

FLYNN, RICHARD P
 FLYNN, JULIE F
 PO BOX 1075
 GRAY ME 04039

B38024P170

Previous Owner
 RICHARD P FLYNN LIVING TRUST
 JULIE F FLYNN LIVING TRUST
 PO BOX 1075
 GRAY ME 04039
 Sale Date: 4/05/2021

Previous Owner
 PEACOCK, THOMAS J
 PEACOCK, MARY ANN
 30 OLD COUNTRY ROAD
 FREEPORT ME 04032
 Sale Date: 12/22/2020

Previous Owner
 STERLING DEVELOPMENT, LLC
 4807 SPLIT RAIL DRIVE

WILMINGTON NC 28412
 Sale Date: 4/27/2020

Inspection Witnessed By:

X _____ Date _____

No./Date	Description	Date Insp.

Notes:
 5-24 DR FIELD REVIEW

Gray

Property Data		
Neighborhood	83 Avg-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	4. Filled Well/Point 6 Septic System	
1. Public	4. Driv 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	53	
Field Review	0	
Sale Data		
Sale Date	4/05/2021	
Price		
Sale Type	1 Land Only	
1. Land	4. Mobile	7. COM
2. L & B	5. Other	8.
3. Building	6. Condo	9.
Financing	9 Unknown	
1. Convent	4. Seller	7.
2. FHA/VA	5. Private	8.
3. Assumed	6. Cash	9. Unknown
Validity	2 Related Parties	
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	40,450	0	0	40,450
2012	40,450	0	0	40,450
2013	40,450	0	0	40,450
2014	40,450	0	0	40,450
2015	40,500	0	0	40,500
2016	40,500	0	0	40,500
2017	40,500	0	0	40,500
2018	40,500	0	0	40,500
2019	67,900	0	0	67,900
2020	50,900	0	0	50,900
2021	50,900	0	0	50,900
2022	67,900	0	0	67,900
2023	78,300	329,200	6,000	401,500
Calc.	130,500	478,800	31,000	578,300

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. Restriction	
			%		7. Open Space	
			%		8. Environmental	
			%		9. Condo	
Square Foot		Square Feet		Acres		
16. Water (3201-6400)			%		30. Blueberry(11-20	
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	1.09	100	%	0	36. ANTENNA SITE
22. Base Lot Vacan				%		37. Softwood TG
23. Base Lot Unpav				%		38. Mixed Wood TG
				%		39. Hardwood TG
24. Acres to 10				%		40. Wasteland
25. Acres 11-30				%		41. Woodland
26. Acres 31-50				%		42. Mobile Home Si
27. Acres 51& over				%		43. Camp Site
28. Acres 71 & Ove				%		44. Lot Improvemen
29. Woods (41+)				%		45. BA SF - Oce
				%		46. SP Meadow Cond
Total Acreage		1.09				



