

KELNHOFER, GAVIN
29 RIVERS EDGE ROAD
GRAY ME 04039

B40226P227

Previous Owner
SAUNDERS, JOSHUA L
SAUNDERS, KRISTEN H
66 ROLLING HILLS ROAD
STANDISH ME 04084
Sale Date: 7/06/2023

Previous Owner
RAYMOND, GREG A
PO BOX 992

GRAY ME 04039
Sale Date: 5/10/2011

Inspection Witnessed By:

X Date

| No./Date | Description | Date Insp. |
|----------|-------------|------------|
| | | |
| | | |
| | | |

Notes:
5/24-FR=DR

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 | 12 Limited Res | |
| Topography | 2 Rolling | |
| 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 | 3 Gravel | |
| 1. Paved | 4. Proposed | 8. |
| 2. Semi Imp | 5. R/O/W | 9. |
| 3. Gravel | 6. | 9. None |
| GIS Map | 62 | |
| Field Review | 1 | |
| Sale Data | | |
| Sale Date | 7/06/2023 | |
| Price | 535,000 | |
| 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 | 44,750 | 0 | 0 | 44,750 |
| 2012 | 44,750 | 0 | 0 | 44,750 |
| 2013 | 56,750 | 151,122 | 0 | 207,872 |
| 2014 | 56,750 | 153,783 | 0 | 210,533 |
| 2015 | 56,800 | 153,800 | 9,000 | 201,600 |
| 2016 | 56,800 | 153,800 | 9,000 | 201,600 |
| 2017 | 56,800 | 155,100 | 13,500 | 198,400 |
| 2018 | 56,800 | 155,100 | 18,000 | 193,900 |
| 2019 | 55,300 | 215,600 | 20,000 | 250,900 |
| 2020 | 55,300 | 215,600 | 20,000 | 250,900 |
| 2021 | 55,300 | 215,600 | 25,000 | 245,900 |
| 2022 | 55,300 | 215,600 | 0 | 270,900 |
| 2023 | 55,300 | 247,000 | 0 | 302,300 |
| Calc. | 132,700 | 387,600 | 0 | 520,300 |

| 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 (801-1600) | | | % | | 4. Size/Shape |
| 5. Water (1601-3200) | | | % | | 5. Access |
| 6. Water (3201-6400) | | | % | | 6. Restriction |
| 7. Water (6401-12800) | | | % | | 7. Open Space |
| 8. Water (12801-25600) | | | % | | 8. Environmental |
| 9. Water (25601-51200) | | | % | | 9. Condo |
| 10. Water (51201-102400) | | | % | | 30. Blueberry(1-20 |
| 11. Water (102401-204800) | | | % | | 31. Blueberry(21 - |
| 12. Water (204801-409600) | | | % | | 32. Crop Land |
| 13. Water (409601-819200) | | | % | | 33. Pasture |
| 14. Water (819201-1638400) | | | % | | 34. Shorefront B |
| 15. Water (1638401-3276800) | | | % | | 35. Shorefront C |
| 16. Water (3276801-6553600) | | | % | | 36. ANTENNA SITE |
| 17. Water SF Amenities | | | % | | 37. Softwood TG |
| 18. Water View | | | % | | 38. Mixed Wood TG |
| 19. Water Influenced | | | % | | 39. Hardwood TG |
| 20. ShoreFront A | | | % | | 40. Wasteland |
| 21. Base Lot | | | % | | 41. Woodland |
| 22. Base Lot Vacant | | | % | | 42. Mobile Home Si |
| 23. Base Lot Unpaved | | | % | | 43. Camp Site |
| 24. Acres to 10 | | | % | | 44. Lot Improvemen |
| 25. Acres 11-30 | | | % | | 45. BA SF - Oce |
| 26. Acres 31-50 | | | % | | 46. SP Meadow Cond |
| 27. Acres 51& over | | | % | | |
| 28. Acres 71 & Over | | | % | | |
| 29. Woods (41+) | | | % | | |
| Total Acreage | | | 1.95 | | |

