

VILLACCI, NICHOLAS H
VILLACCI, KELLY M
6 GANEM AVENUE
GRAY ME 04039

B33370P204

Previous Owner
BURNELL, WALTER E
PO BOX 235

GRAY ME 04039
Sale Date: 8/17/2016

Inspection Witnessed By:

X	Date
No./Date	Description
	Date Insp.

Notes:
E-911 Address changed from 179 Shaker Road to 6 Ganem Ave due to shared driveway . 5/24 DR FIELD REVIEW

Gray

Property Data		
Neighborhood	82 Average Location	
Tree Growth Year	0	
REVIEW	0	
Building Permit	0	
Zone/Land Use	11 Rural Residential & Agri	
Secondary Zone		
Topography	1 Level	
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.	9. None
GIS Map	26	
Field Review	1	
Sale Data		
Sale Date	8/17/2016	
Price	255,000	
Sale Type	2 Land & Buildings	
1. Land	4. Mobile	7. COM
2. L & B	5. Other	8.
3. Building	6. Condo	9.
Financing	9 Unknown	
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	55,000	179,590	8,500	226,090
2012	55,000	179,590	8,500	226,090
2013	55,000	195,103	8,500	241,603
2014	55,000	197,624	8,500	244,124
2015	55,000	197,600	9,000	243,600
2016	55,000	197,600	9,000	243,600
2017	55,000	197,600	13,500	239,100
2018	46,300	197,600	18,000	225,900
2019	70,000	216,900	20,000	266,900
2020	70,000	216,900	20,000	266,900
2021	70,000	216,900	25,000	261,900
2022	70,000	216,900	25,000	261,900
2023	70,000	236,000	25,000	281,000
Calc.	125,100	433,600	25,000	533,700

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
			%		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
Total Acreage			1.85		

