

DESMOND, AUSTIN
BERNA, ASHLEY
127 CENTER ROAD
GRAY ME 04039

B39804P268

Previous Owner
BELLA CASA LLC
7 MIC MAC LANE

WINDHAM ME 04062
Sale Date: 10/25/2022

Previous Owner
PINKOSKI, MARK F
PINKOSKI, PAMELA S
127 CENTER ROAD
GRAY ME 04039
Sale Date: 6/27/2022

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	1 Level	
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	1	
Sale Data		
Sale Date	10/25/2022	
Price	329,500	
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	56,000	52,588	8,500	100,088
2012	56,000	52,588	8,500	100,088
2013	56,000	55,835	8,500	103,335
2014	56,000	55,835	8,500	103,335
2015	56,000	55,800	9,000	102,800
2016	56,000	55,800	9,000	102,800
2017	56,000	55,800	13,500	98,300
2018	56,000	55,800	18,000	93,800
2019	97,500	118,100	20,000	195,600
2020	97,500	118,100	20,000	195,600
2021	97,500	118,100	25,000	190,600
2022	97,500	118,100	25,000	190,600
2023	97,500	138,900	25,000	211,400
Calc.	180,000	166,500	0	346,500

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 (801-160)			%		4. Size/Shape
5. 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
Fract. Acre		Acreage/Sites		Acres	
21. Base Lot	21	1.84	100 %	0	35. Shorefront C
22. Base Lot Vacan	24	9.16	100 %	0	36. ANTENNA SITE
23. Base Lot Unpav			%		37. Softwood TG
			%		38. Mixed Wood TG
			%		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
Total Acreage		11.00			

