

CHANSKY LLC
12 RIVERS EDGE
GRAY ME 04039

B40544P168
Previous Owner
KIMBALL, KEVIN M
23 FROST RD

GRAY ME 04039
Sale Date: 1/06/2023

Property Data			Assessment Record				
Neighborhood	82 Average Location		Year	Land	Buildings	Exempt	Total
Tree Growth Year	0		2011	44,100	166,530	0	210,630
REVIEW	0		2012	44,100	166,530	0	210,630
Building Permit	0		2013	44,100	166,530	0	210,630
Zone/Land Use	18 Medium Density		2014	44,100	166,530	0	210,630
Secondary Zone			2015	44,100	166,500	0	210,600
Topography	1 Level		2016	44,100	166,500	0	210,600
1. Hill	4. Below St	7.	2017	44,100	166,500	0	210,600
2. Rolling	5. Low	8.	2018	44,100	166,500	0	210,600
3. Above St	6. Swampy	9.	2019	71,500	207,000	0	278,500
Utilities	2. Public Water	4. Drilled Well/Point	2020	71,500	207,000	0	278,500
1. Public	4. Drilled Well/Point	7. Cesspool	2021	71,500	207,000	0	278,500
2. Water	5. Dug Well	8. Lake	2022	71,500	207,000	0	278,500
3. Holding Tank	6. Septic	9. None	2023	71,500	227,400	0	298,900
Street	1 Paved		Calc.	121,800	327,200	0	449,000
1. Paved	4. Proposed	8.					
2. Semi Imp	5. R/O/W	9.					
3. Gravel	6. None						

Proposed Sale

Inspection Witnessed By:

X	Date

Notes:
5/24 DR FIELD REVIEW

Gray

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 SF Amenities			%		37. Softwood TG
18. Water View			%		38. Mixed Wood TG
19. Water Influenced			%		39. Hardwood TG
20. ShoreFront A			%		40. Wasteland
21. Base Lot			%		41. Woodland
22. Base Lot Vacant			%		42. Mobile Home Si
23. Base Lot Unpaved			%		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			1.42		

