

TIBBETTS IRREVOCABLE FAMILY TRUST
TIBBETTS, DAWN MARIE - TRUSTEE
73 WHITNEY ROAD
GRAY ME 04039

B39588P347

Previous Owner
TIBBETTS, EDWARD B
73 WHITNEY RD

GRAY ME 04039
Sale Date: 7/21/2022

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	3 Above Street
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. 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	69	
Field Review	1	

Assessment Record				
Year	Land	Buildings	Exempt	Total
2011	54,000	88,800	8,500	134,300
2012	54,000	88,800	8,500	134,300
2013	54,000	88,800	8,500	134,300
2014	54,000	88,800	8,500	134,300
2015	54,000	88,800	9,000	133,800
2016	54,000	88,800	9,000	133,800
2017	54,000	88,800	13,500	129,300
2018	54,000	88,800	18,000	124,800
2019	91,500	155,000	20,000	226,500
2020	91,500	155,000	20,000	226,500
2021	91,500	155,000	25,000	221,500
2022	91,500	155,000	25,000	221,500
2023	91,500	179,900	25,000	246,400
Calc.	147,100	228,500	0	375,600

Inspection Witnessed By:

X	Date
No./Date	Description
	Date Insp.

Sale Data		
Sale Date	7/21/2022	
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.

Notes:
7/21/2022 -B39589P1 - .16 acres split from this lot and added to 064-041-046-000.
7/21/2022 - B39589P4 - 1.87 acres split from this lot to create 069-041-043-001.
7/21/2022 - B39589P7 - 1.86 acres split from this lot to create 069-041-043-002.
5/24-FR=DR

Gray

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)			%		30. Blueberry(1-20
11. Water (102401-204800)			%		31. Blueberry(21 -
12. Water (204801-409600)			%		32. Crop Land
13. Water (409601-819200)			%		33. Pasture
14. Water (819201-1638400)			%		34. Shorefront B
15. Water (1638401-3276800)			%		35. Shorefront C
16. Water (3276801-6553600)			%		36. ANTENNA SITE
17. Water (6553601-13107200)			%		37. Softwood TG
18. Water (13107201-26214400)			%		38. Mixed Wood TG
19. Water (26214401-52428800)			%		39. Hardwood TG
20. ShoreFront A			%		40. Wasteland
21. Base Lot			%		41. Woodland
22. Base Lot Vacant			%		42. Mobile Home Si
23. Base Lot Unpaved			%		43. Camp Site
24. Acres to 10			%		44. Lot Improvemen
25. Acres 11-30			%		45. BA SF - Oce
26. Acres 31-50			%		46. SP Meadow Cond
27. Acres 51& over			%		
28. Acres 71 & Over			%		
29. Woods (41+)			%		
Total Acreage			5.53		

