

ANDREOTTA, IAN T
ANDREOTTA, SARAH
15 AURORA DRIVE
GRAY ME 04039

B37697P56

Previous Owner
MARTIN, STEPHEN P
MARTIN, AMBER K
15 AURORA DR.
GRAY ME 04039
Sale Date: 1/15/2021

Property Data		
Neighborhood	82 Average Location	
Tree Growth Year	0	
REVIEW	2016	
Building Permit	0	
Zone/Land Use	11 Rural Residential & Agri	
Secondary Zone		
Topography	2 Rolling	
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. Driv 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	15	
Field Review	1	
Sale Data		
Sale Date	1/15/2021	
Price	352,500	
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	47,713	140,444	8,500	179,657
2012	47,713	140,444	8,500	179,657
2013	47,713	140,444	8,500	179,657
2014	47,713	140,444	8,500	179,657
2015	47,700	140,400	0	188,100
2016	47,700	142,300	0	190,000
2017	47,700	142,300	0	190,000
2018	47,700	142,300	0	190,000
2019	60,100	187,500	0	247,600
2020	60,100	194,500	0	254,600
2021	60,100	194,500	0	254,600
2022	60,100	195,100	0	255,200
2023	60,100	227,300	0	287,400
Calc.	130,300	317,700	0	448,000

Land Data					
Type	Effective		Influence		Influence Codes
	Frontage	Depth	Factor	Code	
1. Water (0-200)			%		1. Unimproved
2. Water (201-400)			%		2. Excess Frtg
3. Water (401-800)			%		3. Topography
4. Water (801-160)			%		4. Size/Shape
5. 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	1.84	100	%	0	37. Softwood TG
24	1.71	100	%	0	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
Total Acreage		3.55			

Inspection Witnessed By:

No./Date	Description	Date Insp.
X		

Notes:
5/24- DR FIELD REVIEW

