

MORGAN, MATTHEW S
2 FOREST LANE
CUMBERLAND ME 04021

Previous Owner
BOUCHER, JOHN H
26 COTTAGE RD

GRAY ME 04039
Sale Date: 3/24/2020

Inspection Witnessed By:

X	Date	Description	Date Insp.

Notes:

Gray

Property Data			Assessment Record						
Neighborhood 4 Forest Lake			Year	Land	Buildings	Exempt	Total		
Tree Growth Year 0			2011	46,200	102,180	8,500	139,880		
REVIEW 0			2012	46,200	102,180	13,600	134,780		
Building Permit 0			2013	46,200	102,180	13,600	134,780		
Zone/Land Use 23 Lake District			2014	46,200	102,180	13,600	134,780		
Secondary Zone 11 Rural Res & Ag			2015	46,200	102,200	14,400	134,000		
Topography 2 Rolling 3 Above Street			2016	46,200	102,200	14,400	134,000		
1. Above St 2. Rolling 3. Above St 4. Below St 5. Low 6. Swampy 7. 8. 9.			2017	46,200	102,200	18,900	129,500		
4. Filled Well/Point 6 Septic System			2018	46,200	102,200	23,400	125,000		
1. Public 2. Water 3. Holding Ta 4. Dug Well/Po 5. Septic 6. Lake 7. Cesspool 8. Lake 9. None			2019	55,000	152,900	26,000	181,900		
Street 3 Gravel			2020	55,000	152,900	26,000	181,900		
1. Paved 2. Semi Imp 3. Gravel 4. Proposed 5. R/O/W 6. 7. 8. 9. None			2021	55,000	152,900	0	207,900		
GIS Map 72			2022	55,000	152,900	0	207,900		
Field Review 1			2023	55,000	173,200	0	228,200		
Sale Data			Calc.	120,000	244,300	0	364,300		
Sale Date 3/24/2020			Land Data						
Price 245,000			Front Foot	Type	Effective		Influence		Influence Codes
Sale Type 2 Land & Buildings					Frontage	Depth	Factor	Code	
1. Land 2. L & B 3. Building 4. Mobile 5. Other 6. Condo 7. COM 8. 9.			11. Water (0-200)			%		1. Unimproved	
Financing 1 Conventional			12. Water (201-400)			%		2. Excess Frtg	
1. Convent 2. FHA/VA 3. Assumed 4. Seller 5. Private 6. Cash 7. 8. 9. Unknown			13. Water (401-800)			%		3. Topography	
Validity 1 Arms Length Sale			14. Water (801-160)			%		4. Size/Shape	
1. Valid 2. Related 3. Distress 4. Split 5. Partial 6. Exempt 7. Multiple 8. Other 9. Estate			15. Water (161-32)			%		5. Access	
Verified 5 Public Record			Square Foot		Square Feet		Acres		
1. Buyer 2. Seller 3. Lender 4. Agent 5. Pub Rec 6. MLS 7. Family 8. Other 9.			16. Water (3201)			%		6. Restriction	
			17. Water SF Amen			%		7. Open Space	
			18. Water View			%		8. Environmental	
			19. Water Influen			%		9. Condo	
			20. ShoreFront A			%		30. Blueberry(1-20	
			Fract. Acre		Acreege/Sites				
			21. Base Lot	23	1.84	100	0	31. Blueberry(21 -	
			22. Base Lot Vacan			%		32. Crop Land	
			23. Base Lot Unpav			%		33. Pasture	
			Acres						
			24. Acres to 10			%		34. Shorefront B	
			25. Acres 11-30			%		35. Shorefront C	
			26. Acres 31-50			%		36. ANTENNA SITE	
			27. Acres 51& over			%		37. Softwood TG	
			28. Acres 71 & Ove			%		38. Mixed Wood TG	
			29. Woods (41+)			%		39. Hardwood TG	
			Total Acreage		1.84				
							40. Wasteland		
							41. Woodland		
							42. Mobile Home Si		
							43. Camp Site		
							44. Lot Improvemen		
							45. BA SF - Oce		
							46. SP Meadow Cond		



