

RIDEOUT, SANDY L  
48 BIRCHWOOD RD  
GRAY ME 04039

B35956P99

Previous Owner  
WILKINSON, TIMOTHY A  
WILKINSON, MONA F  
PO BOX 1135  
GRAY ME 04039  
Sale Date: 9/06/2019

Previous Owner  
ARCIKOWSKI, NANCY A  
PO BOX 537

GRAY ME 04039  
Sale Date: 9/04/2018

Inspection Witnessed By:

X Date

No./Date	Description	Date Insp.

Notes:

Gray

Property Data		
Neighborhood	5 Little Sebago	
Tree Growth Year	0	
REVIEW	0	
Building Permit	0	
Zone/Land Use	12 Limited Residential	
Secondary Zone		
Topography	2 Rolling	4 Below 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	12	
Field Review	1	
Sale Data		
Sale Date	9/06/2019	
Price	525,000	
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	182,620	93,804	8,500	267,924
2012	182,620	93,804	8,500	267,924
2013	182,620	93,804	8,500	267,924
2014	182,620	96,882	8,500	271,002
2015	182,600	96,900	9,000	270,500
2016	182,600	96,900	9,000	270,500
2017	182,600	96,900	13,500	266,000
2018	182,600	96,900	18,000	261,500
2019	305,900	134,500	20,000	420,400
2020	305,900	134,500	0	440,400
2021	305,900	134,500	25,000	415,400
2022	305,900	134,500	25,000	415,400
2023	305,900	152,500	25,000	433,400
Calc.	611,900	211,300	25,000	798,200

Land Data					
Type	Effective		Influence		Influence Codes
	Frontage	Depth	Factor	Code	
11	140	000	100 %	0	1. Unimproved
					2. Excess Frtg
					3. Topography
					4. Size/Shape
					5. Access
					6. Restriction
					7. Open Space
					8. Environmental
					9. Condo
Front Foot		Square Feet		Acres	
11	140	000			30. Blueberry(1-20
					31. Blueberry(21 -
					32. Crop Land
					33. Pasture
					34. Shorefront B
					35. Shorefront C
					36. ANTENNA SITE
					37. Softwood TG
					38. Mixed Wood TG
					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
20		0.33	100 %	0	
Total Acreage		0.33			

