

BENTLEY MAYER PROPERTIES LLC  
135 SHAKER ROAD  
GRAY ME 04039

B40298P135

Previous Owner  
MAYER, SAMUEL  
10 DYER ROAD

RAYMOND ME 04071  
Sale Date: 8/14/2023

Previous Owner  
IRELAND, TERRI  
IRELAND, BRENDA  
46 BOULDER AVE  
KINGSTON NY 12401  
Sale Date: 6/29/2018

Inspection Witnessed By:

X	Date	Description	Date Insp.

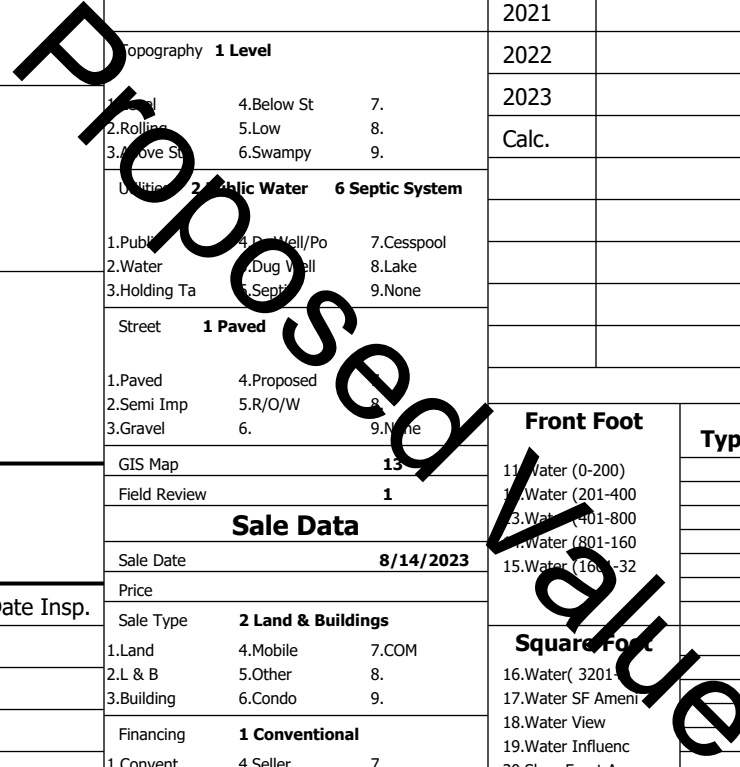
Notes:

Gray

Property Data		
Neighborhood	12 Route 26 Commercial	
Tree Growth Year	0	
REVIEW	c	
Building Permit	0	
Zone/Land Use	11 Rural Residential & Agri	
Secondary Zone		
Topography	1 Level	
1. Soil	4. Below St	7.
2. Rolling	5. Low	8.
3. Above St	6. Swampy	9.
Utilities	2 Public Water 6 Septic System	
1. Public	4. Dr. Well/Po	7. Cesspool
2. Water	5. Dug Well	8. Lake
3. Holding Ta	6. Septic	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	13	
Field Review	1	
Sale Data		
Sale Date	8/14/2023	
Price		
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	2 Related Parties	
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
2012	46,833	46,591	0	93,424
2013	46,800	46,600	0	93,400
2014	46,800	46,600	0	93,400
2018	46,800	46,600	0	93,400
2019	47,300	68,500	0	115,800
2021	47,300	68,500	0	115,800
2022	47,300	94,000	0	141,300
2023	47,300	110,400	0	157,700
Calc.	112,500	144,400	0	256,900

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 (3201-16000)			%		30. Blueberry(11-20
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
			%		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
<b>Total Acreage</b>		0.35			





