

MCNEIL, KRISTINE B
3 CHARLONATE DR
GRAY ME 04039

B38747P10

Previous Owner
MORRISON, ARNOLD P
MORRISON, DORIS H
3 CHARLONATE DRIVE
GRAY ME 04039
Sale Date: 10/07/2021

Property Data			Assessment Record				
Neighborhood	83 Avg-Good Location		Year	Land	Buildings	Exempt	Total
Tree Growth Year	0		2011	57,200	114,305	8,500	163,005
REVIEW	0		2012	57,200	114,305	8,500	163,005
Building Permit	0		2013	57,200	114,305	8,500	163,005
Zone/Land Use	11 Rural Residential & Agri		2014	57,200	116,686	8,500	165,386
Secondary Zone			2015	57,200	116,700	9,000	164,900
			2016	57,200	116,700	9,000	164,900
Topography	1 Level		2017	57,200	116,700	13,500	160,400
			2018	57,200	116,700	18,000	155,900
			2019	66,100	139,600	20,000	185,700
			2020	66,100	139,600	20,000	185,700
			2021	68,500	139,600	25,000	183,100
			2022	68,500	139,600	25,000	183,100
			2023	68,500	162,000	0	230,500
			Calc.	145,200	247,700	0	392,900

Proposed Value

Sale Data		
Sale Date	10/07/2021	
Price	349,500	
Sale Type	2 Land & Buildings	
	1.Land	7.COM
	2.L & B	8.
	3.Building	9.
Financing	1 Conventional	
	1.Convent	7.
	2.FHA/VA	8.
	3.Assumed	9.Unknown
Validity	1 Arms Length Sale	
	1.Valid	7.Multiple
	2.Related	8.Other
	3.Distress	9.Estate
Verified	5 Public Record	
	1.Buyer	7.Family
	2.Seller	8.Other
	3.Lender	9.

Front Foot	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 (801-160)				%		4.Size/Shape
15.Water (1601-32)				%		5.Access
				%		6.Restriction
				%		7.Open Space
				%		8.Environmental
				%		9.Condo
Square Foot	Square Feet	Acres/Sites		Acres		
16.Water(3201				%		30.Blueberry(1-20
17.Water SF Amen				%		31.Blueberry(21 -
18.Water View				%		32.Crop Land
19.Water Influenc				%		33.Pasture
20.ShoreFront A				%		34.Shorefront B
				%		35.Shorefront C
21.Base Lot	21	1.84	100	%	0	36.ANTENNA SITE
22.Base Lot Vacan	24	1.16	100	%	0	37.Softwood TG
23.Base Lot Unpav				%		38.Mixed Wood TG
				%		39.Hardwood TG
				%		40.Wasteland
				%		41.Woodland
				%		42.Mobile Home Si
				%		43.Camp Site
				%		44.Lot Improvemen
Total Acreage		3.00				
24.Acres to 10				%		45.BA SF - Oce
25.Acres 11-30				%		46.SP Meadow Cond
26.Acres 31-50				%		
27.Acres 51& over				%		
28.Acres 71 & Ove				%		
29.Woods (41+)				%		

Inspection Witnessed By:

No./Date	Description	Date Insp.
X		

Notes:
5/24- DR FIELD REVIEW

