

BLEASE, OWEN  
HILL, VICTORIA PAIGE  
18 JOHNSON ROAD  
GRAY ME 04039

B40482P236

Previous Owner  
POIRIER - DEVEISES, THOMAS N  
C/O ROBERT A. POIRIER - PERSONAL REPRESENTATIVE  
44 JEFFREY ROAD  
MINOT ME 04258  
Sale Date: 11/16/2023

Previous Owner  
POIRIER, THOMAS N  
45 ARUNDEL ROAD  
RAYMOND ME 04071  
Sale Date: 11/10/2022

RAYMOND ME 04071  
Sale Date: 11/10/2022

Inspection Witnessed By:

X	Date	Date Insp.
No./Date	Description	Date Insp.

Notes:  
10/13/2023 - B40418P214 - 3.09 acres split from this lot to create 011-03-010-002.

Gray

Property Data		
Neighborhood	82 Average Location	
Tree Growth Year	0	
REVIEW	0	
Building Permit	0	
Zone/Land Use	23 Lake District	
Secondary Zone		
Topography	2 Rolling	3 Above Street
1. Hill	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. Dug Well/Po	7. Cesspool
2. Water	5. Dug Well	8. Lake
3. Holding Ta	6. Septic	9. None
Street	3 Gravel	
1. Paved	4. Proposed	8.
2. Semi Imp	5. R/O/W	9.
3. Gravel	6.	9. None
GIS Map	11	
Field Review	0	
Sale Data		
Sale Date	11/16/2023	
Price	426,500	
Sale Type	2 Land & Buildings	
1. Land	4. Mobile	7.COM
2. L & B	5. Other	8.
3. Building	6. Condo	9.
Financing	1 Conventional	
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	80,600	78,087	8,500	150,187		
2012	80,600	78,087	8,500	150,187		
2013	80,600	78,087	8,500	150,187		
2014	80,600	78,087	8,500	150,187		
2015	80,600	78,100	9,000	149,700		
2016	80,600	78,100	9,000	149,700		
2017	80,600	78,100	13,500	145,200		
2018	80,600	78,100	18,000	140,700		
2019	102,700	139,300	20,000	222,000		
2020	102,700	139,300	20,000	222,000		
2021	102,700	139,300	25,000	217,000		
2022	102,700	144,400	25,000	222,100		
2023	102,700	168,400	25,000	246,100		
Calc.	211,600	201,000	0	412,600		
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 (801-160)				%		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
23. Base Lot Unpav	23	1.84	100	%	0	37. Softwood TG
	24	10.00	100	%	0	38. Mixed Wood TG
	25	5.75	100	%	0	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
24. Acres to 10				%		
25. Acres 11-30				%		
26. Acres 31-50				%		
27. Acres 51& over				%		
28. Acres 71 & Ove				%		
29. Woods (41+)				%		
Total Acreage		17.59				

