

REUTER, GEORGE
REUTER, MELISSA A
112 GESNER RD
BUCKFIELD ME 04220

B33037P99

Previous Owner
DOLAN, JOHN L
DOLAN, PATRICIA
9 MASTWOOD LN
KENNEBUNK ME 04043
Sale Date: 4/13/2016

Inspection Witnessed By:

X

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	176,360	50,010	0	226,370
REVIEW 0			2012	176,360	50,010	0	226,370
Building Permit 0			2013	176,360	50,010	0	226,370
Zone/Land Use 12 Limited Residential			2014	176,360	50,010	0	226,370
Secondary Zone			2015	176,400	50,000	0	226,400
Topography 2 Rolling 4 Below Street			2016	176,400	50,000	0	226,400
1. Hill 4. Below St 7.			2017	176,400	50,000	0	226,400
2. Rolling 5. Low 8.			2018	176,400	50,000	0	226,400
3. Above St 6. Swampy 9.			2019	185,600	99,400	0	285,000
Utilities 4 Filled Well/Point 6 Septic System			2020	185,600	99,400	0	285,000
1. Public 4. Dug Well/Po 7. Cesspool			2021	185,600	99,400	0	285,000
2. Water 8. Lake			2022	185,600	99,400	0	285,000
3. Holding Ta 9. None			2023	185,600	117,400	0	303,000
Street 3 Gravel			Calc.	390,700	169,600	0	560,300
1. Paved 4. Proposed			Land Data				
2. Semi Imp 5. R/O/W			Front Foot				
3. Gravel 6. None			Type				
GIS Map 32			Effective				
Field Review 50			Frontage				
Sale Data			Depth				
Sale Date 4/13/2016			Influence				
Price 305,000			Factor				
Sale Type 2 Land & Buildings			Code				
1. Land 4. Mobile 7. COM			Influence Codes				
2. L & B 5. Other 8.			1. Unimproved				
3. Building 6. Condo 9.			2. Excess Frtg				
Financing 9 Unknown			3. Topography				
1. Convent 4. Seller 7.			4. Size/Shape				
2. FHA/VA 5. Private 8.			5. Access				
3. Assumed 6. Cash 9. Unknown			6. Restriction				
Validity 1 Arms Length Sale			7. Open Space				
1. Valid 4. Split 7. Multiple			8. Environmental				
2. Related 5. Partial 8. Other			9. Condo				
3. Distress 6. Exempt 9. Estate			Acres				
Verified 5 Public Record			30. Blueberry(1-20				
1. Buyer 4. Agent 7. Family			31. Blueberry(21 -				
2. Seller 5. Pub Rec 8. Other			32. Crop Land				
3. Lender 6. MLS 9.			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				

Proposed Sale

Type	Effective		Influence		Influence Codes
	Frontage	Depth	Factor	Code	
53	090	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 -					
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Total Acreage 0.37

