

MARSDEN - ET AL, AMANDA A
42 MAPLE STREET
WESTBROOK ME 04092

B39218P138

Previous Owner
ACETO - DEVISEES, RALPH J JR
C/O AMANDA ACETO MARSDEN
PERSONAL REPRESENTATIVE
WESTBROOK ME 04092
Sale Date: 3/01/2022

Previous Owner
ACETO, RALPH J JR
PO BOX 2290

SOUTH PORTLAND ME 04116
Sale Date: 7/12/2021

Previous Owner
ARMSTRONG, KIRK
ARMSTRONG, JULIE
1438 WASHINGTON AAVE
PORTLAND ME 04103
Sale Date: 5/03/2016

Inspection Witnessed By:

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

Notes:
3/1/2022 - B39218P138 - Assessed Owners are: Amanda A. Marsden, Christina M. Aceto, and Jessica L. Aceto as Tenants in Common.

Gray

Property Data		
Neighborhood	58 Little Sebago Lodges	
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. 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	24	
Field Review	50	
Sale Data		
Sale Date	3/01/2022	
Price		
Sale Type	2 Land & Buildings	
1. Land	4. Mobile	7. COM
2. L & B	5. Other	8.
3. Building	6. Condo	9.
Financing	9 Unknown	
1. Convent	4. Seller	7.
2. FHA/VA	5. Private	8.
3. Assumed	6. Cash	9. Unknown
Validity	2 Related Parties	
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	157,000	79,193	0	236,193
2012	157,000	79,193	0	236,193
2013	157,000	79,193	0	236,193
2014	157,000	81,322	0	238,322
2015	157,000	81,300	0	238,300
2016	157,000	81,300	0	238,300
2017	157,000	81,300	0	238,300
2018	157,000	81,300	0	238,300
2019	197,900	125,800	0	323,700
2020	197,900	125,800	0	323,700
2021	197,900	125,800	0	323,700
2022	197,900	125,800	0	323,700
2023	197,900	144,500	0	342,400
Calc.	395,800	187,500	0	583,300

Land Data					
Type	Effective		Influence		Influence Codes
	Frontage	Depth	Factor	Code	
11	070	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					
			%		30. Blueberry(1-20
			%		31. Blueberry(21 -
			%		32. Crop Land
			%		33. Pasture
			%		34. Shorefront B
			%		35. Shorefront C
20		0.24	100 %	0	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
Total Acreage 0.24					



