

VALCOURT, SCOTT A
VALCOURT, MICHELLE M
231 SHAKER ROAD
GRAY ME 04039

B37534P59

Previous Owner
JOHNSON, HAROLD E JR
PICARD, NORMAND A
231 SHAKER RD
GRAY ME 04039
Sale Date: 12/07/2020

Inspection Witnessed By:

X _____ Date _____

No./Date	Description	Date Insp.

Notes:
5/24 DR FIELD REVIEW

Gray

Property Data		
Neighborhood	81 Fair-Traffic	
Tree Growth Year	0	
REVIEW	0	
Building Permit	0	
Zone/Land Use	11 Rural Residential & Agri	
Secondary Zone	24 Resource Protection	
Topography	1 Level	3 Above Street
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	19	
Field Review	1	
Sale Data		
Sale Date	12/07/2020	
Price	563,000	
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	64,000	180,889	8,500	236,389
2012	64,000	180,889	8,500	236,389
2013	64,000	180,889	8,500	236,389
2014	64,000	187,229	8,500	242,729
2015	64,000	187,200	9,000	242,200
2016	64,000	187,200	9,000	242,200
2017	64,000	187,200	13,500	237,700
2018	64,000	187,200	18,000	233,200
2019	114,300	292,900	20,000	387,200
2020	114,300	292,900	20,000	387,200
2021	114,300	292,900	25,000	382,200
2022	114,300	320,100	25,000	409,400
2023	114,300	352,700	25,000	442,000
Calc.	213,200	556,800	25,000	745,000

Land Data						
Front Foot	Type	Effective		Influence		Influence Codes
		Frontage	Depth	Factor	Code	
11. Water (0-200)				%		1. Unimproved
12. Water (201-400)				%		2. Excess Frtg
13. Water (401-800)				%		3. Topography
14. Water (801-1600)				%		4. Size/Shape
15. 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(11-20
17. Water SF Amenities				%		31. Blueberry(21 -
18. Water View				%		32. Crop Land
19. Water Influenc				%		33. Pasture
20. ShoreFront A				%		34. Shorefront B
				%		35. Shorefront C
Fract. Acre	Acreage/Sites				Acres	
21. Base Lot	21	1.84	100	%	0	36. ANTENNA SITE
22. Base Lot Vacan	24	10.00	100	%	0	37. Softwood TG
23. Base Lot Unpav	25	7.16	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		19.00				



