

PRECISION REAL ESTATE LLC  
 90 CHESLEY AVE  
 PORTLAND ME 04103

B38514P76

Previous Owner  
 HINCKLEY, WAYNE E  
 PO BOX 280

NORTH READING MA 01864-0280  
 Sale Date: 8/01/2021

Property Data		
Neighborhood	5 Little Sebago	
Tree Growth Year	0	
REVIEW	0	
Building Permit	0	
Zone/Land Use	12 Limited Residential	
Secondary Zone		
Topography	1 Level	
1. Below St	4. Below St	7.
2. Rolling	5. Low	8.
3. Above St	6. Swampy	9.
Utilities	5. No Well	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	39	
Field Review	50	

Assessment Record					
Year	Land	Buildings	Exempt	Total	
2011	181,280	60,133	8,500	232,913	
2012	181,280	60,133	8,500	232,913	
2013	181,280	60,133	8,500	232,913	
2014	181,280	60,133	8,500	232,913	
2015	181,300	60,100	9,000	232,400	
2016	181,300	60,100	9,000	232,400	
2017	181,300	60,100	13,500	227,900	
2018	181,300	60,100	18,000	223,400	
2019	219,300	124,900	0	344,200	
2020	219,300	124,900	0	344,200	
2021	219,300	124,900	0	344,200	
2022	219,300	124,900	0	344,200	
2023	219,300	146,500	0	365,800	
Calc.	448,000	182,200	0	630,200	

Inspection Witnessed By:

X	Date
No./Date	Description
	Date Insp.

Sale Data		
Sale Date	8/01/2021	
Price	370,000	
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.

Land Data					
Type	Effective		Influence		Influence Codes
	Frontage	Depth	Factor	Code	
49	100	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					
34		0.26	100 %	0	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
<b>Total Acreage 0.26</b>					
					45. BA SF - Oce
					46. SP Meadow Cond

