

TURKINGTON, SETH P  
TURKINGTON, STACEY M  
19 CHESTNUT HEIGHTS RD  
GRAY ME 04039

B28644P162

Previous Owner  
AAAL, LLC  
6 BEACH ST.

SO PORTLAND ME 04106  
Sale Date: 4/13/2011

Previous Owner  
WAYFARER VILLAGE, INC  
143 CRAIGIE STREET

PORTLAND ME 04102  
Sale Date: 2/17/2011

Inspection Witnessed By:

X Date

No./Date	Description	Date Insp.

Notes:  
5/24- DR FIELD REVIEW. UNDERGROUND UTIL. PAVED WITH SIDEWALK

Gray

Property Data		
Neighborhood	84 Good Location	
Tree Growth Year	0	
REVIEW	0	
Building Permit	0	
Zone/Land Use	23 Lake District	
Secondary Zone	11 Rural Res & Ag	
Topography	2 Rolling	
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	1 Paved	
1. Paved	4. Proposed	8.
2. Semi Imp	5. R/O/W	9.
3. Gravel	6.	9. None
GIS Map	40	
Field Review	1	
Sale Data		
Sale Date	4/13/2011	
Price	230,563	
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	31,050	0	0	31,050
2012	59,400	129,900	0	189,300
2013	59,400	145,436	0	204,836
2014	59,400	150,246	8,500	201,146
2015	59,400	150,200	9,000	200,600
2016	59,400	150,200	9,000	200,600
2017	59,400	150,200	13,500	196,100
2018	59,400	150,200	18,000	191,600
2019	90,800	200,900	20,000	271,700
2020	90,800	200,900	20,000	271,700
2021	90,800	200,900	25,000	266,700
2022	90,800	217,300	25,000	283,100
2023	90,800	250,200	25,000	316,000
Calc.	155,100	346,300	25,000	476,400

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 (6553601-13107200)			%		37. Softwood TG
18. Water (13107201-26214400)			%		38. Mixed Wood TG
19. Water (26214401-52428800)			%		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			1.28		



