

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

B38843P86

Previous Owner  
 CUSHING, LAWRENCE C III  
 PO BOX 221

MANCHESTER ME 04351  
 Sale Date: 11/01/2021

Previous Owner  
 CUSHING, LAWRENCE C III  
 CUSHING, CORINNA M  
 PO BOX 553  
 GRAY ME 04039  
 Sale Date: 6/16/2021

Inspection Witnessed By:

X \_\_\_\_\_ Date \_\_\_\_\_

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	13 Commercial	
Secondary Zone	11 Rural Res & Ag	
Topography	1 Level	
1. Soil	4. Below St	7.
2. Rolling	5. Low	8.
3. Above St	6. Swampy	9.
Utilities		
1. Public	4. Dr. Well/Po	7. Cesspool
2. Water	5. Dug Well	8. Lake
3. Holding Ta	6. Septic	9. None
Street	3 Gravel	
1. Paved	4. Proposed	8.
2. Semi Imp	5. R/O/W	9.
3. Gravel	6.	9. None
GIS Map	69	
Field Review	0	
Sale Data		
Sale Date	11/01/2021	
Price	25,000	
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	8 Other Non Valid	
1. Valid	4. Split	7. Multiple
2. Related	5. Partial	8. Other
3. Distress	6. Exempt	9. Estate
Verified	1 Buyer	
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
2022	45,400	0	0	45,400
2023	50,400	0	0	50,400
Calc.	100,800	0	0	100,800

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 (801-160)			%		4. Size/Shape
5. Water (1601-32)			%		5. Access
			%		6. Restriction
			%		7. Open Space
			%		8. Environmental
			%		9. Condo
Front 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
22. Base Lot Vacan	1.84	100	%	0	37. Softwood TG
23. Base Lot Unpav	0.13	100	%	0	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		1.97			

Gray

Map Lot 069-035-116-001

Account 5039

Location JUNIPER LANE

Card 1

Of 1

8/05/2024

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



Date Inspected 5/30/2024

Additions, Outbuildings & Improvements							
Type	Year	Units	Grade	Cond	Phys.	Funct.	Sound Value
					%	%	1.One Story Fram
					%	%	2.Two Story Fram
					%	%	3.Three Story Fr
					%	%	4.1 & 1/2 Story
					%	%	5.1 & 3/4 Story
					%	%	6.2 & 1/2 Story
					%	%	21.Open Frame Por
					%	%	22.Encl Frame Por
					%	%	23.Frame Garage
					%	%	24.Frame Shed
					%	%	25.Frame Bay Wind
					%	%	26.1SFr Overhang
					%	%	27.Unfin Basement
					%	%	28.Unfinished Att
					%	%	29.Finished Attic

Proposed Value