

RIVARD, SCOTT A
RIVARD, SARA L
71A NORTHERN OAKS DRIVE
RAYMOND ME 04071

B34287P47

Previous Owner
PJMMC, LLC
226 HOPE AVE

PORTLAND ME 04103
Sale Date: 9/05/2017

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. Hill	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. Driv Well/Po	7. Cesspool
2. Water	5. Dug Well	8. Lake
3. Holding Ta	6. Septic	9. None
Street	3 Gravel	
1. Paved	4. Proposed	8.
2. Semi Imp	5. R/O/W	9.
3. Gravel	6.	9. None
GIS Map	0	
Field Review	1	

Sale Data

Sale Date	9/05/2017	
Price	295,000	
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.

Fract. Acre

21. Base Lot		
22. Base Lot Vacan		
23. Base Lot Unpav		
Acres		
24. Acres to 10		
25. Acres 11-30		
26. Acres 31-50		
27. Acres 51& over		
28. Acres 71 & Ove		
29. Woods (41+)		

Assessment Record

Year	Land	Buildings	Exempt	Total
2018	161,000	32,600	0	193,600
2019	205,400	57,000	0	262,400
2020	205,400	57,000	0	262,400
2021	205,400	57,000	0	262,400
2022	205,400	57,000	0	262,400
2023	205,400	40,000	0	245,400
Calc.	410,800	446,300	0	857,100

Land Data

Type	Effective		Influence		Influence Codes
	Frontage	Depth	Factor	Code	
11	075	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 -
			%		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 0.24					

Inspection Witnessed By:

X	Date
No./Date	Description
	Date Insp.

Notes:

Gray



