

WILBUR, FRANCINE M
7 ROMAN WOODS RD
GRAY ME 04039

B39169P121

Previous Owner
DEHART, PAUL T JR
7 ROMAN WOODS WAY

GRAY ME 04039
Sale Date: 2/11/2022

Previous Owner
DEHART, PAUL T JR
COHLBISI, NEAL J & KAREN L
7 ROMAN WOODS WAY
GRAY ME 04039
Sale Date: 1/15/2019

Inspection Witnessed By:

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

Notes:
5/24 DR FIELD REVIEW

Gray

Property Data			Assessment Record						
Neighborhood 82 Average Location			Year	Land	Buildings	Exempt	Total		
Tree Growth Year 0			2011	46,350	223,232	0	269,582		
REVIEW 0			2012	46,350	223,232	0	269,582		
Building Permit 0			2013	46,350	223,232	0	269,582		
Zone/Land Use 11 Rural Residential & Agri			2014	46,350	225,537	0	271,887		
Secondary Zone			2015	46,400	225,500	0	271,900		
Topography 1 Level			2016	46,400	225,500	0	271,900		
1. Hill 4. Below St 7.			2017	46,400	240,700	0	287,100		
2. Rolling 5. Low 8.			2018	46,400	240,700	0	287,100		
3. Above St 6. Swampy 9.			2019	49,600	277,700	20,000	307,300		
Utilities 4. Filled Well/Point 6 Septic System			2020	49,600	277,700	20,000	307,300		
1. Public 4. Dug Well/Po 7. Cesspool			2021	49,600	277,700	25,000	302,300		
2. Water 5. Dug Well 8. Lake			2022	49,600	298,700	25,000	323,300		
3. Holding Ta 6. Septic 9. None			2023	49,600	354,700	0	404,300		
Street 3 Gravel			Calc.	120,200	560,800	0	681,000		
1. Paved 4. Proposed 8.			Land Data						
2. Semi Imp 5. R/O/W 6.			Front Foot	Type	Effective		Influence		Influence Codes
3. Gravel 6. 9. None					Frontage	Depth	Factor	Code	
GIS Map 28			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 2/11/2022			14. Water (801-160)				%		4. Size/Shape
Price 600,000			15. Water (161-32)				%		5. Access
Sale Type 2 Land & Buildings			16. Water (3201-4)				%		6. Restriction
1. Land 4. Mobile 7. COM			17. Water SF Amen				%		7. Open Space
2. L & B 5. Other 8.			18. Water View				%		8. Environmental
3. Building 6. Condo 9.			19. Water Influenc				%		9. Condo
Financing 1 Conventional			20. ShoreFront A				%		30. Blueberry(1-20
1. Convent 4. Seller 7.			Square Foot	Square Feet					31. Blueberry(21 -
2. FHA/VA 5. Private 8.			21. Base Lot						32. Crop Land
3. Assumed 6. Cash 9. Unknown			22. Base Lot Vacan						33. Pasture
Validity 1 Arms Length Sale			23. Base Lot Unpav						34. Shorefront B
1. Valid 4. Split 7. Multiple			Acres	Acres/Sites					35. Shorefront C
2. Related 5. Partial 8. Other			24. Acres to 10	23	1.84	100	%	0	36. ANTENNA SITE
3. Distress 6. Exempt 9. Estate			25. Acres 11-30	24	0.03	100	%	0	37. Softwood TG
Verified 5 Public Record			26. Acres 31-50				%		38. Mixed Wood TG
1. Buyer 4. Agent 7. Family			27. Acres 51& over				%		39. Hardwood TG
2. Seller 5. Pub Rec 8. Other			28. Acres 71 & Ove				%		40. Wasteland
3. Lender 6. MLS 9.			29. Woods (41+)				%		41. Woodland
			Total Acreage		1.87				42. Mobile Home Si
									43. Camp Site
									44. Lot Improvemen
									45. BA SF - Oce
									46. SP Meadow Cond



