

VANCOUR, RONALD
OVADY, JOSEPH
350 PORTLAND ROAD
GRAY ME 04039

B39685P50

Previous Owner
MCGINNIS, THOMAS L
16 BALLARD ST

SOUTH PORTLAND ME 04106
Sale Date: 8/31/2022

Previous Owner
SIMMONS, PAUL J
DUMAIS-SIMMONS, LISA
P O BOX 567
GRAY ME 04039
Sale Date: 1/06/2017

Inspection Witnessed By:

X	Date	Date Insp.
No./Date	Description	Date Insp.

Notes:

Gray

Property Data			Assessment Record						
Neighborhood 81 Fair-Traffic			Year	Land	Buildings	Exempt	Total		
Tree Growth Year 0			2011	46,250	50,126	0	96,376		
REVIEW 0			2012	46,250	50,126	0	96,376		
Building Permit 0			2013	46,250	50,126	0	96,376		
Zone/Land Use 18 Medium Density			2014	46,250	50,126	0	96,376		
Secondary Zone 25 Stream Protection			2015	46,300	50,100	0	96,400		
Topography 1 Level			2016	46,300	50,100	0	96,400		
1. Hill 4. Below St 7.			2017	46,300	50,100	0	96,400		
2. Rolling 5. Low 8.			2018	46,300	50,100	0	96,400		
3. Above St 6. Swampy 9.			2019	60,000	65,900	0	125,900		
Utilities 4. Filled Well/Point 6 Septic System			2020	60,000	65,900	0	125,900		
1. Public 4. Dug Well/Po 7. Cesspool			2021	60,000	65,900	0	125,900		
2. Water 5. Dug Well 8. Lake			2022	60,000	65,900	0	125,900		
3. Holding Ta 6. Septic 9. None			2023	60,000	74,900	0	134,900		
Street 1 Paved			Calc.	118,800	103,200	31,000	191,000		
1. Paved 4. Proposed			Land Data						
2. Semi Imp 5. R/O/W			Front Foot	Type	Effective		Influence		Influence Codes
3. Gravel 6. None					Frontage	Depth	Factor	Code	
GIS Map 75			11. Water (0-200)			%		1. Unimproved	
Field Review 1			12. Water (201-400)			%		2. Excess Frtg	
Sale Data			13. Water (401-800)			%		3. Topography	
			14. Water (801-160)			%		4. Size/Shape	
Sale Date 8/31/2022			15. Water (161-320)			%		5. Access	
Price 139,819			16. Water (321-640)			%		6. Restriction	
Sale Type 2 Land & Buildings			17. Water SF Amen			%		7. Open Space	
1. Land 4. Mobile 7. COM			18. Water View			%		8. Environmental	
2. L & B 5. Other 8.			19. Water Influen			%		9. Condo	
3. Building 6. Condo 9.			20. ShoreFront A			%		30. Blueberry(1-20	
Financing 1 Conventional			21. Base Lot			%		31. Blueberry(21 -	
1. Convent 4. Seller 7.			22. Base Lot Vacan			%		32. Crop Land	
2. FHA/VA 5. Private 8.			23. Base Lot Unpav			%		33. Pasture	
3. Assumed 6. Cash 9. Unknown			24. Acres to 10			%		34. Shorefront B	
Validity 1 Arms Length Sale			25. Acres 11-30			%		35. Shorefront C	
1. Valid 4. Split 7. Multiple			26. Acres 31-50			%		36. ANTENNA SITE	
2. Related 5. Partial 8. Other			27. Acres 51& over			%		37. Softwood TG	
3. Distress 6. Exempt 9. Estate			28. Acres 71 & Ove			%		38. Mixed Wood TG	
Verified 5 Public Record			29. Woods (41+)			%		39. Hardwood TG	
1. Buyer 4. Agent 7. Family			Fract. Acre		Acres/Sites			40. Wasteland	
2. Seller 5. Pub Rec 8. Other			21	1.84	100	%	0	41. Woodland	
3. Lender 6. MLS 9.			24	0.01	100	%	0	42. Mobile Home Si	
			Acres		Total Acreage		1.85	43. Camp Site	
								44. Lot Improvemen	
								45. BA SF - Oce	
								46. SP Meadow Cond	

