

BAC 1 LLC
 46 WALL ST
 NEW GLOUCESTER ME 04260

B39702P301

Previous Owner
 COPP, ADAM H
 COPP, BRITTANY A
 146A LEWISTON RD
 GRAY ME 04039
 Sale Date: 9/09/2022

Previous Owner
 HUMPHREY, CODY A
 185 WEYMOUTH ROAD
 NEW GLOUCESTER ME 04260
 Sale Date: 3/31/2020

Inspection Witnessed By:
 X _____ Date _____

No./Date	Description	Date Insp.

Notes:
 5/24-FR=DR

Gray

Property Data		
Neighborhood	82 Average Location	
Tree Growth Year	0	
REVIEW	0	
Building Permit	0	
Zone/Land Use	11 Rural Residential & Agri	
Secondary Zone		
Topography	2 Rolling	
1. Well	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	1 Paved	
1. Paved	4. Proposed	8.
2. Semi Imp	5. R/O/W	9.
3. Gravel	6.	9. None
GIS Map	65	
Field Review	1	
Sale Data		
Sale Date	9/09/2022	
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
2019	77,200	204,200	0	281,400
2020	77,200	204,200	0	281,400
2021	77,200	204,200	0	281,400
2022	77,200	204,200	0	281,400
2023	77,200	226,000	0	303,200
Calc.	139,500	328,700	0	468,200

Land Data					
Type	Effective		Influence		Influence Codes
	Frontage	Depth	Factor	Code	
					1. Unimproved
					2. Excess Frtg
					3. Topography
					4. Size/Shape
					5. Access
					6. Restriction
					7. Open Space
					8. Environmental
					9. Condo
Acres					
					30. Blueberry(1-20
					31. Blueberry(21 -
					32. Crop Land
					33. Pasture
					34. Shorefront B
					35. Shorefront C
					36. ANTENNA SITE
					37. Softwood TG
					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		4.25			



