

RICHARDS, DAVID M
RICHARDS, PATTI R
11 HILLSIDE AVE
CUMBERLAND ME 04021

B34833P235

Previous Owner
DONAGAN, RUSSELL F
DONAGAN, SALLY
192 BIRCHWOOD RD
GRAY ME 04039
Sale Date: 5/11/2018

Inspection Witnessed By:

X Date

No./Date	Description	Date Insp.

Notes:

Gray

Property Data			Assessment Record						
Neighborhood 5 Little Sebago			Year	Land	Buildings	Exempt	Total		
Tree Growth Year 0			2011	161,991	65,866	0	227,857		
REVIEW 0			2012	161,991	65,866	0	227,857		
Building Permit 0			2013	161,991	65,866	0	227,857		
Zone/Land Use 12 Limited Residential			2014	161,991	65,866	0	227,857		
Secondary Zone			2015	162,000	65,900	9,000	218,900		
Topography 1 Level			2016	162,000	65,900	9,000	218,900		
1. Hill 4. Below St 7.			2017	162,000	68,700	13,500	217,200		
2. Rolling 5. Low 8.			2018	162,000	68,700	18,000	212,700		
3. Above St 6. Swampy 9.			2019	322,500	92,200	20,000	394,700		
Utilities 5 No Well 6 Septic System			2020	322,500	57,800	0	380,300		
1. Public 4. Driv Well/Po 7. Cesspool			2021	322,500	98,100	0	420,600		
2. Water 7. Dug Well 8. Lake			2022	322,500	102,500	0	425,000		
3. Holding Ta 8. Septic 9. None			2023	322,500	120,000	0	442,500		
Street 3 Gravel			Calc.	645,100	260,000	0	905,100		
1. Paved 4. Proposed 8.			Land Data						
2. Semi Imp 5. R/O/W 8.			Front Foot	Type	Effective		Influence		Influence Codes
3. Gravel 6. 9. None					Frontage	Depth	Factor	Code	
GIS Map 18			11. Water (0-200)	11	150	000	100 %	0	1. Unimproved
Field Review 1			12. Water (201-400)				%		2. Excess Frtg
Sale Data			13. Water (401-800)				%		3. Topography
Sale Date 5/11/2018			14. Water (801-160)				%		4. Size/Shape
Price 283,000			15. Water (161-32)				%		5. Access
Sale Type 2 Land & Buildings							%		6. Restriction
1. Land 4. Mobile 7. COM			Square Foot	Square Feet					7. Open Space
2. L & B 5. Other 8.			16. Water (3201				%		8. Environmental
3. Building 6. Condo 9.			17. Water SF Amen				%		9. Condo
Financing 9 Unknown			18. Water View				%		Acres
1. Convent 4. Seller 7.			19. Water Influen				%		30. Blueberry(1-20
2. FHA/VA 5. Private 8.			20. ShoreFront A				%		31. Blueberry(21 -
3. Assumed 6. Cash 9. Unknown							%		32. Crop Land
Validity 1 Arms Length Sale			Fract. Acre	Acreege/Sites					33. Pasture
1. Valid 4. Split 7. Multiple			21. Base Lot	20		0.39	100 %	0	34. Shorefront B
2. Related 5. Partial 8. Other			22. Base Lot Vacan				%		35. Shorefront C
3. Distress 6. Exempt 9. Estate			23. Base Lot Unpav				%		36. ANTENNA SITE
Verified 5 Public Record			Acres				%		37. Softwood TG
1. Buyer 4. Agent 7. Family			24. Acres to 10				%		38. Mixed Wood TG
2. Seller 5. Pub Rec 8. Other			25. Acres 11-30				%		39. Hardwood TG
3. Lender 6. MLS 9.			26. Acres 31-50				%		40. Wasteland
			27. Acres 51& over				%		41. Woodland
			28. Acres 71 & Ove				%		42. Mobile Home Si
			29. Woods (41+)				%		43. Camp Site
				Total Acreege		0.39			44. Lot Improvemen
									45. BA SF - Oce
									46. SP Meadow Cond



