

ROAN, THOMAS F
 ROAN, MARYANN
 39 EAGLES NEST RD
 GRAY ME 04039

B34366P327

Previous Owner
 NORMAND BERUBE BULDERS, INC
 1040 PORTLAND RD

SACO ME 04072
 Sale Date: 10/04/2017

| 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 | 1 Paved | |
| 1. Paved | 4. Proposed | 8. |
| 2. Semi Imp | 5. R/O/W | 9. |
| 3. Gravel | 6. | 9. None |
| GIS Map | 0 | |
| Field Review | 1 | |

| Assessment Record | | | | |
|-------------------|---------|-----------|--------|---------|
| Year | Land | Buildings | Exempt | Total |
| 2014 | 25,200 | 0 | 9,000 | 16,200 |
| 2016 | 25,200 | 0 | 0 | 25,200 |
| 2017 | 50,400 | 0 | 0 | 50,400 |
| 2018 | 50,400 | 0 | 0 | 50,400 |
| 2019 | 90,200 | 258,000 | 0 | 348,200 |
| 2020 | 90,200 | 258,000 | 20,000 | 328,200 |
| 2021 | 90,200 | 258,000 | 25,000 | 323,200 |
| 2022 | 90,200 | 258,000 | 25,000 | 323,200 |
| 2023 | 90,200 | 293,900 | 25,000 | 359,100 |
| Calc. | 129,900 | 430,400 | 25,000 | 535,300 |

Inspection Witnessed By:

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

Notes:
5/24-FR=DR

Gray

| Sale Data | | |
|-------------|--------------------|-------------|
| Sale Date | 10/04/2017 | |
| Price | 321,982 | |
| 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 | | | | | |
|---------------------|-----------|-------|-----------|------|--------------------|
| 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 |
| | | | % | | 30. Blueberry(1-20 |
| | | | % | | 31. Blueberry(21 - |
| | | | % | | 32. Crop Land |
| | | | % | | 33. Pasture |
| | | | % | | 34. Shorefront B |
| | | | % | | 35. Shorefront C |
| | | | % | | 36. ANTENNA SITE |
| 21 | | 1.00 | 100 % | 0 | 37. Softwood TG |
| 24 | | 0.08 | 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 | | 1.08 | | | |



