

O'ROURKE, JOSEPH W  
PLANTE, SHELLY C  
203 MOUNTAIN VIEW RD  
GRAY ME 04039

B39446P199

Previous Owner  
CROUANAS, ZACKARY B  
CROUANAS, AUDRIE K  
203 MOUNTAIN VIEW RD  
GRAY ME 04039  
Sale Date: 5/24/2022

Inspection Witnessed By:

X \_\_\_\_\_ Date \_\_\_\_\_

No./Date	Description	Date Insp.

Notes:

Gray

Property Data			Assessment Record							
Neighborhood <b>5 Little Sebago</b>			Year	Land	Buildings	Exempt	Total			
Tree Growth Year <b>0</b>			2011	32,760	33,122	8,500	57,382			
REVIEW <b>0</b>			2012	32,760	33,122	8,500	57,382			
Building Permit <b>0</b>			2013	32,760	33,122	8,500	57,382			
Zone/Land Use <b>12 Limited Residential</b>			2014	32,760	33,122	8,500	57,382			
Secondary Zone <b>23 Lake District</b>			2015	62,800	14,200	9,000	68,000			
Topography <b>1 Level</b>			2016	62,800	128,000	0	190,800			
1. Hill 4. Below St 7.			2017	62,800	128,000	0	190,800			
2. Rolling 5. Low 8.			2018	62,800	128,000	0	190,800			
3. Above St 6. Swampy 9.			2019	101,700	157,300	0	259,000			
Utilities <b>4 Filled Well/Point</b> <b>6 Septic System</b>			2020	101,700	157,300	0	259,000			
1. Public 4. Driv Well/Po 7. Cesspool			2021	101,700	157,300	0	259,000			
2. Water 5. Dug Well 8. Lake			2022	101,700	157,300	0	259,000			
3. Holding Ta 6. Septic 9. None			2023	101,700	186,100	0	287,800			
Street <b>1 Paved</b>			Calc.	274,400	246,200	0	520,600			
1. Paved 4. Proposed			<b>Land Data</b>							
2. Semi Imp 5. R/O/W			<b>Front Foot</b>	<b>Type</b>	<b>Effective</b>		<b>Influence</b>		<b>Influence Codes</b>	
3. Gravel 6. None					<b>Frontage</b>	<b>Depth</b>	<b>Factor</b>	<b>Code</b>		
GIS Map <b>40</b>			11. Water (0-200)				%		1. Unimproved	
Field Review <b>1</b>			12. Water (201-400)				%		2. Excess Frtg	
<b>Sale Data</b>			13. Water (401-800)				%		3. Topography	
Sale Date <b>5/24/2022</b>			14. Water (801-160)				%		4. Size/Shape	
Price <b>625,000</b>			15. Water (161-32)				%		5. Access	
Sale Type <b>2 Land &amp; Buildings</b>			<b>Square Foot</b>				%		6. Restriction	
1. Land 4. Mobile 7. COM							%		7. Open Space	
2. L & B 5. Other 8.			<b>Square Feet</b>				%		8. Environmental	
3. Building 6. Condo 9.							%		9. Condo	
Financing <b>1 Conventional</b>			<b>Fract. Acre</b>				%		<b>Acres</b>	
1. Convent 4. Seller 7.			21. Base Lot	21	0.34	120	%	8	30. Blueberry(1-20	
2. FHA/VA 5. Private 8.			22. Base Lot Vacan	17	1.00	100	%	0	31. Blueberry(21 -	
3. Assumed 6. Cash 9. Unknown			23. Base Lot Unpav				%		32. Crop Land	
Validity <b>1 Arms Length Sale</b>			<b>Acres</b>				%		33. Pasture	
1. Valid 4. Split 7. Multiple			24. Acres to 10				%		34. Shorefront B	
2. Related 5. Partial 8. Other			25. Acres 11-30				%		35. Shorefront C	
3. Distress 6. Exempt 9. Estate			26. Acres 31-50				%		36. ANTENNA SITE	
Verified <b>5 Public Record</b>			27. Acres 51& over				%		37. Softwood TG	
1. Buyer 4. Agent 7. Family			28. Acres 71 & Ove				%		38. Mixed Wood TG	
2. Seller 5. Pub Rec 8. Other			29. Woods (41+)				%		39. Hardwood TG	
3. Lender 6. MLS 9.			<b>Total Acreage 0.34</b>							40. Wasteland
										41. Woodland
										42. Mobile Home Si
										43. Camp Site
										44. Lot Improvemen
										45. BA SF - Oce
										46. SP Meadow Cond



