

BEVANS, NICOLE
37 GOVE STREET
BIDDEFORD ME 04005

B40592P45

Previous Owner
EMERY, TYLER
EMERY, KARI D
317 CENTER RD
GRAY ME 04039
Sale Date: 1/31/2024

Previous Owner
AUSTIN, MARK R
FLANIGAN, DEBORAH A
317 CENTER ROAD
GRAY ME 04039
Sale Date: 3/21/2022

Inspection Witnessed By:

X	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	67	
Field Review	1	
Sale Data		
Sale Date	1/31/2024	
Price	389,000	
Sale Type	2 Land & Buildings	
1. Land	4. Mobile	7. COM
2. L & B	5. Other	8.
3. Building	6. Condo	9.
Financing	1 Conventional	
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.

Assessment Record				
Year	Land	Buildings	Exempt	Total
2011	46,900	95,463	8,500	133,863
2012	46,900	95,463	8,500	133,863
2013	46,900	95,463	8,500	133,863
2014	46,900	95,463	8,500	133,863
2015	46,900	95,500	9,000	133,400
2016	46,900	95,500	9,000	133,400
2017	46,900	95,500	13,500	128,900
2018	46,900	95,500	18,000	124,400
2019	70,400	131,000	20,000	181,400
2020	70,400	131,000	20,000	181,400
2021	70,400	131,000	25,000	176,400
2022	70,400	131,000	25,000	176,400
2023	70,400	149,000	0	219,400
Calc.	125,800	215,400	0	341,200

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
Square Foot		Square Feet		Acres	
16. Water(3201-			%		30. Blueberry(1-20
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
			%		36. ANTENNA SITE
21. Base Lot	1.84	100	%	0	37. Softwood TG
22. Base Lot Vacan	0.14	100	%	0	38. Mixed Wood TG
23. Base Lot Unpav			%		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		1.98			



