

MUGISHA, EMILY
 GAPIRA, THIERRY
 12 ABBY LANE
 GRAY ME 04039

B37267P104

Previous Owner
 WILKINSON, TIMOTHY A
 PO BOX 1135

GRAY ME 04039
 Sale Date: 10/05/2020

Previous Owner
 MCELHILL, PHILIP
 136 HIGHLAND STREET

PORTLAND ME 04103
 Sale Date: 7/31/2019

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. 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.	
GIS Map	61	
Field Review	1	
Sale Data		
Sale Date	10/05/2020	
Price	367,000	
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	35,200	0	0	35,200
2012	35,200	0	0	35,200
2013	35,200	0	0	35,200
2014	35,200	0	0	35,200
2015	35,200	0	0	35,200
2016	35,200	0	0	35,200
2017	35,200	0	0	35,200
2018	35,200	0	0	35,200
2019	31,500	0	0	31,500
2020	31,500	0	0	31,500
2021	31,500	0	0	31,500
2022	47,700	206,700	0	254,400
2023	47,700	233,200	25,000	255,900
Calc.	134,400	294,500	25,000	403,900

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 (801-160)			%		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
			%		35. Shorefront C
			%		36. ANTENNA SITE
23	1.84	100	%	0	37. Softwood TG
24	0.36	100	%	0	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		2.20			



