

MCCOMISH, GARY R
184 YARMOUTH RD
GRAY ME 04039

B36064P94

Previous Owner
PORTER, LARRY E
PORTER, DEBORAH L
184 YARMOUTH RD.
GRAY ME 04039
Sale Date: 10/11/2019

Previous Owner
KUTASI, BRANDON
WILLIAMS, MONICA
196 MAIN ST
BRIDGTON ME 04009
Sale Date: 5/10/2016

Inspection Witnessed By:

X Date

No./Date	Description	Date Insp.

Notes:

5/11/2020 - B36679P342 - Property will transfer to Hannah Rose Kazilionis (daughter) upon the death of Gary R. McComish. 5-24 DR FIELD REVIEW

Gray

Property Data		
Neighborhood	82 Average Location	
Tree Growth Year	0	
REVIEW	0	
Building Permit	0	
Zone/Land Use	11 Rural Residential & Agri	
Secondary Zone		
Topography	1 Level	
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.	9. None
GIS Map	45	
Field Review	1	
Sale Data		
Sale Date	10/11/2019	
Price	277,000	
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	46,300	22,909	0	69,209
2012	46,300	22,909	0	69,209
2013	46,300	22,909	0	69,209
2014	46,300	22,909	0	69,209
2015	46,300	107,100	0	153,400
2016	46,300	107,100	0	153,400
2017	46,300	107,100	0	153,400
2018	46,300	108,100	0	154,400
2019	70,100	164,900	20,000	215,000
2020	70,100	165,000	20,000	215,100
2021	70,100	168,200	6,000	232,300
2022	70,100	168,200	31,000	207,300
2023	70,100	189,300	31,000	228,400
Calc.	125,100	288,900	31,000	383,000

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	1.84	100	%	0	37. Softwood TG
22. Base Lot Vacan	0.02	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		1.86			

