

SPAULDING, BRUCE C
SPAULDING, LISA L
76 WENHAM RD
TOPSFIELD MA 01983

B37966P122

Previous Owner
RUSSELL, ALEXANDER WAYNE
2 CRESCENT LANE

RAYMOND ME 04071
Sale Date: 3/23/2021

Previous Owner
RUSSELL, PATRICIA ANN, HEIRS
C/O ALEXANDER WAYNE RUSSELL
831 MAIN ST
HARTFORD ME 04220
Sale Date: 4/12/2017

Inspection Witnessed By:

X	Date	Description	Date Insp.

Notes:

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	23 Lake District	
Topography	1 Level	
1. Soil	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	24	
Field Review	50	
Sale Data		
Sale Date	3/23/2021	
Price	280,000	
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	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	53,800	70,223	8,500	115,523
2012	53,800	70,223	8,500	115,523
2013	53,800	70,223	8,500	115,523
2014	53,800	71,860	8,500	117,160
2015	53,800	71,900	9,000	116,700
2016	53,800	71,900	9,000	116,700
2017	53,800	71,900	13,500	112,200
2018	53,800	71,900	0	125,700
2019	75,500	96,500	0	172,000
2020	75,500	96,500	20,000	152,000
2021	75,500	96,500	25,000	147,000
2022	95,500	96,500	0	192,000
2023	95,500	143,900	0	239,400
Calc.	261,000	236,900	0	497,900

Land Data					
Type	Effective		Influence		Influence Codes
	Frontage	Depth	Factor	Code	
1. Water (0-200)			%		1. Unimproved
2. Water (201-400)			%		2. Excess Frtg
3. Water (401-800)			%		3. Topography
4. Water (801-160)			%		4. Size/Shape
5. Water (1601-32)			%		5. Access
			%		6. Restriction
			%		7. Open Space
			%		8. Environmental
			%		9. Condo
Square Feet		Square Feet		Acres	
16. Water (3201			%		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
21. Base Lot	21	0.35	110 %	8	37. Softwood TG
22. Base Lot Vacan	17	1.00	100 %	0	38. Mixed Wood TG
23. Base Lot Unpav			%		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		0.35			

