

EVEN, CHRISTOPHER R
EVEN, KAREN L
10 HITCHING POST LN
HINGHAM MA 02043

B33339P203

Previous Owner
LOWERY, MARCIA M
36 AQUILA RD

RAYMOND ME 04071
Sale Date: 8/05/2016

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. Dr. 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	32	
Field Review	50	

Assessment Record				
Year	Land	Buildings	Exempt	Total
2011	47,560	50,709	0	98,269
2012	47,560	50,709	0	98,269
2013	47,560	50,709	0	98,269
2014	47,560	50,709	0	98,269
2015	47,600	50,700	0	98,300
2016	47,600	50,700	0	98,300
2017	47,600	50,700	0	98,300
2018	47,600	50,700	0	98,300
2019	84,300	51,300	0	135,600
2020	84,300	51,300	0	135,600
2021	84,300	51,300	0	135,600
2022	84,300	51,300	0	135,600
2023	84,300	63,500	0	147,800
Calc.	237,200	72,700	0	309,900

Sale Data		
Sale Date	8/05/2016	
Price	85,000	
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.

Front Foot	Square Foot	Fract. Acre
11. Water (0-200)	16. Water (3201-	21. Base Lot
12. Water (201-400)	17. Water SF Amen	22. Base Lot Vacan
13. Water (401-800)	18. Water View	23. Base Lot Unpav
14. Water (801-160)	19. Water Influen	24. Acres to 10
15. Water (1601-32)	20. ShoreFront A	25. Acres 11-30
		26. Acres 31-50
		27. Acres 51& over
		28. Acres 71 & Ove
		29. Woods (41+)

Land Data					
Type	Effective		Influence		Influence Codes
	Frontage	Depth	Factor	Code	
			%		1. Unimproved
			%		2. Excess Frtg
			%		3. Topography
			%		4. Size/Shape
			%		5. Access
			%		6. Restriction
			%		7. Open Space
			%		8. Environmental
			%		9. Condo
			%		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
Total Acreage			0.27		

Inspection Witnessed By:

No./Date	Description	Date Insp.
X		

Notes:

Gray



