

GOODYKOONTZ, CHRISTOPHER H  
23 FINDA WAY  
GRAY ME 04039

B37445P224

Previous Owner  
DESJARDINS, THOMAS E  
DESJARDINS, KAYLA  
23 FINDA WAY  
GRAY ME 04039  
Sale Date: 11/17/2020

Previous Owner  
OCONNELL, ALICIA  
OCONNELL, COREY  
11 MONTSWEAG VALLEY RD  
WISCASSET ME 04578  
Sale Date: 4/19/2016

Inspection Witnessed By:

X	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	1 Level	
1. Well	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	3 Gravel	
1. Paved	4. Proposed	8.
2. Semi Imp	5. R/O/W	9.
3. Gravel	6.	9. None
GIS Map	59	
Field Review	1	
Sale Data		
Sale Date	11/17/2020	
Price	315,000	
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	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	34,200	0	0	34,200
2012	34,200	0	0	34,200
2013	34,200	0	0	34,200
2014	34,200	0	0	34,200
2015	46,200	110,500	0	156,700
2016	46,200	110,500	0	156,700
2017	46,200	114,300	0	160,500
2018	46,200	114,300	0	160,500
2019	55,000	144,000	20,000	179,000
2020	55,000	144,000	20,000	179,000
2021	55,000	144,000	25,000	174,000
2022	55,000	167,700	0	222,700
2023	55,000	202,800	25,000	232,800
Calc.	120,000	231,700	25,000	326,700

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
			%		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
Fract. Acre		Acreage/Sites			
21. Base Lot					
22. Base Lot Vacan					
23. Base Lot Unpav					
Acres		Acres			
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		1.84			



