

BENNETT, ERIC W
BENNETT, MOLLIE
24B WOODCOCK RD
GRAY ME 04039 6001

B34501P280

Previous Owner
NEVERS, RONALD A
BENNETT, CHRISTOPHER K
9 JESSI LN
GRAY ME 04039
Sale Date: 12/01/2017

Previous Owner
POLE STAR PROPERTIES, LLC
C/O R NEVERS & C BENNETT
9 JESSI LANE
GRAY ME 04039
Sale Date: 4/27/2017

Inspection Witnessed By:

X	Date
No./Date	Description
	Date Insp.

Notes:
4/27/2023 - B40093P335 - 1.06 acres split from this lot to create 044-032-007-501.
5/24 DR FIELD REVIEW

Gray

Property Data		
Neighborhood	84 Good Location	
Tree Growth Year	0	
REVIEW	0	
Building Permit	0	
Zone/Land Use	18 Medium Density	
Secondary Zone		
Topography	1 Level	
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.Sepic	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	44	
Field Review	1	
Sale Data		
Sale Date	12/01/2017	
Price	270,000	
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	35,150	0	0	35,150
2012	35,150	0	0	35,150
2013	35,150	0	0	35,150
2014	35,150	0	0	35,150
2015	35,200	0	0	35,200
2016	35,200	0	0	35,200
2017	35,200	0	0	35,200
2018	35,200	0	0	35,200
2019	53,500	225,600	0	279,100
2020	53,500	227,100	0	280,600
2021	53,500	227,100	0	280,600
2022	53,500	227,100	0	280,600
2023	53,500	259,500	0	313,000
Calc.	153,600	407,800	0	561,400

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	0.09	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		1.09			



