

POST, SAMANTHA M  
BERNIER, SHANE  
85 WASHBURN AVE  
PORTLAND ME 04102

B40015P121

Previous Owner  
BRYANT, MICHAEL  
BRYANT, KELSEY  
161 DEPOT ROAD  
GRAY ME 04039  
Sale Date: 3/07/2023

Previous Owner  
DICKSON, ELIZABETH A  
161 DEPOT RD

GRAY ME 04039  
Sale Date: 10/02/2018

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	24 Resource Protection	
Topography	2 Rolling	
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	38	
Field Review	1	
Sale Data		
Sale Date	3/07/2023	
Price	340,000	
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	47,000	65,481	8,500	103,981
2012	47,000	65,481	8,500	103,981
2013	47,000	65,481	8,500	103,981
2014	47,000	65,481	8,500	103,981
2015	47,000	65,500	9,000	103,500
2016	47,000	65,500	9,000	103,500
2017	47,000	65,500	13,500	99,000
2018	47,000	65,500	18,000	94,500
2019	63,400	97,100	20,000	140,500
2020	63,400	97,100	0	160,500
2021	63,400	97,100	0	160,500
2022	63,400	97,100	0	160,500
2023	63,400	115,600	0	179,000
Calc.	126,000	133,000	0	259,000

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 (801-160)			%		4. Size/Shape
5. 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	1.84	100	%	0	37. Softwood TG
22. Base Lot Vacan	0.16	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
			%		45. BA SF - Oce
			%		46. SP Meadow Cond
Total Acreage		2.00			

