

LEWIS, MICHAEL J
 34 ARUNDEL ROAD
 RAYMOND ME 04071

B38144P128

Previous Owner
 BERZINIS REALTY LIMITED LIABILITY COMPANY
 483 ROOSEVELT TRAIL
 WINDHAM ME 04064
 Sale Date: 5/03/2021

Previous Owner
 HENICK, PAUL B
 51 DUNDEE ROAD
 WINDHAM ME 04062
 Sale Date: 9/02/2020

Previous Owner
 LBMP, LLC
 16 APPLE LN
 GORHAM ME 04038
 Sale Date: 6/20/2019

Inspection Witnessed By:

X	Date
No./Date	Description
	Date Insp.

Notes:
 This lot is part of Little Sebago Lodges and has access to a boat launch and several common waterfront access points (per on-line property listing).

Gray

Property Data		
Neighborhood	58 Little Sebago Lodges	
Tree Growth Year	0	
REVIEW	0	
Building Permit	0	
Zone/Land Use	23 Lake District	
Secondary Zone		
Topography	2 Rolling	3 Above Street
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	1 Paved	
1. Paved	4. Proposed	8.
2. Semi Imp	5. R/O/W	9.
3. Gravel	6.	9. None
GIS Map	24	
Field Review	0	
Sale Data		
Sale Date	5/03/2021	
Price	368,000	
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.

Assessment Record				
Year	Land	Buildings	Exempt	Total
2011	74,300	111,883	8,500	177,683
2012	68,360	111,883	8,500	171,743
2013	68,360	111,883	8,500	171,743
2014	68,360	111,883	8,500	171,743
2015	68,400	111,900	0	180,300
2016	68,400	111,900	0	180,300
2017	68,400	111,900	0	180,300
2018	68,400	25,700	0	94,100
2019	101,200	22,100	0	123,300
2020	101,200	34,400	0	135,600
2021	121,200	181,900	0	303,100
2022	121,200	208,600	0	329,800
2023	121,200	236,100	0	357,300
Calc.	242,500	317,700	0	560,200

Land Data					
Type	Effective		Influence		Influence Codes
	Frontage	Depth	Factor	Code	
11. Water (0-200)			%		1. Unimproved
12. Water (201-400)			%		2. Excess Frtg
13. Water (401-800)			%		3. Topography
14. Water (801-160)			%		4. Size/Shape
15. Water (1601-32)			%		5. Access
			%		6. Restriction
			%		7. Open Space
			%		8. Environmental
			%		9. Condo
Square Foot		Square Feet		Acres	
16. Water (3201-			%		30. Blueberry(11-20
17. Water SF Amen			%		31. Blueberry(21 -
18. Water View			%		32. Crop Land
19. Water Influen			%		33. Pasture
20. ShoreFront A			%		34. Shorefront B
			%		35. Shorefront C
			%		36. ANTENNA SITE
21. Base Lot	1.84	100	%	0	37. Softwood TG
22. Base Lot Vacan	0.41	100	%	0	38. Mixed Wood TG
23. Base Lot Unpav	1.00	100	%	0	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		2.25			

