

WOODS, DIANE G
103 FOWLER ROAD
CAPE ELIZABETH ME 04107

B39908P180

Previous Owner
MCLEOD, PETER J
23 LAKE AVENUE

GRAY ME 04039
Sale Date: 12/21/2022

Property Data			Assessment Record				
Neighborhood 5 Little Sebago			Year	Land	Buildings	Exempt	Total
Tree Growth Year 0			2011	127,022	58,199	0	185,221
REVIEW 0			2012	127,022	58,199	0	185,221
Building Permit 0			2013	127,022	58,199	0	185,221
Zone/Land Use 12 Limited Residential			2014	127,022	58,999	0	186,021
Secondary Zone			2015	127,000	59,000	0	186,000
Topography 2 Rolling 4 Below Street			2016	127,000	59,000	9,000	177,000
1. Hill 4. Below St 7.			2017	127,000	59,000	13,500	172,500
2. Rolling 5. Low 8.			2018	127,000	59,000	18,000	168,000
3. Above St 6. Swampy 9.			2019	217,300	110,200	20,000	307,500
Utilities 5 No Well 6 Septic System			2020	217,300	110,200	20,000	307,500
1. Public 4. Dr. Well/Po 7. Cesspool			2021	217,300	110,200	25,000	302,500
2. Water 7. Dug Well 8. Lake			2022	217,300	110,200	25,000	302,500
3. Holding Ta 8. Septic 9. None			2023	217,300	128,200	25,000	320,500
Street 3 Gravel			Calc.	434,600	166,200	0	600,800
1. Paved 4. Proposed							
2. Semi Imp 5. R/O/W							
3. Gravel 6. None							

Inspection Witnessed By:

X	Date	Description	Date Insp.

Notes:

Gray

Sale Data		
Sale Date 12/21/2022		
Price 820,000		
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	
11. Water (0-200)	080	000	100 %	0	1. Unimproved
12. Water (201-400)			%		2. Excess Frtg
13. Water (401-800)			%		3. Topography
14. Water (801-160)			%		4. Size/Shape
15. Water (161-320)			%		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 0.38					



