

WINDHAM ME 04062
Sale Date: 2/13/2020

Previous Owner
DURGIN, DAVID; DENNIS; & GEORGE
ROGERS, CYNTHIA
PO BOX 185
GRAY ME 04039
Sale Date: 2/07/2017

Inspection Witnessed By:

X	Date	Date Insp.
No./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	2 Rolling	
1. Well	4. Below St	7.
2. Rolling	5. Low	8.
3. Above St	6. Swampy	9.
1. Public Well/Point	6 Septic System	
1. Public Well/Point	7. Cesspool	
2. Water Dug Well	8. Lake	
3. Holding Tank	9. None	
Street	1 Paved	
1. Paved	4. Proposed	
2. Semi Imp	5. R/O/W	
3. Gravel	6. None	
GIS Map	68	
Field Review	0	
Sale Data		
Sale Date	2/13/2020	
Price	195,000	
Sale Type	1 Land Only	
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	4 Split/Assemblage	
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	10,376	0	0	10,376
2012	10,840	0	0	10,840
2013	10,840	0	0	10,840
2014	10,575	0	0	10,575
2015	11,100	0	0	11,100
2016	10,900	0	0	10,900
2017	14,900	0	0	14,900
2018	72,000	0	0	72,000
2019	122,200	0	0	122,200
2020	81,600	0	0	81,600
2021	165,500	0	0	165,500
2022	165,500	0	0	165,500
2023	170,500	0	0	170,500
Calc.	577,700	886,100	0	1,463,800

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 Influen			%		39. Hardwood TG
20. ShoreFront A			%		40. Wasteland
21. Base Lot			%		41. Woodland
22. Base Lot Vacan			%		42. Mobile Home Si
23. Base Lot Unpav			%		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 & Ove			%		
29. Woods (41+)			%		
Total Acreage 92.44					

