

WESCOTT, NICHOLAS
WESCOTT, ASHLEY
31 JUNIPER LANE
GRAY ME 04039

B37049P301

Previous Owner
CUSHING, LAWRENCE C III
CUSHING, CORINNA M
PO BOX 553
GRAY ME 04039
Sale Date: 8/13/2020

Property Data			Assessment Record				
Neighborhood	82 Average Location		Year	Land	Buildings	Exempt	Total
Tree Growth Year	0		2011	59,700	256,796	0	316,496
REVIEW	0		2012	59,700	256,796	0	316,496
Building Permit	0		2013	59,700	256,796	0	316,496
Zone/Land Use	13 Commercial		2014	59,700	256,796	0	316,496
Secondary Zone	11 Rural Res & Ag		2015	59,700	256,800	0	316,500
Topography	1 Level		2016	59,700	256,800	0	316,500
1. Hill	4. Below St	7.	2017	59,700	256,800	0	316,500
2. Rolling	5. Low	8.	2018	59,700	256,800	0	316,500
3. Above St	6. Swampy	9.	2019	86,800	314,400	0	401,200
Utilities	4. Filled Well/Point		2020	86,800	314,400	0	401,200
1. Public	4. Dug Well/Po	7. Cesspool	2021	90,700	314,400	0	405,100
2. Water	5. Dug Well	8. Lake	2022	86,800	383,100	0	469,900
3. Holding Ta	6. Septic	9. None	2023	86,800	421,000	25,000	482,800
Street	3 Gravel		Calc.	184,900	599,500	25,000	759,400
1. Paved	4. Proposed	8.					
2. Semi Imp	5. R/O/W	9.					
3. Gravel	6.						
GIS Map	69						
Field Review	0						

Inspection Witnessed By:

X	Date
No./Date	Description
	Date Insp.

Notes:
5/24-FR=DR

Gray

Sale Data		
Sale Date	8/13/2020	
Price	490,000	
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.

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
			%		30. Blueberry(1-20
			%		31. Blueberry(21 -
			%		32. Crop Land
			%		33. Pasture
			%		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			Acres/Sites		
21. Base Lot	23	1.84	100	%	0
22. Base Lot Vacan	24	10.00	100	%	0
23. Base Lot Unpav	25	0.89	100	%	0
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			12.73		

