

CASCIO - 60% INTEREST, CHRISTINE F
 PHIPPS - 40% INTEREST, ROBERT S
 2 YAEGER LANE
 GRAY ME 04039

B40353P251

Previous Owner
 ROBINSON, MICHAEL L
 ROBINSON, CAMILLA J
 2 YAEGER LANE
 GRAY ME 04039
 Sale Date: 9/12/2023

Previous Owner
 PITASSI, KASSIANA D
 30 ROSA LANE

CUMBERLAND ME 04021
 Sale Date: 9/26/2016

Previous Owner
 SANBORN, ASHLEY J
 SANBORN, DEBORAH J
 30 TOTTEN ROAD
 GRAY ME 04039
 Sale Date: 7/12/2016

Inspection Witnessed By:

X	Date
No./Date	Description
	Date Insp.

Notes:
5/24-FR=DR

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	25 Stream Protection	
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. 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	58	
Field Review	0	
Sale Data		
Sale Date	9/12/2023	
Price	615,000	
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	36,360	0	0	36,360
2012	36,360	0	0	36,360
2013	36,360	0	0	36,360
2014	36,360	0	0	36,360
2015	36,400	0	0	36,400
2016	36,400	0	0	36,400
2017	36,900	0	0	36,900
2018	46,200	118,700	0	164,900
2019	70,000	240,300	0	310,300
2020	70,000	240,300	0	310,300
2021	70,000	240,300	31,000	279,300
2022	70,000	240,300	31,000	279,300
2023	70,000	264,200	31,000	303,200
Calc.	125,000	415,900	0	540,900

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. Water (3201-6400)			%		6. Restriction
7. Water (6401-12800)			%		7. Open Space
8. Water (12801-25600)			%		8. Environmental
9. Water (25601-51200)			%		9. Condo
10. Water (51201-102400)			%		30. Blueberry(1-20
11. Water (102401-204800)			%		31. Blueberry(21 -
12. Water (204801-409600)			%		32. Crop Land
13. Water (409601-819200)			%		33. Pasture
14. Water (819201-1638400)			%		34. Shorefront B
15. Water (1638401-3276800)			%		35. Shorefront C
16. Water (3276801-6553600)			%		36. ANTENNA SITE
17. Water SF Amenities			%		37. Softwood TG
18. Water View			%		38. Mixed Wood TG
19. Water Influenced			%		39. Hardwood TG
20. ShoreFront A			%		40. Wasteland
21. Base Lot			%		41. Woodland
22. Base Lot Vacant			%		42. Mobile Home Si
23. Base Lot Unpaved			%		43. Camp Site
24. Acres to 10			%		44. Lot Improvemen
25. Acres 11-30			%		45. BA SF - Oce
26. Acres 31-50			%		46. SP Meadow Cond
27. Acres 51& over			%		
28. Acres 71 & Over			%		
29. Woods (41+)			%		
Total Acreage			1.84		

