

GRAY, TIMOTHY SCOTT
GRAY, MARY ANN
46 MOUNTAIN VIEW ROAD
GRAY ME 04039

B39588P78

Previous Owner
WARNER, DALE T
46 MOUNTAIN VIEW ROAD

GRAY ME 04039
Sale Date: 7/21/2022

Previous Owner
FARRIN (HEIRS), JANICE M
C/O LORI A. CLOUTIER PERS REP
64 STONEWALL DRIVE
POLAND ME 04274
Sale Date: 12/03/2020

Previous Owner
FARRIN, JANICE M
46 MT VIEW RD

GRAY ME 04039
Sale Date: 3/14/2020

Inspection Witnessed By:

X	Date	Date Insp.
No./Date	Description	Date Insp.

Notes:

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	2 Rolling	
1. Above St	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. Drilled Well/Point	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	49	
Field Review	1	
Sale Data		
Sale Date	7/21/2022	
Price	380,000	
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	47,000	102,919	8,500	141,419
2012	47,000	102,919	8,500	141,419
2013	47,000	102,919	8,500	141,419
2014	47,000	102,919	13,600	136,319
2015	47,000	102,900	14,400	135,500
2016	47,000	102,900	14,400	135,500
2017	47,000	102,900	18,900	131,000
2018	47,000	102,900	23,400	126,500
2019	70,500	160,000	26,000	204,500
2020	70,500	160,000	26,000	204,500
2021	70,500	160,000	0	230,500
2022	70,000	160,000	0	230,000
2023	70,000	184,700	0	254,700
Calc.	125,000	274,200	0	399,200

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 (801-160)			%		4. Size/Shape
5. Water (1601-32)			%		5. Access
			%		6. Restriction
			%		7. Open Space
			%		8. Environmental
			%		9. Condo
Front 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
Fract. Acre		Acreage/Sites			
21. Base Lot	21	1.84	100	%	0
22. Base Lot Vacan			%		36. ANTENNA SITE
23. Base Lot Unpav			%		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
24. Acres to 10					
25. Acres 11-30					
26. Acres 31-50					
27. Acres 51& over					
28. Acres 71 & Ove					
29. Woods (41+)					
Total Acreage		1.84			

