

DEVINCENTIS, CARL
DEVINCENTIS, KAREN
4517 GARDEN ARBOR WAY
BRADENTON FL 34203

B39579P97

Previous Owner
SEYMOUR, CAMERON
SEYMOUR, KELSEY
320 SHAKER ROAD
GRAY ME 04039
Sale Date: 7/18/2022

Previous Owner
HAMILTON, ALLEN
170 SHAKER ROAD

GRAY ME 04039
Sale Date: 6/24/2020

Previous Owner
LAURITSEN & SON, INC
323 SHAKER RD

GRAY ME 04039
Sale Date: 12/20/2019

Inspection Witnessed By:

X _____ Date _____

No./Date	Description	Date Insp.

Notes:
5/24- DR FIELD REVIEW

Gray

Property Data		
Neighborhood	81 Fair-Traffic	
Tree Growth Year	0	
REVIEW	0	
Building Permit	0	
Zone/Land Use	23 Lake District	
Secondary Zone	12 Limited Res	
Topography	1 Level	
1. Soil	4. Below St	7.
2. Rolling	5. Low	8.
3. Above St	6. Swampy	9.
Utilities	2 Public Water 6 Septic System	
1. Public	4. Dr. Well/Po	7. Cesspool
2. Water	5. Dug Well	8. Lake
3. Holding Ta	6. Septic	9. None
Street	1 Paved	
1. Paved	4. Proposed	8.
2. Semi Imp	5. R/O/W	9.
3. Gravel	6.	9. None
GIS Map	8	
Field Review	1	
Sale Data		
Sale Date	7/18/2022	
Price	415,000	
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.

Assessment Record				
Year	Land	Buildings	Exempt	Total
2011	35,840	18,370	0	54,210
2012	35,840	18,370	0	54,210
2013	35,840	18,370	0	54,210
2014	35,840	18,370	0	54,210
2015	35,800	18,400	0	54,200
2016	35,800	18,400	0	54,200
2017	35,800	18,700	0	54,500
2018	35,800	5,400	0	41,200
2019	52,000	8,100	0	60,100
2020	52,000	8,100	0	60,100
2021	82,000	190,100	0	272,100
2022	82,000	221,600	0	303,600
2023	82,000	245,700	0	327,700
Calc.	162,400	348,000	0	510,400

Land Data						
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 (801-1600)						4. Size/Shape
15. Water (1601-3200)						5. Access
						6. Restriction
						7. Open Space
						8. Environmental
						9. Condo
Square Foot	Square Feet				Acres	30. Blueberry(11-20
16. Water(3201-6400)						31. Blueberry(21 -
17. Water SF Amenities						32. Crop Land
18. Water View						33. Pasture
19. Water Influenc						34. Shorefront B
20. ShoreFront A						35. Shorefront C
Fract. Acre	Acreage/Sites					36. ANTENNA SITE
21. Base Lot	21	0.56	100	%	0	37. Softwood TG
22. Base Lot Vacant	17	1.00	100	%	0	38. Mixed Wood TG
23. Base Lot Unpaved						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		0.56				

