

ANDERSON, GARENCE
25 FAIRVIEW AVE
GRAY ME 04039

B34863P321 B36358P58

Previous Owner
BOSSE, SHERRI L
BOSSE, PAUL
32 WILDWOOD LANE
GRAY ME 04039
Sale Date: 1/21/2020

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BOSSE, PAUL
32 WILDWOOD LANE
GRAY ME 04039
Sale Date: 1/21/2020

Previous Owner
PHINNEY, JANICE F (DEVEISEES)
C/O TIMOTHY J. PHINNEY - PERSONAL REP
PO BOX 32
GRAY ME 04039
Sale Date: 5/25/2018

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	25 Stream Protection	
Topography	2 Rolling	
1. Valid	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. Driv 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	1/21/2020	
Price	226,490	
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	50,000	82,259	13,600	118,659	
2012	50,000	82,259	13,600	118,659	
2013	50,000	82,259	13,600	118,659	
2014	50,000	82,259	13,600	118,659	
2015	50,000	82,300	14,400	117,900	
2016	50,000	82,300	14,400	117,900	
2017	50,000	82,300	18,900	113,400	
2018	50,000	82,300	23,400	108,900	
2019	74,500	124,400	0	198,900	
2020	74,500	124,400	0	198,900	
2021	65,000	124,400	0	189,400	
2022	65,000	124,400	0	189,400	
2023	65,000	141,800	25,000	181,800	
Calc.	137,500	206,300	25,000	318,800	

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
Front 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
			%		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		Acres/Sites			
21. Base Lot	21	1.84	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		1.84			

