

SHERWIN, BRUCE
SHERWIN, BRENDA
292 BLANCHARD ROAD
CUMBERLAND ME 04021

B33316P114

Previous Owner
COFFIN, THOMAS
MCCURTIN, JOHN
80 BLUEBERRY LN
GRAY ME 04039
Sale Date: 7/28/2016

Previous Owner
BODNAR, LUCAS J
BODNAR, ERIN L
3758 TIMBERLAND DRIVE
ORANGE PARK FL 32065
Sale Date: 7/17/2009

Inspection Witnessed By:

X	Date
No./Date	Description
	Date Insp.

Notes:
5/24- DR FIELD REVIEW

Gray

Property Data		
Neighborhood	83 Avg-Good Location	
Tree Growth Year	0	
REVIEW	0	
Building Permit	0	
Zone/Land Use	11 Rural Residential & Agri	
Secondary Zone		
Topography	2 Rolling	
1.Well	4.Below St	7.
2.Rolling	5.Low	8.
3.Above St	6.Swampy	9.
Utilities	4. Filled Well/Point 6 Septic System	
1.Public	4.Drain Well/Po	7.Cesspool
2.Water	5.Dug Well	8.Lake
3.Holding Ta	6.Sepic	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	9	
Field Review	1	
Sale Data		
Sale Date	7/28/2016	
Price	210,000	
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	56,500	101,219	0	157,719
2012	56,500	101,219	0	157,719
2013	56,500	101,219	0	157,719
2014	56,500	101,219	0	157,719
2015	56,500	103,700	0	160,200
2016	56,500	103,700	0	160,200
2017	56,500	103,700	0	160,200
2018	56,500	103,700	0	160,200
2019	65,500	159,700	0	225,200
2020	65,500	162,300	0	227,800
2021	65,200	162,300	0	227,500
2022	65,200	162,300	0	227,500
2023	65,200	189,800	0	255,000
Calc.	137,800	262,800	0	400,600

Land Data					
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	
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
21. Base Lot	1.84	100	%	0	37.Softwood TG
22. Base Lot Vacan	0.05	100	%	0	38.Mixed Wood TG
23. Base Lot Unpav			%		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		1.89			

