

LARRABEE, PATRICIA A
40 SHORE ROAD
GRAY ME 04039

B38295P233

Previous Owner
WENTWORTH, KERRY S (HEIRS)
C/O JEAN RUSSELL
144 SWEETSER ROAD
NORTH YARMOUTH ME 04096
Sale Date: 6/09/2021

Inspection Witnessed By:

X Date

No./Date	Description	Date Insp.

Notes:

Gray

Property Data			Assessment Record						
Neighborhood 4 Forest Lake			Year	Land	Buildings	Exempt	Total		
Tree Growth Year 0			2011	31,500	59,623	0	91,123		
REVIEW 0			2012	31,500	59,623	0	91,123		
Building Permit 0			2013	31,500	59,623	0	91,123		
Zone/Land Use 12 Limited Residential			2014	31,500	59,623	0	91,123		
Secondary Zone 23 Lake District			2015	31,500	59,600	0	91,100		
Topography 1 Level			2016	31,500	59,600	0	91,100		
1. Hill 4. Below St 7.			2017	31,500	62,500	0	94,000		
2. Rolling 5. Low 8.			2018	31,500	62,500	0	94,000		
3. Above St 6. Swampy 9.			2019	58,400	82,000	0	140,400		
Utilities 5 No Well 6 Septic System			2020	58,400	82,000	0	140,400		
1. Public 4. Driv Well/Po 7. Cesspool			2021	58,400	82,000	0	140,400		
2. Water 5. Dug Well 8. Lake			2022	58,400	82,000	0	140,400		
3. Holding Ta 6. Septic 9. None			2023	58,400	91,900	0	150,300		
Street 3 Gravel			Calc.	98,200	112,600	0	210,800		
1. Paved 4. Proposed 8.			Land Data						
2. Semi Imp 5. R/O/W 6.			Front Foot	Type	Effective		Influence		Influence Codes
3. Gravel 6. 9. None					Frontage	Depth	Factor	Code	
GIS Map 73			11. Water (0-200)				%		1. Unimproved
Field Review 1			12. Water (201-400)				%		2. Excess Frtg
Sale Data			13. Water (401-800)				%		3. Topography
Sale Date 6/09/2021			14. Water (801-160)				%		4. Size/Shape
Price 130,000			15. Water (161-320)				%		5. Access
Sale Type 2 Land & Buildings			16. Water (321-640)				%		6. Restriction
1. Land 4. Mobile 7. COM			17. Water SF Amen				%		7. Open Space
2. L & B 5. Other 8.			18. Water View				%		8. Environmental
3. Building 6. Condo 9.			19. Water Influen				%		9. Condo
Financing 9 Unknown			20. ShoreFront A				%		30. Blueberry(1-20
1. Convent 4. Seller 7.			Square Foot	Square Feet					31. Blueberry(21 -
2. FHA/VA 5. Private 8.			21. Base Lot						32. Crop Land
3. Assumed 6. Cash 9. Unknown			22. Base Lot Vacan						33. Pasture
Validity 9 Estate Sale			23. Base Lot Unpav						34. Shorefront B
1. Valid 4. Split 7. Multiple			Acres	Acres/Sites					35. Shorefront C
2. Related 5. Partial 8. Other			24. Acres to 10	23	0.28	100	%	0	36. ANTENNA SITE
3. Distress 6. Exempt 9. Estate			25. Acres 11-30	17	1.00	100	%	0	37. Softwood TG
Verified 5 Public Record			26. Acres 31-50				%		38. Mixed Wood TG
1. Buyer 4. Agent 7. Family			27. Acres 51& over				%		39. Hardwood TG
2. Seller 5. Pub Rec 8. Other			28. Acres 71 & Ove				%		40. Wasteland
3. Lender 6. MLS 9.			29. Woods (41+)				%		41. Woodland
			Total Acreage		0.28				42. Mobile Home Si
									43. Camp Site
									44. Lot Improvemen
									45. BA SF - Oce
									46. SP Meadow Cond



