

MEANEY, MARTIN T (TRUSTEE)
MARTIN T MEANEY REVOCABLE TRUST
295 YARMOUTH ROAD
GRAY ME 04039

B35101P145

Previous Owner
MEANEY, MARTIN T

295 YARMOUTH ROAD
GRAY ME 04039
Sale Date: 8/28/2018

Previous Owner
HUGHES, WILLIAM F
HUGHES, LEWANNE W
295 YARMOUTH RD
GRAY ME 04039
Sale Date: 12/26/2017

Inspection Witnessed By:

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

Notes:
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	
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	8/28/2018	
Price		
Sale Type	2 Land & Buildings	
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	57,000	152,907	8,500	201,407
2012	57,000	152,907	8,500	201,407
2013	57,000	152,907	8,500	201,407
2014	57,000	155,985	8,500	204,485
2015	57,000	156,000	9,000	204,000
2016	57,000	156,000	9,000	204,000
2017	57,000	157,300	13,500	200,800
2018	57,000	157,300	18,000	196,300
2019	70,000	206,300	0	276,300
2020	70,000	208,200	26,000	252,200
2021	70,000	208,200	31,000	247,200
2022	70,000	208,200	31,000	247,200
2023	70,000	235,700	31,000	274,700
Calc.	125,100	407,900	31,000	502,000

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	21	1.84	100 %	0	37.Softwood TG
22.Base Lot Vacan	24	0.01	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
24.Acres to 10			%		45.BA SF - Oce
25.Acres 11-30			%		46.SP Meadow Cond
26.Acres 31-50			%		
27.Acres 51& over			%		
28.Acres 71 & Ove			%		
29.Woods (41+)			%		
Total Acreage		1.85			

