

POULIN, MICHAEL  
POULIN, WHITNEY  
19 COTTAGE ROAD  
GRAY ME 04039

B39207P340

Previous Owner  
HAMBLIN, HARRY N  
19 COTTAGE RD

GRAY ME 04039  
Sale Date: 2/28/2022

Inspection Witnessed By:

X Date

No./Date	Description	Date Insp.

Notes:

Gray

Property Data		
Neighborhood	4 Forest Lake	
Tree Growth Year	0	
REVIEW	0	
Building Permit	0	
Zone/Land Use	11 Rural Residential & Agri	
Secondary Zone	23 Lake District	
Topography	1 Level	
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. Drilled Well/Point	7. Cesspool
2. Water	5. Dug Well	8. Lake
3. Holding Tank	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	73	
Field Review	1	
Sale Data		
Sale Date	2/28/2022	
Price	302,000	
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	47,450	82,529	8,500	121,479
2012	47,450	82,529	8,500	121,479
2013	47,450	82,529	8,500	121,479
2014	47,450	82,529	8,500	121,479
2015	47,500	82,500	9,000	121,000
2016	47,500	82,500	9,000	121,000
2017	47,500	82,500	13,500	116,500
2018	47,500	82,500	18,000	112,000
2019	60,600	119,100	20,000	159,700
2020	60,600	119,100	20,000	159,700
2021	60,600	119,100	25,000	154,700
2022	60,600	119,100	25,000	154,700
2023	60,600	138,900	0	199,500
Calc.	128,700	176,100	0	304,800

Land Data						
Front Foot	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 (801-1600)				%		4. Size/Shape
15. Water (1601-3200)				%		5. Access
				%		6. Restriction
				%		7. Open Space
				%		8. Environmental
				%		9. Condo
Square Foot	Square Feet					Acres
16. Water (3201-6400)				%		
17. Water SF Amenities				%		30. Blueberry(1-20
18. Water View				%		31. Blueberry(21 -
19. Water Influenc				%		32. Crop Land
20. ShoreFront A				%		33. Pasture
				%		34. Shorefront B
				%		35. Shorefront C
Fract. Acre	Acreage/Sites					Acres
21. Base Lot	21	1.84	100	%	0	
22. Base Lot Vacan	24	0.61	100	%	0	
23. Base Lot Unpav				%		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
<b>Total Acreage</b>		2.45				

