

SHAIN, BENJAMIN
HAMEL, ALEXANDRA
19 HEMLOCK LANE
GRAY ME 04039

B40240P157

Previous Owner
EDWARDS, AMY W
19 HEMLOCK LN

GRAY ME 04039
Sale Date: 7/14/2023

Property Data		
Neighborhood	83 Avg-Good Location	
Tree Growth Year	0	
REVIEW	0	
Building Permit	0	
Zone/Land Use	11 Rural Residential & Agri	
Secondary Zone	12 Limited Res	
Topography	2 Rolling	3 Above Street
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. Dug 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	42	
Field Review	1	
Sale Data		
Sale Date	7/14/2023	
Price	500,000	
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	63,000	173,651	8,500	228,151	
2012	63,000	173,651	8,500	228,151	
2013	63,000	173,651	8,500	228,151	
2014	63,000	173,651	8,500	228,151	
2015	63,000	173,700	9,000	227,700	
2016	63,000	173,700	9,000	227,700	
2017	63,000	173,700	13,500	223,200	
2018	63,000	173,700	18,000	218,700	
2019	70,500	213,800	20,000	264,300	
2020	70,500	213,800	20,000	264,300	
2021	70,500	213,800	25,000	259,300	
2022	70,500	213,800	25,000	259,300	
2023	70,500	241,300	25,000	286,800	
Calc.	138,600	365,400	0	504,000	

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 (801-1600)			%		4. Size/Shape
5. Water (1601-3200)			%		5. Access
			%		6. Restriction
			%		7. Open Space
			%		8. Environmental
			%		9. Condo
Square Foot		Square Feet		Acres	
16. Water (3201-6400)			%		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			

Inspection Witnessed By:

X	Date
No./Date	Description
	Date Insp.

Notes:
5/24 DR FIELD REVIEW

