

TIMS, KAREN  
 31 RIVERS EDGE RD  
 GRAY ME 04039

B33212P266

Previous Owner  
 CUSTOM BUILT HOMES OF ME  
 123 CHRISTOPHER RD

N YARMOUTH ME 04097  
 Sale Date: 6/22/2016

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. Dug 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	

Assessment Record					
Year	Land	Buildings	Exempt	Total	
2011	45,110	0	0	45,110	
2012	45,110	0	0	45,110	
2013	45,110	0	0	45,110	
2014	45,110	0	0	45,110	
2015	45,100	0	0	45,100	
2016	45,100	0	0	45,100	
2017	57,100	26,300	0	83,400	
2018	57,100	173,400	0	230,500	
2019	55,800	245,000	20,000	280,800	
2020	55,800	245,000	20,000	280,800	
2021	55,800	245,000	25,000	275,800	
2022	55,800	245,000	25,000	275,800	
2023	55,800	280,800	25,000	311,600	
Calc.	133,800	381,000	25,000	489,800	

Inspection Witnessed By:

X	Date
No./Date	Description
	Date Insp.

Sale Data		
Sale Date	6/22/2016	
Price	289,500	
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.

Land Data						
Front Foot	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-				%		
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
Fract. Acre	Acreage/Sites					Acres
21. Base Lot	23	1.84	100	%	0	
22. Base Lot Vacan	24	0.27	100	%	0	37. Softwood TG
23. Base Lot Unpav				%		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
<b>Total Acreage</b>					2.11	

Notes:  
 5/24-FR=DR

Gray

