

STARKWEATHER, MORGAN L
 O'BRION, DANIEL JOSEPH
 8 MAGNOLIA DRIVE
 GRAY ME 04039

B39381P44

Previous Owner
 BOUCHER, STEFANIE M
 BOUCHER, JOSHUA M
 8 MAGNOLIA DRIVE
 Gray ME 04039
 Sale Date: 4/28/2022

Previous Owner
 MAY MEADOW BUILDERS INC
 PO BOX 1776
 GRAY ME 04039
 Sale Date: 1/30/2017

Inspection Witnessed By:

X Date

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	2 Rolling	
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	36	
Field Review	1	
Sale Data		
Sale Date	4/28/2022	
Price	455,000	
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	41,200	0	0	41,200
2012	41,200	0	0	41,200
2013	41,200	0	0	41,200
2014	41,200	0	0	41,200
2015	41,200	0	0	41,200
2016	41,200	0	0	41,200
2017	41,200	0	0	41,200
2018	59,200	146,900	0	206,100
2019	76,800	191,200	0	268,000
2020	76,800	191,200	0	268,000
2021	76,800	191,200	0	268,000
2022	76,800	207,200	0	284,000
2023	76,800	231,100	0	307,900
Calc.	130,200	303,600	0	433,800

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 (801-160)				%		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-				%		
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
Fract. Acre	Acreage/Sites					Acres
21. Base Lot	21		1.00	100 %	0	
22. Base Lot Vacan	24		0.12	100 %	0	37. Softwood TG
23. Base Lot Unpav				%		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		1.12				

