

CRAVES, THOMAS  
CRAVES, ROBIN  
1 AMBIANA AVE  
RAYMOND ME 04071

B34842P106

Previous Owner  
MANNETT, THOMAS W III  
MANNETT, THOMAS W JR  
1 AMBIANA AVE  
RAYMOND ME 04071  
Sale Date: 5/16/2018

Inspection Witnessed By:

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

No./Date	Description	Date Insp.

Notes:

Gray

Property Data		
Neighborhood	5 Little Sebago	
Tree Growth Year	0	
REVIEW	0	
Building Permit	0	
Zone/Land Use	23 Lake District	
Secondary Zone		
Topography	1 Level	
1. Hill	4. Below St	7.
2. Rolling	5. Low	8.
3. Above St	6. Swampy	9.
Utilities	4. Filled Well/Point 6 Septic System	
1. Public	4. Driv Well/Po	7. Cesspool
2. Water	5. Dug Well	8. Lake
3. Holding Ta	6. Septic	9. None
Street	3 Gravel	
1. Paved	4. Proposed	8.
2. Semi Imp	5. R/O/W	9.
3. Gravel	6.	9. None
GIS Map	39	
Field Review	50	
Sale Data		
Sale Date	5/16/2018	
Price	269,000	
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	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	76,200	137,021	0	213,221
2012	76,200	137,021	0	213,221
2013	76,200	137,021	0	213,221
2014	76,200	139,090	8,500	206,790
2015	76,200	139,100	9,000	206,300
2016	76,200	139,100	9,000	206,300
2017	76,200	139,100	13,500	201,800
2018	76,200	139,100	18,000	197,300
2019	55,000	184,300	20,000	219,300
2020	55,000	184,300	0	239,300
2021	55,000	184,300	0	239,300
2022	55,000	184,300	0	239,300
2023	55,000	215,300	0	270,300
Calc.	120,000	301,800	0	421,800

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 Amenities			%		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+)			%		
<b>Fract. Acre</b>			<b>Acreege/Sites</b>		
23	1.84	100	%	0	
<b>Square Foot</b>			<b>Square Feet</b>		
<b>Total Acreage</b>			1.84		

