

NICHOLS, GARY A  
53 HUNTS HILL ROAD  
GRAY ME 04039

B28062P20

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		
Topography	2 Rolling	3 Above Street
1.Fill	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.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	58	
Field Review	1	
Sale Data		
Sale Date	8/09/2010	
Price	69,000	
Sale Type		
1.Land	4.Mobile	7.COM
2.L & B	5.Other	8.
3.Building	6.Condo	9.
Financing		
1.Convent	4.Seller	7.
2.FHA/VA	5.Private	8.
3.Assumed	6.Cash	9.Unknown
Validity		
1.Valid	4.Split	7.Multiple
2.Related	5.Partial	8.Other
3.Distress	6.Exempt	9.Estate
Verified		
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	60,000	116,228	8,500	167,728
2012	60,000	116,228	8,500	167,728
2013	60,000	116,228	8,500	167,728
2014	60,000	145,332	8,500	196,832
2015	60,000	145,300	9,000	196,300
2016	60,000	145,300	9,000	196,300
2017	60,000	145,300	13,500	191,800
2018	60,000	145,300	18,000	187,300
2019	106,300	301,400	20,000	387,700
2020	106,300	301,400	20,000	387,700
2021	106,300	177,700	25,000	259,000
2022	106,300	177,700	25,000	259,000
2023	106,300	201,000	25,000	282,300
Calc.	202,400	360,200	25,000	537,600

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	10.00	100 %	0	38.Mixed Wood TG
23.Base Lot Unpav	25	3.16	100 %	0	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
<b>Fract. Acre</b>		<b>Acreege/Sites</b>			
24.Acres to 10					
25.Acres 11-30					
26.Acres 31-50					
27.Acres 51& over					
28.Acres 71 & Ove					
29.Woods (41+)					
		<b>Total Acreege</b>	15.00		

