

SCOTT, SAMUEL H
 SCOTT, LAUREN T
 44 FRAN CIRCLE
 GRAY ME 04039

B39746P202

Previous Owner
 DOLAN, JESSICA M
 ANDERSON, LELAND
 356 GRAY ROAD
 FALMOUTH ME 04105
 Sale Date: 9/29/2022

Previous Owner
 ELKANICH, ERIC L
 ELKANICH, MELISSA
 C/O JESSICA DOLAN & LELAND ANDERSON
 FALMOUTH ME 04105
 Sale Date: 7/03/2017

Inspection Witnessed By:

X _____ Date _____

No./Date	Description	Date Insp.

Notes:
 1/5/2022 - Acreage corrected to 2.07 based on survey. 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	2 Rolling	
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. 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	56	
Field Review	1	
Sale Data		
Sale Date	9/29/2022	
Price	391,000	
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	57,000	96,416	8,500	144,916
2012	57,000	96,416	8,500	144,916
2013	57,000	96,416	8,500	144,916
2014	57,000	97,915	8,500	146,415
2015	57,000	97,900	9,000	145,900
2016	57,000	97,900	9,000	145,900
2017	57,000	97,900	13,500	141,400
2018	57,000	97,900	18,000	136,900
2019	70,500	159,600	20,000	210,100
2020	70,500	159,600	0	230,100
2021	70,500	159,600	0	230,100
2022	70,500	159,600	0	230,100
2023	70,700	186,500	0	257,200
Calc.	139,000	246,100	25,000	360,100

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 (801-1600)			%		4. Size/Shape
15. 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(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	0.23	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
			%		45. BA SF - Oce
			%		46. SP Meadow Cond
Fract. Acre		Acreage/Sites			
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		2.07			

