

MARDEN, DARREN  
 135 LEWISTON RD.  
 GRAY Maine 04039

B39312P306

Previous Owner  
 SINCLAIR, DEBORAH E  
 1500 EAST WAHALLA LANE UNIT 17

PHOENIX AZ 85024  
 Sale Date: 4/04/2022

Property Data		
Neighborhood	82 Average Location	
Tree Growth Year	0	
REVIEW	0	
Building Permit	0	
Zone/Land Use	15 Business Development	
Secondary Zone		
Topography	1 Level	
1. Soil	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. 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.	9. None
GIS Map	21	
Field Review	1	

Assessment Record				
Year	Land	Buildings	Exempt	Total
2011	47,000	172,180	8,500	210,680
2012	47,000	172,180	8,500	210,680
2013	47,000	172,180	8,500	210,680
2014	47,000	172,180	8,500	210,680
2015	47,000	172,200	0	219,200
2016	47,000	172,200	0	219,200
2017	47,000	172,200	0	219,200
2018	47,000	172,200	0	219,200
2019	50,500	212,800	0	263,300
2020	50,500	212,800	0	263,300
2021	50,500	212,800	0	263,300
2022	50,500	212,800	25,000	238,300
2023	50,500	237,200	0	287,700
Calc.	126,000	430,200	0	556,200

Sale Data		
Sale Date	4/04/2022	
Price	470,000	
Sale Type	2 Land & Buildings	
1. Land	4. Mobile	7. COM
2. L & B	5. Other	8.
3. Building	6. Condo	9.
Financing	1 Conventional	
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.

Front Foot	Square Foot	Fract. Acre
11. Water (0-200)		
12. Water (201-400)		
13. Water (401-800)		
14. Water (801-1600)		
15. Water (1601-3200)		
16. Water (3201-6400)		
17. Water SF Amenities		
18. Water View		
19. Water Influence		
20. ShoreFront A		
21. Base Lot		
22. Base Lot Vacant		
23. Base Lot Unpaved		
24. Acres to 10		
25. Acres 11-30		
26. Acres 31-50		
27. Acres 51& over		
28. Acres 71 & Over		
29. Woods (41+)		

Land Data					
Type	Effective		Influence		Influence Codes
	Frontage	Depth	Factor	Code	
			%		1. Unimproved
			%		2. Excess Frtg
			%		3. Topography
			%		4. Size/Shape
			%		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
<b>Total Acreage</b>			2.00		

Inspection Witnessed By:

X	Date
No./Date	Description
	Date Insp.

