

IGHANI, SHAHIN
59 YARMOUTH ROAD
GRAY ME 04039

B36319P252

Previous Owner
IGHANI, SHAHIN
IGHANI, HOUSHDAR
59 YARMOUTH ROAD
GRAY ME 04039
Sale Date: 1/06/2020

Previous Owner
HAYES, ERIN M
HAYES, JESS M
59 YARMOUTH RD
GRAY ME 04039
Sale Date: 10/07/2019

Previous Owner
STANSFIELD, AGNES M
59 YARMOUTH RD
GRAY ME 04039
Sale Date: 12/19/2016

Inspection Witnessed By:

X	Date
No./Date	Description
	Date Insp.

Notes:
5/24 DR FIELD REVIEW

Gray

Property Data		
Neighborhood	82 Average Location	
Tree Growth Year	0	
REVIEW	0	
Building Permit	0	
Zone/Land Use	18 Medium Density	
Secondary Zone		
Topography	2 Rolling	
1. Well	4. Below St	7.
2. Rolling	5. Low	8.
3. Above St	6. Swampy	9.
Utilities	2 Public Water 6 Septic System	
1. Public	4. Dr. 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.	
GIS Map	44	
Field Review	1	
Sale Data		
Sale Date	1/06/2020	
Price		
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	2 Related Parties	
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	50,000	90,692	13,600	127,092
2012	50,000	90,692	13,600	127,092
2013	50,000	90,692	13,600	127,092
2014	50,000	90,692	13,600	127,092
2015	50,000	90,700	14,400	126,300
2016	50,000	90,700	14,400	126,300
2017	50,000	90,700	18,900	121,800
2018	50,000	90,700	0	140,700
2019	90,900	165,200	0	256,100
2020	90,900	165,200	20,000	236,100
2021	90,900	165,200	0	256,100
2022	90,900	165,200	0	256,100
2023	90,900	187,200	0	278,100
Calc.	144,000	228,500	0	372,500

Land Data						
Front Foot	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-				%		
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
				%		37. Softwood TG
				%		38. Mixed Wood TG
				%		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		5.00				



