

PETERS, BONNIE
ROTMAN, MATHEW P
27 CHESTNUT HEIGHTS ROAD
GRAY ME 04039

B37785P124

Previous Owner
CARRELLAS, MAUREEN L
27 CHESTNUT HEIGHTS RD

GRAY ME 04039
Sale Date: 2/05/2021

Previous Owner
CARRELLAS, THOMAS
CARRELLAS, MAUREEN L
27 CHESTNUT HEIGHTS RD
GRAY ME 04039
Sale Date: 6/22/2019

Previous Owner
WAYFARER VILLAGE, INC
143 CRAIGIE STREET

PORTLAND ME 04102
Sale Date: 11/22/2016

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	82 Average Location	
Tree Growth Year	0	
REVIEW	0	
Building Permit	0	
Zone/Land Use	23 Lake District	
Secondary Zone		
Topography	2 Rolling	
1. Well	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	2/05/2021	
Price	410,000	
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	20,975	0	0	20,975
2012	20,975	0	0	20,975
2013	20,975	0	0	20,975
2014	20,975	0	0	20,975
2015	21,000	0	0	21,000
2016	42,000	0	0	42,000
2017	42,000	0	0	42,000
2018	60,000	164,000	0	224,000
2019	91,200	215,800	20,000	287,000
2020	91,200	215,800	20,000	287,000
2021	91,200	215,800	25,000	282,000
2022	91,200	221,600	0	312,800
2023	91,200	245,500	25,000	311,700
Calc.	119,900	362,300	25,000	457,200

Land Data					
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	1.00	100 %	0	37. Softwood TG
22. Base Lot Vacan	24	0.39	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
Fract. Acre		Acreege/Sites			
24. Acres to 10					
25. Acres 11-30					
26. Acres 31-50					
27. Acres 51& over					
28. Acres 71 & Ove					
29. Woods (41+)					
Total Acreage			1.39		

