

CHUKANOVA, INNA
 CHUKANOV, SERGEI
 2 DUTTON HILL
 GRAY ME 04039

B39861P96

Previous Owner
 MEYER SOLUTIONS INVESTMENT LLC
 1017 RIVER ROAD #3

WINDHAM ME 04062
 Sale Date: 11/22/2022

Previous Owner
 MEYER DEVELOPMENT SOLUTIONS INC
 1017 RIVER ROAD

WINDHAM ME 04062
 Sale Date: 4/21/2021

Previous Owner
 BARKER, RUTH A
 BARKER, MARTIN E
 3440 BIG PINE ROAD
 MELBOURNE FL 32934
 Sale Date: 6/18/2018

Inspection Witnessed By:

X	Date
No./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	18 Medium Density	
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. Driv 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	73	
Field Review	1	
Sale Data		
Sale Date	11/22/2022	
Price	415,000	
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	32,620	14,358	0	46,978
2012	32,620	14,358	0	46,978
2013	32,620	14,358	0	46,978
2014	32,620	14,358	0	46,978
2015	32,600	14,400	0	47,000
2016	32,600	14,400	0	47,000
2017	32,600	14,400	0	47,000
2018	32,600	14,400	0	47,000
2019	42,500	4,000	0	46,500
2020	42,500	4,000	0	46,500
2021	42,500	4,000	0	46,500
2022	42,500	212,700	0	255,200
2023	42,500	238,000	0	280,500
Calc.	105,300	327,500	0	432,800

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 (801-1600)			%		4. Size/Shape
15. Water (1601-3200)			%		5. Access
			%		6. Restriction
			%		7. Open Space
			%		8. Environmental
			%		9. Condo
Front Foot		Square Feet		Acres	
16. Water (3201-6400)			%		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
			%		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
Fract. Acre		Acreege/Sites			
21. Base Lot	21	0.33	100	%	0
22. Base Lot Vacan				%	
23. Base Lot Unpav				%	
Acres					
24. Acres to 10				%	
25. Acres 11-30				%	
26. Acres 31-50				%	
27. Acres 51& over				%	
28. Acres 71 & Ove				%	
29. Woods (41+)				%	
Total Acreege		0.33			

