

MCCLINTOCK, ROBERT JOHN
MCCLINTOCK, IBONNE KATTYUSHKA
19 FAIRVIEW AVENUE
GRAY ME 04039

B39093P111

Previous Owner
BEHRMAN, CADE T
BEHRMAN, LEAH MARIEL R
19 FAIRVIEW AVE
GRAY ME 04039
Sale Date: 1/18/2022

Previous Owner
DAVIS, LARRY A
DAVIS, HELEN N
19 FAIRVIEW AVE
GRAY ME 04039
Sale Date: 8/14/2019

Inspection Witnessed By:

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

Notes:
5/24 DR FIELD REVIEW

Gray

Property Data		
Neighborhood	83 Avg-Good Location	
Tree Growth Year	0	
REVIEW	0	
Building Permit	0	
Zone/Land Use	11 Rural Residential & Agri	
Secondary Zone		
Topography	1 Level	
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. Dug 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	20	
Field Review	1	
Sale Data		
Sale Date	1/18/2022	
Price	475,000	
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	57,200	118,439	0	175,639
2012	57,200	118,439	0	175,639
2013	57,200	118,439	0	175,639
2014	57,200	122,184	0	179,384
2015	57,200	122,200	0	179,400
2016	57,200	122,200	0	179,400
2017	57,200	122,200	0	179,400
2018	57,200	133,800	23,400	167,600
2019	66,100	199,800	26,000	239,900
2020	66,100	199,800	26,000	239,900
2021	65,200	211,400	0	276,600
2022	65,200	217,900	31,000	252,100
2023	65,200	246,900	0	312,100
Calc.	138,000	324,900	0	462,900

Land Data					
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 (801-160)			%		4. Size/Shape
15. 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
21. Base Lot	21	1.84	100 %	0	37. Softwood TG
22. Base Lot Vacan	24	0.07	100 %	0	38. Mixed Wood TG
23. Base Lot Unpav			%		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		Total Acreage 1.91	
24. Acres to 10					
25. Acres 11-30					
26. Acres 31-50					
27. Acres 51& over					
28. Acres 71 & Ove					
29. Woods (41+)					

