

NICHOLS, DAVID
37 MAYBERRY ROAD
GRAY ME 04039

B39986P263

Previous Owner
SAWYER, NANCY E
37 MAYBERRY ROAD

GRAY ME 04039
Sale Date: 2/14/2023

Property Data		
Neighborhood	2 Crystal Lake 1	
Tree Growth Year	0	
REVIEW	0	
Building Permit	0	
Zone/Land Use	12 Limited Residential	
Secondary Zone	23 Lake District	
Topography	2 Rolling	3 Above Street
1. Hill	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.	
GIS Map	13	
Field Review	1	
Sale Data		
Sale Date	2/14/2023	
Price	193,900	
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	59,133	38,854	8,500	89,487
2012	59,133	38,854	8,500	89,487
2013	59,133	38,854	8,500	89,487
2014	59,133	38,854	8,500	89,487
2015	59,100	38,900	9,000	89,000
2016	59,100	38,900	9,000	89,000
2017	59,100	38,900	13,500	84,500
2018	59,100	38,900	18,000	80,000
2019	45,700	53,000	20,000	78,700
2020	45,700	53,000	20,000	78,700
2021	45,700	53,000	25,000	73,700
2022	45,700	53,000	25,000	73,700
2023	45,700	64,700	25,000	85,400
Calc.	91,400	73,500	0	164,900

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 (801-1600)			%		4. Size/Shape
5. Water (1601-3200)			%		5. Access
			%		6. Restriction
			%		7. Open Space
			%		8. Environmental
			%		9. Condo
Square Foot		Square Feet		Acres	
16. Water (3201-6400)			%		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
			%		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
Fract. Acre		Acreage/Sites			
21. Base Lot	21	0.62	100	%	0
22. Base Lot Vacan				%	
23. Base Lot Unpav				%	
Acres					
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		0.62			

Inspection Witnessed By:

X	Date
No./Date	Description
	Date Insp.

Notes:

Gray