Gray

Map Lot 069-035-116-000

Account 2067

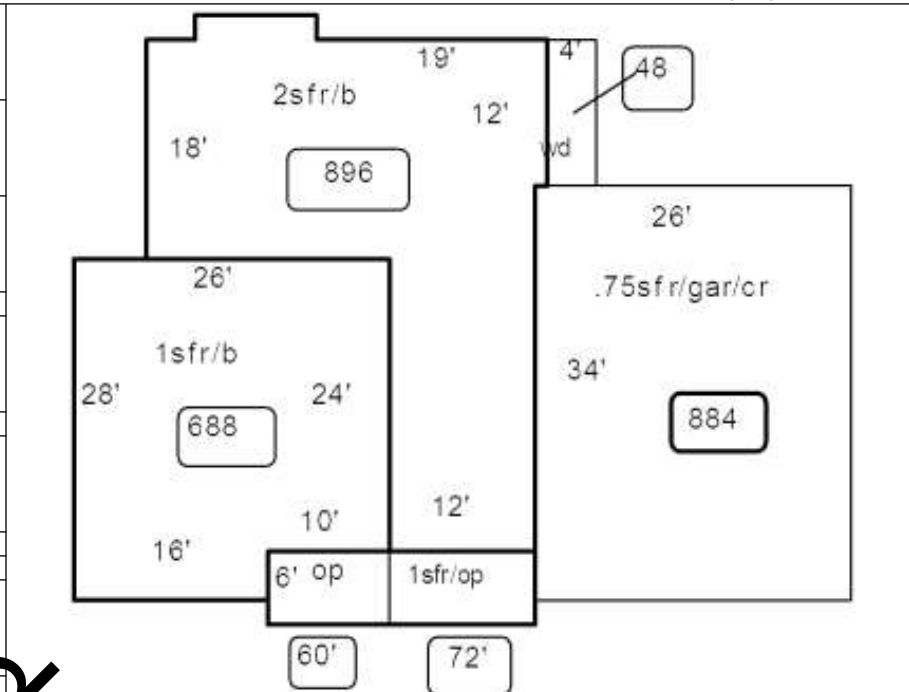
Location 31 JUNIPER LANE

Card 1

Of 1

8/05/2024

Building Style 7 Contemporary	SF Bsmt Living 0	Layout 1 Typical
1.Conv. 5.Garrison 9.NE farm	Fin Bsmt Grade 0 0	1.Typical 4. 7.
2.Ranch 6.Split 10.Colonia	Secondary Heat 0	2.Inadeq 5. 8.
3.R Ranch/ 7.Contemp 11.Cottage	Heat Type 100% 3 Hot Water Radiant	3. 6. 9.
4.Cape 8.Log 12.Gambrel	1.HWBB 5.FWA Floor 9.None	Attic 9 None
Dwelling Units 1	2.HWCI 6.Monitor 10.UNH2F	1.1/4 Fin 4.Full Fin 7.
Other Units 0	3.HWRF 7.Electric 11.Geother	2.1/2 Fin 5.FI/Stair 8.
Stories 2 Two Story	4.Steam 8.FI/Wall 12.Heat/Co	3.3/4 Fin 6. 9.None
1.1 4.1.5 7.	Cool Type 0% 9 None	Insulation 1 Full
2.2 5.1.75 8.	1.Central 4.W&C Air 7.	1.Full 4.Minimal 7.
3.3 6.2.5 9.	2.Evapor 5. 8.	2.Heavy 5. 8.
Exterior Walls 2 Vinyl/Aluminum	3.H Pump 6. 9.None	3.Capped 6. 9.None
1.Clapboar 5.Stucco 9.B & B	Kitchen Style 2 Typical	Unfinished % 0%
2.Vin/Al 6.Brick 10.Cemplan	1.Modern 4.Obsolete	Grade & Factor 4 Good 100%
3.Compos./ 7.Stone 11.Concret	2.Typical 5. 8.	1.E Grade 4.B Grade 7.SC Grade
4.Asbestos 8.Wood Shi 12.Wood Bo	3.Old Type 6. 9.None	2.D Grade 5.A Grade 8.
Roof Surface 1 Asphalt Shingles	Bath(s) Style 2 Typical Bath(s)	3.Grade 6.AA Grade 9.Same
1.Asphalt 4.Composit 7.Other	1.Modern 4.Obsolete 7.	SQFT (Footprint) 896
2.Slate 5.Wood 8.	2.Typical 5. 8.	Foundation 5 Above Average
3.Metal 6.Roll Roo 9.	3.Old Type 6. 9.None	1.Poor 2.Avg 7.V G
SF Masonry Trim 0	# Rooms 6	2.Fair 3.Avg 8.Exc
SOLAR VOLTAIC 0	# Bedrooms 4	3.Avg- 9.Same
OPEN-4- 0	# Full Baths 3	Phys. % Good 0%
Year Built 2004	# Half Baths 0	Funct. % Good 100%
Year Remodeled 0	# Addn Fixtures 1	Functional Code 9 None
Foundation 1 Concrete	# Fireplaces 1	1.Incomp 4.Delap 5.Damage
1.Concrete 4.Wood 7.		2.O-Built 5.Bsmt 6.Long term
2.C Block 5.Slab 8.		3.Damage 6.Style 7.None
3.Br/Stone 6.Piers 9.		Econ. % Good 100%
Basement 4 Full Basement		Economic Code None
1.1/4 Bmt 4.Full Bmt 7.		0.None 3.No Power 6.Obsolete
2.1/2 Bmt 5.Crw1 8.		1.Location 4.Generate 9.None
3.3/4 Bmt 6. 9.None		2.Encroach 5.Flood Pl 9.
Bsmt Gar # Cars 0		Entrance Code 5 Estimated
Wet Basement 1 Dry Basement		1.Interior 4.Vacant 7.
1.Dry 4. 7.		2.Refusal 5.Estimate 8.
2.Damp 5. 8.		3.Informed 6. 9.
3.Wet 6. 9.		Information Code 5 Estimate
		1.Owner 4.Agent 7.
		2.Relative 5.Estimate 8.
		3.Tenant 6.Other 9.



Date Inspected 5/30/2024

Additions, Outbuildings & Improvements							
Type	Year	Units	Grade	Cond	Phys.	Funct.	Sound Value
21 Open Frame	0	60	0 0	0	0	% 100 %	
63 Swimming Pool	2010	336	3 100	4	0	% 100 %	
24 Frame Shed	2010	96	0 100	4	0	% 100 %	
26 1SFr Overhang	0	72	0 0	0	0	% 100 %	
21 Open Frame	0	72	0 0	0	0	% 100 %	
11 1 Story/Basement	0	688	0 0	0	0	% 100 %	
68 Wood Deck	0	48	0 0	0	0	% 100 %	
23 Frame Garage	0	884	0 0	0	0	% 100 %	
80 3/4 St/Garage	0	884	0 0	0	0	% 100 %	



Value