

BROPHY, TIMOTHY
 BROPHY, PATRICIA
 9 SUNSET VIEW
 GRAY ME 04039

B40143P182

Previous Owner
 WLODARCZYK, VICTORIA
 43 TARGETT ROAD

NEW GLOUCESTER ME 04260
 Sale Date: 5/23/2023

Previous Owner
 DYHRBERG, EARL N
 DYHRBERG, MARIAN E
 9 SUNSET VIEW
 GRAY ME 04039
 Sale Date: 5/19/2020

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	19 Village Center	
Secondary Zone		
Topography	1 Level	
1. Soil	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	35	
Field Review	1	
Sale Data		
Sale Date	5/23/2023	
Price	375,000	
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	32,480	93,375	8,500	117,355	
2012	32,480	93,375	8,500	117,355	
2013	32,480	93,375	8,500	117,355	
2014	32,480	93,375	8,500	117,355	
2015	32,500	93,400	9,000	116,900	
2016	32,500	93,400	9,000	116,900	
2017	32,500	93,400	13,500	112,400	
2018	32,500	93,400	18,000	107,900	
2019	44,000	134,500	20,000	158,500	
2020	44,000	134,500	20,000	158,500	
2021	44,000	134,500	25,000	153,500	
2022	44,000	134,500	25,000	153,500	
2023	44,000	151,900	25,000	170,900	
Calc.	115,400	198,100	25,000	288,500	

Land Data					
Type	Effective		Influence		Influence Codes
	Frontage	Depth	Factor	Code	
1. Water (0-200)			%		1. Unimproved
2. Water (201-400)			%		2. Excess Frtg
3. Water (401-800)			%		3. Topography
4. Water (801-1600)			%		4. Size/Shape
5. Water (1601-3200)			%		5. Access
6. Water (3201-6400)			%		6. Restriction
7. Water (6401-12800)			%		7. Open Space
8. Water (12801-25600)			%		8. Environmental
9. Water (25601-51200)			%		9. Condo
10. Water (51201-102400)			%		30. Blueberry(1-20
11. Water (102401-204800)			%		31. Blueberry(21 -
12. Water (204801-409600)			%		32. Crop Land
13. Water (409601-819200)			%		33. Pasture
14. Water (819201-1638400)			%		34. Shorefront B
15. Water (1638401-3276800)			%		35. Shorefront C
16. Water (3276801-6553600)			%		36. ANTENNA SITE
17. Water SF Amen			%		37. Softwood TG
18. Water View			%		38. Mixed Wood TG
19. Water Influen			%		39. Hardwood TG
20. ShoreFront A			%		40. Wasteland
21. Base Lot			%		41. Woodland
22. Base Lot Vacan			%		42. Mobile Home Si
23. Base Lot Unpav			%		43. Camp Site
24. Acres to 10			%		44. Lot Improvemen
25. Acres 11-30			%		45. BA SF - Oce
26. Acres 31-50			%		46. SP Meadow Cond
27. Acres 51& over			%		
28. Acres 71 & Ove			%		
29. Woods (41+)			%		
Total Acreage			0.32		

