

JOHNSTON, CATHERINE L
76 DEER ACRES RD
RAYMOND ME 04071

B38384P254

Previous Owner
JOHNSTON, GARY R
JOHNSTON, CATHERINE
86 HOLIDAY DRIVE
PORTLAND ME 04103
Sale Date: 12/13/2021

Previous Owner
ASH, ANDREW JR
PO BOX 752

RANGELEY ME 04970
Sale Date: 7/01/2021

Inspection Witnessed By:

X	Date	Description	Date Insp.

Notes:

Property is a Single Family with an Inlaw Apartment (240sf addition).
5/24 DR FIELD REVIEW

Gray

Property Data			Assessment Record						
Neighborhood 83 Avg-Good Location			Year	Land	Buildings	Exempt	Total		
Tree Growth Year 0			2011	35,000	89,740	0	124,740		
REVIEW 0			2012	35,000	89,740	0	124,740		
Building Permit 0			2013	35,000	89,740	0	124,740		
Zone/Land Use 11 Rural Residential & Agri			2014	35,000	89,740	0	124,740		
Secondary Zone			2015	35,000	89,700	0	124,700		
Topography 1 Level			2016	35,000	89,700	0	124,700		
1. Well 4. Below St 7.			2017	35,000	89,700	0	124,700		
2. Rolling 5. Low 8.			2018	35,000	89,700	0	124,700		
3. Above St 6. Swampy 9.			2019	57,100	134,000	0	191,100		
Utilities 2 Public Water 6 Septic System			2020	57,100	134,000	0	191,100		
1. Public 4. Dr. Well/Po 7. Cesspool			2021	57,100	134,000	0	191,100		
2. Water 5. Dug Well 8. Lake			2022	57,100	178,600	0	235,700		
3. Holding Ta 6. Septic 9. None			2023	57,100	202,000	0	259,100		
Street 1 Paved			Calc.	120,700	306,800	0	427,500		
1. Paved 4. Proposed			Land Data						
2. Semi Imp 5. R/O/W			Front Foot	Type	Effective		Influence		Influence Codes
3. Gravel 6. None					Frontage	Depth	Factor	Code	
GIS Map 27			11. Water (0-200)				%		1. Unimproved
Field Review 1			12. Water (201-400)				%		2. Excess Frtg
Sale Data			13. Water (401-800)				%		3. Topography
Sale Date 7/01/2021			14. Water (801-160)				%		4. Size/Shape
Price 300,000			15. Water (161-32)				%		5. Access
Sale Type 2 Land & Buildings			Square Foot				%		6. Restriction
1. Land 4. Mobile 7. COM			Square Feet				%		7. Open Space
2. L & B 5. Other 8.			16. Water (3201-				%		8. Environmental
3. Building 6. Condo 9.			17. Water SF Amen				%		9. Condo
Financing 1 Conventional			18. Water View				%		Acres
1. Convent 4. Seller 7.			19. Water Influen				%		30. Blueberry(1-20
2. FHA/VA 5. Private 8.			20. ShoreFront A				%		31. Blueberry(21 -
3. Assumed 6. Cash 9. Unknown			Fract. Acre				%		32. Crop Land
Validity 1 Arms Length Sale			21. Base Lot	21	0.50	100	%	0	33. Pasture
1. Valid 4. Split 7. Multiple			22. Base Lot Vacan				%		34. Shorefront B
2. Related 5. Partial 8. Other			23. Base Lot Unpav				%		35. Shorefront C
3. Distress 6. Exempt 9. Estate			Acres				%		36. ANTENNA SITE
Verified 1 Buyer			24. Acres to 10				%		37. Softwood TG
1. Buyer 4. Agent 7. Family			25. Acres 11-30				%		38. Mixed Wood TG
2. Seller 5. Pub Rec 8. Other			26. Acres 31-50				%		39. Hardwood TG
3. Lender 6. MLS 9.			27. Acres 51& over				%		40. Wasteland
			28. Acres 71 & Ove				%		41. Woodland
			29. Woods (41+)				%		42. Mobile Home Si
			Total Acreage		0.50				43. Camp Site
									44. Lot Improvemen
									45. BA SF - Oce
									46. SP Meadow Cond



