

NOYES, LILLIAN NANCY
MACVANE, CONNER SHAW
86 DEPOT ROAD
GRAY ME 04039

B40420P153

Previous Owner
NOYES, NANCY J
NOYES, BENJAMIN A SR
86 DEPOT RD
GRAY ME 04039
Sale Date: 10/13/2023

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	2 Rolling	
1. Above St	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	10/13/2023	
Price	445,500	
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	46,000	96,927	8,500	134,427
2012	46,000	96,927	8,500	134,427
2013	46,000	96,927	8,500	134,427
2014	46,000	99,831	8,500	137,331
2015	46,000	99,800	9,000	136,800
2016	46,000	99,800	9,000	136,800
2017	46,000	99,800	13,500	132,300
2018	46,000	99,800	18,000	127,800
2019	62,700	176,500	20,000	219,200
2020	62,700	180,300	20,000	223,000
2021	62,700	180,300	25,000	218,000
2022	62,700	180,300	25,000	218,000
2023	62,700	201,600	25,000	239,300
Calc.	124,700	253,000	0	377,700

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)			%		
11. Water (102401-204800)			%		
12. Water (204801-409600)			%		
13. Water (409601-819200)			%		
14. Water (819201-1638400)			%		
15. Water (1638401-3276800)			%		
16. Water (3276801-6553600)			%		
17. Water SF Amen			%		
18. Water View			%		
19. Water Influen			%		
20. ShoreFront A			%		
21. Base Lot			%		
22. Base Lot Vacan			%		
23. Base Lot Unpav			%		
24. Acres to 10			%		
25. Acres 11-30			%		
26. Acres 31-50			%		
27. Acres 51& over			%		
28. Acres 71 & Ove			%		
29. Woods (41+)			%		
30. Blueberry(11-20			%		
31. Blueberry(21 -			%		
32. Crop Land			%		
33. Pasture			%		
34. Shorefront B			%		
35. Shorefront C			%		
36. ANTENNA SITE			%		
37. Softwood TG			%		
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 1.80					

Inspection Witnessed By:

No./Date	Description	Date Insp.
X		

Notes:
5/24-FR=DR

Gray



