

MAYOL, JOHN R  
MAYOL, LINDA J  
95 MARILYN AVENUE  
WESTBROOK ME 04092

B39460P79

Previous Owner  
MAYOL, LINDA J  
MAYOL, JOHN R  
95 MARILYN AVENUE  
WESTBROOK ME 04092  
Sale Date: 5/31/2022

Property Data		
Neighborhood	5 Little Sebago	
Tree Growth Year	0	
REVIEW	0	
Building Permit	0	
Zone/Land Use	23 Lake District	
Secondary Zone		
Topography	2 Rolling	4 Below Street
1. Hill	4. Below St	7.
2. Rolling	5. Low	8.
3. Above St	6. Swampy	9.
Utilities		
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.	
GIS Map	48	
Field Review	1	
Sale Data		
Sale Date	5/31/2022	
Price		
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	2 Related Parties	
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.

Assessment Record				
Year	Land	Buildings	Exempt	Total
2011	66,540	20,805	0	87,345
2012	66,540	20,805	0	87,345
2013	66,540	20,805	0	87,345
2014	66,540	20,805	0	87,345
2015	66,500	20,800	0	87,300
2016	66,500	20,800	0	87,300
2017	66,500	20,800	0	87,300
2018	66,500	23,400	0	89,900
2019	83,100	40,800	0	123,900
2020	83,100	40,800	0	123,900
2021	83,100	40,800	0	123,900
2022	83,100	40,800	0	123,900
2023	83,100	52,400	0	135,500
Calc.	176,100	53,100	0	229,200

Land Data					
Type	Effective		Influence		Influence Codes
	Frontage	Depth	Factor	Code	
1. Water (0-200)			%		1. Unimproved
2. Water (201-400)			%		2. Excess Frtg
3. Water (401-800)			%		3. Topography
4. Water (801-1600)			%		4. Size/Shape
5. Water (1601-3200)			%		5. Access
6. Water (3201-6400)			%		6. Restriction
7. Water (6401-12800)			%		7. Open Space
8. Water (12801-25600)			%		8. Environmental
9. Water (25601-51200)			%		9. Condo
10. Water (51201-102400)			%		30. Blueberry(1-20
11. Water (102401-204800)			%		31. Blueberry(21 -
12. Water (204801-409600)			%		32. Crop Land
13. Water (409601-819200)			%		33. Pasture
14. Water (819201-1638400)			%		34. Shorefront B
15. Water (1638401-3276800)			%		35. Shorefront C
16. Water (3276801-6553600)			%		36. ANTENNA SITE
17. Water (6553601-13107200)			%		37. Softwood TG
18. Water (13107201-26214400)			%		38. Mixed Wood TG
19. Water (26214401-52428800)			%		39. Hardwood TG
20. ShoreFront A			%		40. Wasteland
21. Base Lot			%		41. Woodland
22. Base Lot Vacant			%		42. Mobile Home Si
23. Base Lot Unpaved			%		43. Camp Site
24. Acres to 10			%		44. Lot Improvemen
25. Acres 11-30			%		45. BA SF - Oce
26. Acres 31-50			%		46. SP Meadow Cond
27. Acres 51& over			%		
28. Acres 71 & Ove			%		
29. Woods (41+)			%		
<b>Total Acreage</b>			0.88		

Inspection Witnessed By:

X	Date
No./Date	Description
	Date Insp.

Notes:  
5/11/2022 - B39416P73 - .27 acres added to this lot from 048-302-009-001.

Gray