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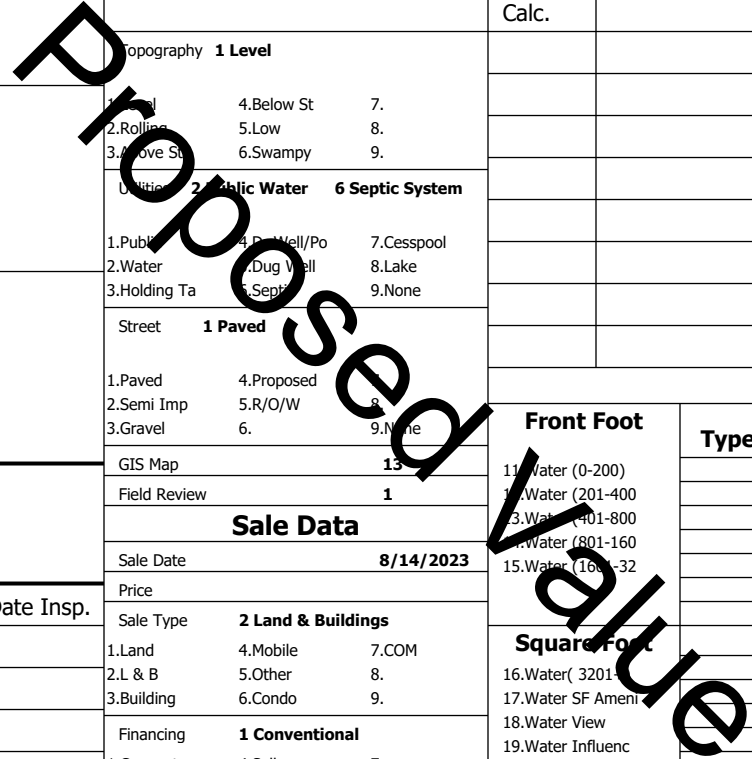
Inspection Witnessed By:

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

Notes:

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Property Data			Assessment Record				
Neighborhood	12 Route 26 Commercial		Year	Land	Buildings	Exempt	Total
Tree Growth Year	0		2018	0	0	0	0
REVIEW	0		2019	0	33,800	0	33,800
Building Permit	0		2021	0	33,800	0	33,800
Zone/Land Use	11 Rural Residential & Agri		2022	0	33,800	0	33,800
Secondary Zone			2023	0	33,800	0	33,800
			Calc.	0	130,700	0	130,700
Topography	1 Level						
1. Soil	4. Below St	7.					
2. Rolling	5. Low	8.					
3. Above St	6. Swampy	9.					
Utilities	2 Public Water 6 Septic System						
1. Public	4. Dr. Well/Po	7. Cesspool					
2. Water	5. Dug Well	8. Lake					
3. Holding Ta	6. Septic	9. None					
Street	1 Paved						
1. Paved	4. Proposed	8.					
2. Semi Imp	5. R/O/W	9.					
3. Gravel	6. None						
GIS Map	13		11. Water (0-200)				
Field Review	1		12. Water (201-400)				
<b>Sale Data</b>			13. Water (401-800)				
Sale Date	8/14/2023		14. Water (801-160)				
Price			15. Water (1601-32)				
Sale Type	2 Land & Buildings		<b>Square Foot</b>		<b>Square Feet</b>		
1. Land	4. Mobile	7. COM	16. Water ( 3201-				
2. L & B	5. Other	8.	17. Water SF Amen				
3. Building	6. Condo	9.	18. Water View				
Financing	1 Conventional		19. Water Influen				
1. Convent	4. Seller	7.	20. ShoreFront A				
2. FHA/VA	5. Private	8.					
3. Assumed	6. Cash	9. Unknown	<b>Fract. Acre</b>		<b>Acreege/Sites</b>		
Validity	2 Related Parties		21. Base Lot				
1. Valid	4. Split	7. Multiple	22. Base Lot Vacan				
2. Related	5. Partial	8. Other	23. Base Lot Unpav				
3. Distress	6. Exempt	9. Estate	<b>Acres</b>				
Verified	5 Public Record		24. Acres to 10				
1. Buyer	4. Agent	7. Family	25. Acres 11-30				
2. Seller	5. Pub Rec	8. Other	26. Acres 31-50				
3. Lender	6. MLS	9.	27. Acres 51& over				
			28. Acres 71 & Ove				
			29. Woods (41+)				
			<b>Total Acreege</b>		0.00		



Type	Effective		Influence		Influence Codes
	Frontage	Depth	Factor	Code	
					1. Unimproved
					2. Excess Frtg
					3. Topography
					4. Size/Shape
					5. Access
					6. Restriction
					7. Open Space
					8. Environmental
					9. Condo
					<b>Acres</b>
					30. Blueberry(1-20
					31. Blueberry(21 -
					32. Crop Land
					33. Pasture
					34. Shorefront B
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					46. SP Meadow Cond