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Map Lot 024-312-031-000

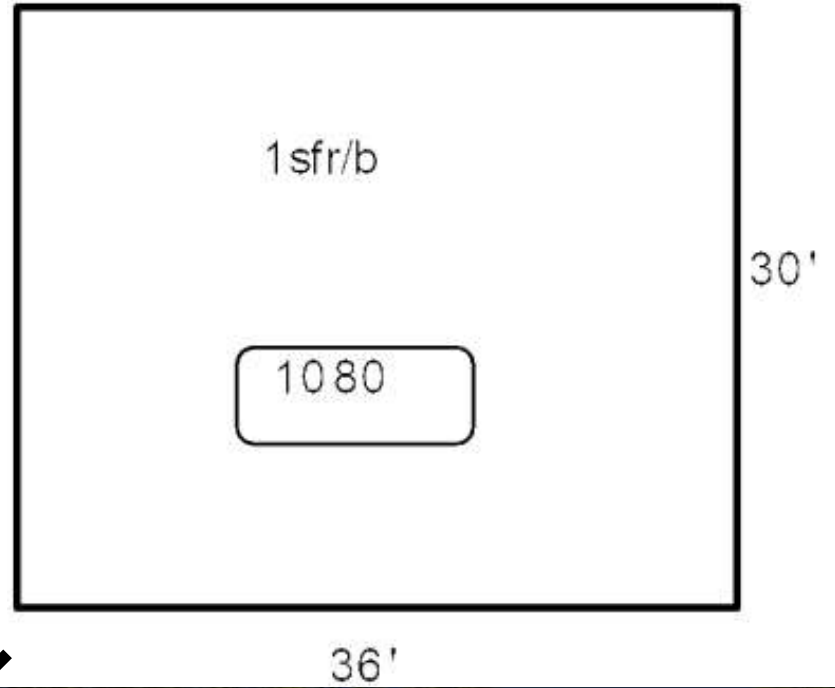
Account 3927

Location 34 ARUNDEL RD

Card 1 Of 1

8/05/2024

Building Style	3 Raised Ranch/Split	SF Bsmt Living	468	Layout	1 Typical			
1.Conv.	5.Garrison	9.NE farm	Fin Bsmt Grade	4 110	1.Typical	4.	7.	
2.Ranch	6.Split	10.Colonia	Secondary Heat	0	2.Inadeq	5.	8.	
3.R Ranch/	7.Contemp	11.Cottage	Heat Type	100% 1 Hot Water BB	3.	6.	9.	
4.Cape	8.Log	12.Gambrel	1.HWBB	5.FWA	9.None	Attic	9 None	
Dwelling Units	1	2.HWCI	6.Monitor	10.UNH2F	1.1/4 Fin	4.Full Fin	7.	
Other Units	0	3.HWRF	7.Electric	11.Geother	2.1/2 Fin	5.F/Stair	8.	
Stories	1 One Story	4.Steam	8.F/Wall	12.Heat/Co	3.3/4 Fin	6.	9.None	
1.1	4.1.5	7.	Cool Type	0% 9 None	Insulation	1 Full		
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	2 Vinyl/Aluminum	3.H Pump	6.	9.None	3.Capped	6.	9.None	
1.Clapboar	5.Stucco	9.B & B	Kitchen Style	2 Typical	Unfinished %	0%		
2.Vin/Al	6.Brick	10.Cemplan	1.Modern	4.Obsolete	Grade & Factor	4 Good 110%		
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.D Grade	5.A Grade	8.
Roof Surface	1 Asphalt Shingles	Bath(s) Style	2 Typical Bath(s)			3.C Grade	6.AA Grade	9.Same
1.Asphalt	4.Composit	7.Other	1.Modern	4.Obsolete	7.	SQFT (Footprint)	1080	
2.Slate	5.Wood	8.	2.Typical	5.	8.	Condition	5 Above Average	
3.Metal	6.Roll Roo	9.	3.Old Type	6.	9.None	1.Poor	2.Avg	7.V G
SF Masonry Trim	0	# Rooms	5			2.Fair	3.Avg	8.Exc
SOLAR VOLTAIC	0	# Bedrooms	2			3.Avg-	4.Good	9.Same
OPEN-4-	0	# Full Baths	2			Phys. % Good	0%	
Year Built	2000	# Half Baths	0			Funct. % Good	100%	
Year Remodeled	0	# Addn Fixtures	0			Functional Code	9 None	
Foundation	1 Concrete	# Fireplaces	0			1.Incomp	4.Delap	7.Delay
1.Concrete	4.Wood	7.				2.O-Built	5.Bsmt	8.Long term
2.C Block	5.Slab	8.				3.Damage	6.Style	9.None
3.Br/Stone	6.Piers	9.				Econ. % Good	100%	
Basement	4 Full Basement					Economic Code	None	
1.1/4 Bmt	4.Full Bmt	7.				0.None	3.No Power	6.Obsolete
2.1/2 Bmt	5.Crwl	8.				1.Location	4.Generate	9.None
3.3/4 Bmt	6.	9.None				2.Encroach	5.Flood Pl	9.
Bsmt Gar # Cars	2					Entrance Code	5 Estimated	
Wet Basement	1 Dry Basement					1.Interior	4.Vacant	7.
1.Dry	4.	7.				2.Refusal	5.Estimate	8.
2.Damp	5.	8.				3.Informed	6.	9.
3.Wet	6.	9.				Information Code	5 Estimate	
						1.Owner	4.Agent	7.
						2.Relative	5.Estimate	8.
						3.Tenant	6.Other	9.



Date Inspected 8/03/2015

Additions, Outbuildings & Improvements							
Type	Year	Units	Grade	Cond	Phys.	Funct.	Sound Value
					%	%	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

