

TRES COMAS LLC  
245 MITCHELL ROAD  
CAPE ELIZABETH ME 04107

B40099P142  
Previous Owner  
CARTER, BRANNON J  
CARTER, LORI  
60 MAYBERRY RD  
GRAY ME 04039  
Sale Date: 5/01/2023

Inspection Witnessed By:

X \_\_\_\_\_ Date \_\_\_\_\_

No./Date	Description	Date Insp.

Notes:

Gray

Property Data		
Neighborhood	2 Crystal Lake 1	
Tree Growth Year	0	
REVIEW	0	
Building Permit	0	
Zone/Land Use	12 Limited Residential	
Secondary Zone		
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. 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	8	
Field Review	1	
Sale Data		
Sale Date	5/01/2023	
Price	1,595,000	
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	7 Multiple Properties	
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	164,643	229,655	0	394,298
2012	164,643	229,655	0	394,298
2013	164,643	229,655	0	394,298
2014	164,643	283,483	8,500	439,626
2015	164,600	283,500	9,000	439,100
2016	164,600	283,500	9,000	439,100
2017	164,600	283,500	13,500	434,600
2018	164,600	283,500	18,000	430,100
2019	243,900	328,200	20,000	552,100
2020	243,900	328,200	20,000	552,100
2021	243,900	328,200	25,000	547,100
2022	243,900	336,100	25,000	555,000
2023	243,900	359,400	25,000	578,300
Calc.	509,100	543,700	0	1,052,800

Land Data					
Type	Effective		Influence		Influence Codes
	Frontage	Depth	Factor	Code	
11	180	000	100 %	0	1. Unimproved
					2. Excess Frtg
					3. Topography
					4. Size/Shape
					5. Access
					6. Restriction
					7. Open Space
					8. Environmental
					9. Condo
Acres					
16					30. Blueberry(1-20
					31. Blueberry(21 -
					32. Crop Land
					33. Pasture
					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
20		0.97	100 %	0	
<b>Total Acreage</b>				0.97	



