

HUNTER, AUDREY  
 FIELDS, MATTHEW  
 86 CENTER ROAD  
 GRAY ME 04039

B39791P83

Previous Owner  
 THOW, HEATHER M  
 86 CENTER RD

GRAY ME 04039  
 Sale Date: 10/19/2022

Previous Owner  
 DORE, THOMAS G  
 80 CENTER RD

GRAY ME 04039  
 Sale Date: 7/17/2020

Inspection Witnessed By:

X	Date
No./Date	Description
	Date Insp.

Notes:  
 5/11/2020 - Changed from Mobile Home to Modular(Ranch)  
 per letter dated 5/10/2020 from William M. Peterlein PE. Copy  
 in Code File.  
 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	2 Rolling	3 Above Street
1. Hill	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. Dug 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	51	
Field Review	1	
Sale Data		
Sale Date	10/19/2022	
Price	299,900	
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	47,380	37,036	8,500	75,916
2012	47,380	37,036	8,500	75,916
2013	47,380	37,036	8,500	75,916
2014	47,380	37,036	8,500	75,916
2015	47,400	37,000	9,000	75,400
2016	47,400	37,000	9,000	75,400
2017	47,400	37,000	0	84,400
2018	47,400	37,000	0	84,400
2019	71,600	31,800	0	103,400
2020	71,600	31,800	0	103,400
2021	71,600	109,400	0	181,000
2022	71,600	109,400	0	181,000
2023	71,600	127,000	25,000	173,600
Calc.	128,200	165,600	0	293,800

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
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
			%		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
Fract. Acre		Acreage/Sites			
21. Base Lot	21	1.84	100 %	0	
22. Base Lot Vacan	24	0.54	100 %	0	
23. Base Lot Unpav					
Acres					
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		2.38			

