

GRESSLER, JACOB COLLIN  
GRESSLER, MELANIE ALLYSON  
22 FOX RUN ROAD  
GRAY ME 04039

B38080P25

Previous Owner  
GALE, MATTHEW  
GALE, JESSICA  
22 FOX RUN RD  
GRAY ME 04039  
Sale Date: 4/16/2021

Property Data		
Neighborhood	<b>83 Avg-Good Location</b>	
Tree Growth Year	<b>0</b>	
REVIEW	<b>0</b>	
Building Permit	<b>0</b>	
Zone/Land Use	<b>11 Rural Residential &amp; Agri</b>	
Secondary Zone		
Topography	<b>2 Rolling</b>	
1. Hill	4. Below St	7.
2. Rolling	5. Low	8.
3. Above St	6. Swampy	9.
Utilities	<b>4 Filled Well/Point 6 Septic System</b>	
1. Public	4. Dug Well/Po	7. Cesspool
2. Water	5. Dug Well	8. Lake
3. Holding Ta	6. Septic	9. None
Street	<b>1 Paved</b>	
1. Paved	4. Proposed	8.
2. Semi Imp	5. R/O/W	9.
3. Gravel	6.	
GIS Map	<b>62</b>	
Field Review	<b>1</b>	
Sale Data		
Sale Date	<b>4/16/2021</b>	
Price	<b>394,021</b>	
Sale Type	<b>2 Land &amp; Buildings</b>	
1. Land	4. Mobile	7. COM
2. L & B	5. Other	8.
3. Building	6. Condo	9.
Financing	<b>1 Conventional</b>	
1. Convent	4. Seller	7.
2. FHA/VA	5. Private	8.
3. Assumed	6. Cash	9. Unknown
Validity	<b>1 Arms Length Sale</b>	
1. Valid	4. Split	7. Multiple
2. Related	5. Partial	8. Other
3. Distress	6. Exempt	9. Estate
Verified	<b>5 Public Record</b>	
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	39,253	0	0	39,253
2012	39,253	0	0	39,253
2013	57,253	114,955	0	172,208
2014	57,253	117,432	0	174,685
2015	57,300	117,400	0	174,700
2016	57,300	117,400	0	174,700
2017	57,300	117,400	0	174,700
2018	57,300	117,400	18,000	156,700
2019	75,000	187,300	20,000	242,300
2020	75,000	187,300	20,000	242,300
2021	75,000	187,300	25,000	237,300
2022	75,000	215,600	25,000	265,600
2023	75,000	241,400	0	316,400
Calc.	128,800	331,300	25,000	435,100

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)			%		
11. Water (102401-204800)			%		
12. Water (204801-409600)			%		
13. Water (409601-819200)			%		
14. Water (819201-1638400)			%		
15. Water (1638401-3276800)			%		
16. Water (3276801-6553600)			%		
17. Water SF Amenities			%		
18. Water View			%		
19. Water Influenced			%		
20. ShoreFront A			%		
21. Base Lot			%		
22. Base Lot Vacant			%		
23. Base Lot Unpaved			%		
24. Acres to 10			%		
25. Acres 11-30			%		
26. Acres 31-50			%		
27. Acres 51 & over			%		
28. Acres 71 & Over			%		
29. Woods (41+)			%		
<b>Total Acreage 0.96</b>					

Inspection Witnessed By:

No./Date	Description	Date Insp.
X		

Notes:  
5/24-FR=DR

Gray



