

CHAN, JULIAN Y  
12 RIVERS EDGE ROAD  
GRAY ME 04039

B39826P21

Previous Owner  
CHAN, LAI KUEN  
12 RIVERS EDGE RD

GRAY ME 04039  
Sale Date: 11/03/2022

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		
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	11/03/2022	
Price		
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	2 Related Parties	
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	57,140	150,464	0	207,604	
2012	57,140	150,464	0	207,604	
2013	57,140	158,620	0	215,760	
2014	57,140	158,620	0	215,760	
2015	57,100	158,600	0	215,700	
2016	57,100	158,600	0	215,700	
2017	57,100	158,600	0	215,700	
2018	57,100	158,600	0	215,700	
2019	55,900	200,600	0	256,500	
2020	55,900	200,600	0	256,500	
2021	55,900	200,600	0	256,500	
2022	55,900	200,600	0	256,500	
2023	55,900	230,700	0	286,600	
Calc.	134,000	361,200	0	495,200	

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 (801-1600)				%		4. Size/Shape
15. Water (1601-3200)				%		5. Access
				%		6. Restriction
				%		7. Open Space
				%		8. Environmental
				%		9. Condo
Square Foot	Square Feet					Acres
16. Water (3201-6400)				%		
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	0.30	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
Total Acreage		2.14				