Notes:  
5/24 DR FIELD REVIEW

**Gray**

Map Lot 021-026-010-000

Account 1494

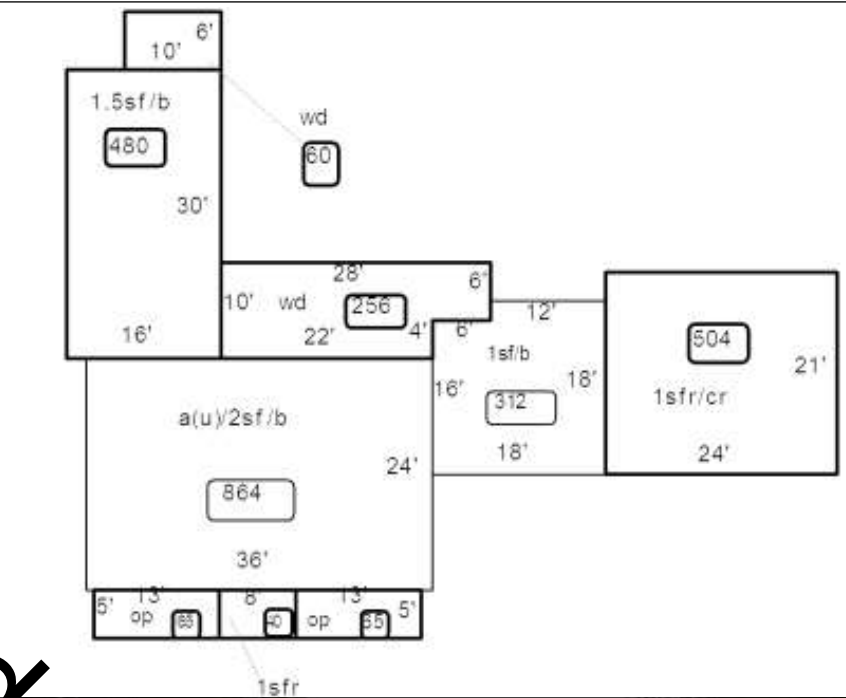
Location 135 LEWISTON RD

Card 1

Of 1

8/05/2024

Building Style <b>10 Colonial</b>	SF Bsmt Living <b>0</b>	Layout <b>1 Typical</b>
1.Conv. 5.Garrison 9.NE farm	Fin Bsmt Grade <b>0 0</b>	1.Typical 4. 7.
2.Ranch 6.Split 10.Colonia	Secondary Heat <b>0</b>	2.Inadeq 5. 8.
3.R Ranch/ 7.Contemp 11.Cottage	Heat Type <b>100% 1 Hot Water BB</b>	3. 6. 9.
4.Cape 8.Log 12.Gambrel	1.HWBB 5.FWA 9.None	Attic <b>5 Floor &amp; Stairs</b>
Dwelling Units <b>1</b>	2.HWCI 6.Monitor 10.UNH2F	1.1/4 Fin 4.Full Fin 7.
Other Units <b>0</b>	3.HWRF 7.Electric 11.Geother	2.1/2 Fin 5.FI/Stair 8.
Stories <b>2 Two Story</b>	4.Steam 8.FI/Wall 12.Heat/Co	3.3/4 Fin 6. 9.None
1.1 4.1.5 7.	Cool Type <b>0% 9 None</b>	Insulation <b>1 Full</b>
2.2 5.1.75 8.	1.Central 4.W&C Air 7.	1.Full 4.Minimal 7.
3.3 6.2.5 9.	2.Evapor 5. 8.	2.Heavy 5. 8.
Exterior Walls <b>2 Vinyl/Aluminum</b>	3.H Pump 6. 9.None	3.Capped 6. 9.None
1.Clapboar 5.Stucco 9.B & B	Kitchen Style <b>2 Typical</b>	Unfinished % <b>0%</b>
2.Vin/Al 6.Brick 10.Cemplan	1.Modern 4.Obsolete	Grade & Factor <b>3 Average 120%</b>
3.Compos./ 7.Stone 11.Concret	2.Typical 5. 8.	1.E Grade 4.B Grade 7.SC Grade
4.Asbestos 8.Wood Shi 12.Wood Bo	3.Old Type 6. 9.None	2.C Grade 5.A Grade 8.
Roof Surface <b>1 Asphalt Shingles</b>	Bath(s) Style <b>2 Typical Bath(s)</b>	3.Grade 6.AA Grade 9.Same
1.Asphalt 4.Composit 7.Other	1.Modern 4.Obsolete 7.	SQFT (Footprint) <b>864</b>
2.Slate 5.Wood 8.	2.Typical 5. 8.	1.Poor 2.Avg 7.V G
3.Metal 6.Roll Roo 9.	3.Old Type 6. 9.None	2.Fair 3.Good 8.Exc
SF Masonry Trim <b>0</b>	# Rooms <b>7</b>	3.Avg- 9.Good 9.Same
SOLAR VOLTAIC <b>0</b>	# Bedrooms <b>4</b>	Phys. % Good <b>0%</b>
OPEN-4- <b>0</b>	# Full Baths <b>2</b>	Funct. % Good <b>100%</b>
Year Built <b>1920</b>	# Half Baths <b>0</b>	Functional Code <b>9 None</b>
Year Remodeled <b>0</b>	# Addn Fixtures <b>0</b>	1.Incomp 4.Delap 5.Playo
Foundation <b>3 Brick &amp;/or Stone</b>	# Fireplaces <b>1</b>	2.O-Built 5.Bsmt 6.Long term
1.Concrete 4.Wood 7.		3.Damage 6.Style None
2.C Block 5.Slab 8.		Econ. % Good <b>100%</b>
3.Br/Stone 6.Piers 9.		Economic Code <b>None</b>
Basement <b>4 Full Basement</b>		0.None 3.No Power 6.Obsoles
1.1/4 Bmt 4.Full Bmt 7.		1.Location 4.Generate 9.None
2.1/2 Bmt 5.CrwI 8.		2.Encroach 5.Flood Pl 9.
3.3/4 Bmt 6. 9.None		Entrance Code <b>5 Estimated</b>
Bsmt Gar # Cars <b>0</b>		1.Interior 4.Vacant 7.
Wet Basement <b>1 Dry Basement</b>		2.Refusal 5.Estimate 8.
1.Dry 4. 7.		3.Informed 6. 9.
2.Damp 5. 8.		Information Code <b>5 Estimate</b>
3.Wet 6. 9.		1.Owner 4.Agent 7.
		2.Relative 5.Estimate 8.
		3.Tenant 6.Other 9.



Date Inspected 5/10/2024

**Additions, Outbuildings & Improvements**

Type	Year	Units	Grade	Cond	Phys.	Funct.	Sound Value
14 1.5	0	480	3 100	0	0	% 100 %	
11 1 Story/Basement	0	312	3 100	0	0	% 100 %	
1 One Story Frame	0	504	3 100	0	0	% 100 %	
21 Open Frame	0	65	0 0	0	0	% 100 %	
21 Open Frame	0	65	0 0	0	0	% 100 %	
1 One Story Frame	0	40	0 0	0	0	% 100 %	
68 Wood Deck	0	256	0 0	0	0	% 100 %	
68 Wood Deck	0	60	0 0	0	0	% 100 %	
23 Frame Garage	0					% 500	
65 1.5 fr Stable	0	2772	2 100	1	0	% 100 %	

- 1.One Story Fram
- 2.Two Story Fram
- 3.Three Story Fr
- 4.1 & 1/2 Story
- 5.1 & 3/4 Story
- 6.2 & 1/2 Story
- 21.Open Frame Por
- 22.Encl Frame Por
- 23.Frame Garage
- 24.Frame Shed
- 25.Frame Bay Wind
- 26.1SFr Overhang
- 27.Unfin Basement
- 28.Unfinished Att
- 29.Finished Attic