

SOTIR, NICHOLAS V
42 BLUEBERRY LN
GRAY ME 04039

B38202P190

Previous Owner
TARBOX, MATTHEW D
TARBOX, AMY E
11 GARDEN WAY
FALMOUTH ME 04105
Sale Date: 5/17/2021

Inspection Witnessed By:

X _____ Date _____

No./Date	Description	Date Insp.

Notes:
5/24- DR FIELD REVIEW

Gray

Property Data			Assessment Record				
Neighborhood	83 Avg-Good Location		Year	Land	Buildings	Exempt	Total
Tree Growth Year	0		2011	56,000	107,933	0	163,933
REVIEW	0		2012	56,000	107,933	0	163,933
Building Permit	0		2013	56,000	107,933	0	163,933
Zone/Land Use	11 Rural Residential & Agri		2014	56,000	110,180	0	166,180
Secondary Zone			2015	56,000	110,200	0	166,200
Topography	1 Level		2016	56,000	110,200	0	166,200
1. Hill	4. Below St	7.	2017	56,000	110,600	0	166,600
2. Rolling	5. Low	8.	2018	56,000	110,600	0	166,600
3. Above St	6. Swampy	9.	2019	64,900	157,900	0	222,800
Utilities	4. Filled Well/Point 6 Septic System		2020	64,900	157,900	0	222,800
1. Public	4. Driv Well/Po	7. Cesspool	2021	65,000	157,900	0	222,900
2. Water	5. Dug Well	8. Lake	2022	65,000	157,900	0	222,900
3. Holding Ta	6. Septic	9. None	2023	65,000	184,000	0	249,000
Street	1 Paved		Calc.	137,500	269,500	0	407,000
1. Paved	4. Proposed	8.	Land Data				
2. Semi Imp	5. R/O/W	9.	Front Foot	Type	Effective	Influence	Influence
3. Gravel	6.	9. None	11. Water (0-200)	Frontage	Depth	Factor	Codes
GIS Map	9		12. Water (201-400)			%	1. Unimproved
Field Review	1		13. Water (401-800)			%	2. Excess Frtg
Sale Data			14. Water (801-160)			%	3. Topography
Sale Date	5/17/2021		15. Water (161-32)			%	4. Size/Shape
Price	395,000		Square Foot			%	5. Access
Sale Type	2 Land & Buildings		Square Feet			%	6. Restriction
1. Land	4. Mobile	7. COM	16. Water (3201-			%	7. Open Space
2. L & B	5. Other	8.	17. Water SF Amen			%	8. Environmental
3. Building	6. Condo	9.	18. Water View			%	9. Condo
Financing	1 Conventional		19. Water Influen			%	Acres
1. Convent	4. Seller	7.	20. ShoreFront A			%	30. Blueberry(1-20
2. FHA/VA	5. Private	8.	Fract. Acre			%	31. Blueberry(21 -
3. Assumed	6. Cash	9. Unknown	21. Base Lot			%	32. Crop Land
Validity	1 Arms Length Sale		22. Base Lot Vacan			%	33. Pasture
1. Valid	4. Split	7. Multiple	23. Base Lot Unpav			%	34. Shorefront B
2. Related	5. Partial	8. Other	Acres			%	35. Shorefront C
3. Distress	6. Exempt	9. Estate	24. Acres to 10			%	36. ANTENNA SITE
Verified	5 Public Record		25. Acres 11-30			%	37. Softwood TG
1. Buyer	4. Agent	7. Family	26. Acres 31-50			%	38. Mixed Wood TG
2. Seller	5. Pub Rec	8. Other	27. Acres 51& over			%	39. Hardwood TG
3. Lender	6. MLS	9.	28. Acres 71 & Ove			%	40. Wasteland
			29. Woods (41+)			%	41. Woodland
			Total Acreage	1.84			42. Mobile Home Si
							43. Camp Site
							44. Lot Improvemen
							45. BA SF - Oce
							46. SP Meadow Cond



