

FERNANDEZ, ANTHONY NELSON
35 MADISON WAY
GORHAM ME 04038

B39350P127

Previous Owner
TF PROPERTIES LLC
35 MADISON WAY

GORHAM ME 04038
Sale Date: 4/19/2022

Previous Owner
LIBBY, MICHAEL W
87 DEPOT ROAD #B

GRAY ME 04039
Sale Date: 4/09/2021

Inspection Witnessed By:

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

Notes:
5/24-FR=DR

Gray

Property Data		
Neighborhood	82 Average Location	
Tree Growth Year	0	
REVIEW	0	
Building Permit	0	
Zone/Land Use	11 Rural Residential & Agri	
Secondary Zone		
Topography	1 Level	
1. Well	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	37	
Field Review	1	
Sale Data		
Sale Date	4/19/2022	
Price		
Sale Type	2 Land & Buildings	
1. Land	4. Mobile	7. COM
2. L & B	5. Other	8.
3. Building	6. Condo	9.
Financing	9 Unknown	
1. Convent	4. Seller	7.
2. FHA/VA	5. Private	8.
3. Assumed	6. Cash	9. Unknown
Validity	2 Related Parties	
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	52,500	121,924	0	174,424
2012	52,500	121,924	0	174,424
2013	52,500	121,924	0	174,424
2014	52,500	122,651	0	175,151
2015	52,500	122,700	0	175,200
2016	52,500	122,700	0	175,200
2017	52,500	122,700	0	175,200
2018	52,500	122,700	0	175,200
2019	63,200	164,800	0	228,000
2020	63,200	164,800	0	228,000
2021	63,200	164,800	0	228,000
2022	63,200	164,800	0	228,000
2023	63,200	221,800	0	285,000
Calc.	125,400	363,700	0	489,100

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-				%		30. Blueberry(1-20
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
				%		36. ANTENNA SITE
21. Base Lot	21	1.84	100	%	0	37. Softwood TG
22. Base Lot Vacan	24	0.06	100	%	0	38. Mixed Wood TG
23. Base Lot Unpav				%		39. Hardwood TG
				%		40. Wasteland
				%		41. Woodland
				%		42. Mobile Home Si
				%		43. Camp Site
				%		44. Lot Improvemen
24. Acres to 10				%		45. BA SF - Oce
25. Acres 11-30				%		46. SP Meadow Cond
26. Acres 31-50				%		
27. Acres 51& over				%		
28. Acres 71 & Ove				%		
29. Woods (41+)				%		
Total Acreage				1.90		

