

DALBECK, NICHOLAS
TURCOTTE, LAKEN
109 JOHNSON ROAD
GRAY ME 04039

B39601P102

Previous Owner
PROFENNO, PETER J
PROFENNO, DENA A
109 JOHNSON ROAD
GRAY ME 04039

Sale Date: 7/26/2022

Previous Owner
SCHIAVI HOMES LTD LIABILITY CO
756 MAIN ST

OXFORD ME 04270

Sale Date: 9/05/2017

Inspection Witnessed By:

X

Date

No./Date	Description	Date Insp.

Notes:

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	
1. Well	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. Drilled 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	0	
Field Review	1	
Sale Data		
Sale Date	7/26/2022	
Price	440,000	
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
2018	37,000	0	0	37,000
2019	61,500	184,100	0	245,600
2020	61,500	184,100	0	245,600
2021	61,500	184,100	0	245,600
2022	61,500	184,100	0	245,600
2023	61,500	208,000	0	269,500
Calc.	133,000	282,000	0	415,000

Land Data					
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
Front Foot		Square Feet		Acres	
11. Water (0-200)					30. Blueberry(1-20
12. Water (201-400)					31. Blueberry(21 -
13. Water (401-800)					32. Crop Land
14. Water (801-1600)					33. Pasture
15. Water (1601-3200)					34. Shorefront B
16. Water (3201-6400)					35. Shorefront C
17. Water SF Amenities					36. ANTENNA SITE
18. Water View					37. Softwood TG
19. Water Influence					38. Mixed Wood TG
20. ShoreFront A					39. Hardwood TG
21. Base Lot					40. Wasteland
22. Base Lot Vacant					41. Woodland
23. Base Lot Unpaved					42. Mobile Home Si
24. Acres to 10					43. Camp Site
25. Acres 11-30					44. Lot Improvemen
26. Acres 31-50					45. BA SF - Oce
27. Acres 51& over					46. SP Meadow Cond
28. Acres 71 & Over					
29. Woods (41+)					
Total Acreage		4.01			

