

TRANCYGIER, CYNTHIA
10 EASTFIELD DRIVE
GRAY ME 04039

B35877P207

Previous Owner
LJM PROPERTIES LLC
15 SCOTT DYER ROAD

CAPE ELIZABETH ME 04107
Sale Date: 8/12/2019

Previous Owner
STERLING DEVELOPMENT, LLC
4807 SPLIT RAIL DRIVE

WILMINGTON NC 28412
Sale Date: 12/17/2018

Inspection Witnessed By:

X Date

No./Date	Description	Date Insp.

Notes:
5-24 DR FIELD REVIEW

Gray

Property Data		
Neighborhood	84 Good 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.Drill Well/Po	7.Cesspool
2.Water	5.Dug Well	8.Lake
3.Holding Ta	6.Sepic	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	53	
Field Review	1	
Sale Data		
Sale Date	8/12/2019	
Price	347,500	
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	42,700	0	0	42,700
2012	42,700	0	0	42,700
2013	42,700	0	0	42,700
2014	42,700	0	0	42,700
2015	42,700	0	0	42,700
2016	42,700	0	0	42,700
2017	42,700	0	0	42,700
2018	42,700	0	0	42,700
2019	80,700	0	0	80,700
2020	69,800	108,300	0	178,100
2021	69,800	238,800	0	308,600
2022	69,800	244,900	25,000	289,700
2023	69,800	288,200	25,000	333,000
Calc.	119,700	439,700	25,000	534,400

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
			%		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		1.54			



