

WALLINGFORD, KAREN
29 DOUGHTY FARM RD
GRAY ME 04039

B34475P143

Previous Owner
CULLISON, CHRISTINE TRUSTEE
GORMAN REALTY TRUST OF MEDFORD
5451 GULF OF MEXICO DRIVE
LONGBOAT KEY FL 34228
Sale Date: 11/21/2017

Inspection Witnessed By:

X

Date

No./Date	Description	Date Insp.

Notes:

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	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. 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	59	
Field Review	1	
Sale Data		
Sale Date	11/21/2017	
Price	195,695	
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	53,350	113,894	0	167,244
2012	53,350	113,894	0	167,244
2013	53,350	113,894	0	167,244
2014	53,350	113,894	0	167,244
2015	53,400	113,900	0	167,300
2016	53,400	113,900	0	167,300
2017	53,400	116,500	0	169,900
2018	53,400	116,500	0	169,900
2019	63,800	183,400	0	247,200
2020	63,800	183,400	0	247,200
2021	63,800	183,400	0	247,200
2022	63,800	183,400	0	247,200
2023	63,800	211,200	25,000	250,000
Calc.	132,500	337,200	25,000	444,700

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.			%		6. Restriction
7.			%		7. Open Space
8.			%		8. Environmental
9.			%		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
21.			%		35. Shorefront C
22.			%		36. ANTENNA SITE
23.			%		37. Softwood TG
24.			%		38. Mixed Wood TG
25.			%		39. Hardwood TG
26.			%		40. Wasteland
27.			%		41. Woodland
28.			%		42. Mobile Home Si
29.			%		43. Camp Site
30.			%		44. Lot Improvemen
31.			%		45. BA SF - Oce
32.			%		46. SP Meadow Cond
Total Acreage		1.27			



