Map Lot 040-303-002-000 Account 3473 Location 42 LAKE AVE Card 1 Of 1 8/05/2024

POLAND, BRADLEY B
42 LAKE AVE
GRAY ME 04039

B34321P243

Previous Owner
POLAND, JUDITH A
42 LAKE AVE

GRAY ME 04039
Sale Date: 9/19/2017

Previous Owner
CURTIS, HARRY L
668 HAVERHILL ST

READING MA 01867
Sale Date: 7/12/2016

Inspection Witnessed By:

X Date

| No./Date | Description | Date Insp. |
|---|---|---|
| | | |
| | | |
| | | |

Notes:

**Gray**

## Property Data

Neighborhood **5 Little Sebago**

Tree Growth Year **0**

REVIEW **0**

Bulding Permit **0**

Zone/Land Use **12 Limited Residential**

Secondary Zone **23 Lake District**

Topography **2 Rolling** **3 Above Street**

1.Level 4.Below St 7.
2.Rolling 5.Low 8.
3.Above St 6.Swampy 9.

Utilities **4 Drilled Well/Point** **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 **3 Gravel**

1.Paved 4.Proposed
2.Semi Imp 5.R/O/W
3.Gravel 6. 9.None

GIS Map **40**

Field Review **0**

## Sale Data

Sale Date **9/19/2017**

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.

Proposed Value

## Assessment Record

| Year | Land | Buildings | Exempt | Total |
|---|---|---|---|---|
| 2011 | 4,875 | 0 | 0 | 4,875 |
| 2012 | 4,875 | 0 | 0 | 4,875 |
| 2013 | 4,875 | 0 | 0 | 4,875 |
| 2014 | 4,875 | 0 | 0 | 4,875 |
| 2015 | 4,900 | 0 | 0 | 4,900 |
| 2016 | 4,900 | 0 | 0 | 4,900 |
| 2017 | 4,900 | 0 | 0 | 4,900 |
| 2018 | 31,500 | 123,200 | 0 | 154,700 |
| 2019 | 69,900 | 191,600 | 0 | 261,500 |
| 2020 | 69,900 | 191,600 | 20,000 | 241,500 |
| 2021 | 69,900 | 191,600 | 25,000 | 236,500 |
| 2022 | 69,900 | 199,600 | 25,000 | 244,500 |
| 2023 | 69,900 | 235,500 | 25,000 | 280,400 |
| Calc. | 229,000 | 313,800 | 25,000 | 517,800 |

## Land Data

**Front Foot**

11.Water (0-200)
12.Water (201-400
13.Water (401-800
14.Water (801-160
15.Water (1601-32

**Square Foot**

16.Water( 3201-
17.Water SF Ameni
18.Water View
19.Water Influenc
20.ShoreFront A

**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+)

| Type | Effective Frontage | Effective Depth | Influence Factor | Influence Code |
|---|---|---|---|---|
| | | | % | |
| | | | % | |
| | | | % | |
| | | | % | |
| | | | % | |
| | | | % | |
| | | | % | |
| **Square Feet** | | | | |
| | | | % | |
| | | | % | |
| | | | % | |
| | | | % | |
| | | | % | |
| | | | % | |
| | | | % | |
| **Acreage/Sites** | | | | |
| 23 | | 0.24 | 100 % | 0 |
| 17 | | 1.00 | 100 % | 0 |
| | | | % | |
| | | | % | |
| | | | % | |
| | | | % | |
| | | | % | |

**Total Acreage** 0.24

**Influence Codes**

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

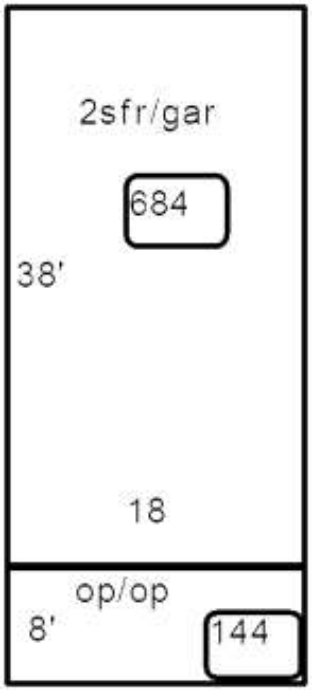
**Gray**

Map Lot 040-303-002-000 | Account 3473 | Location 42 LAKE AVE | Card 1 Of 1 | 8/05/2024

| | | |
|---|---|---|
| Building Style **1 Conventional** | | |
| 1.Conv. | 5.Garrison | 9.NE farm |
| 2.Ranch | 6.Split | 10.Colonia |
| 3.R Ranch/ | 7.Contemp | 11.Cottage |
| 4.Cape | 8.Log | 12.Gambrel |
| Dwelling Units **1** | | |
| Other Units **0** | | |
| Stories **2 Two Story** | | |
| 1.1 | 4.1.5 | 7. |
| 2.2 | 5.1.75 | 8. |
| 3.3 | 6.2.5 | 9. |
| Exterior Walls **2 Vinyl/Aluminum** | | |
| 1.Clapboar | 5.Stucco | 9.B & B |
| 2.Vin/Al | 6.Brick | 10.Cemplan |
| 3.Compos./ | 7.Stone | 11.Concret |
| 4.Asbestos | 8.Wood Shi | 12.Wood Bo |
| Roof Surface **1 Asphalt Shingles** | | |
| 1.Asphalt | 4.Composit | 7.Other |
| 2.Slate | 5.Wood | 8. |
| 3.Metal | 6.Roll Roo | 9. |
| SF Masonry Trim **0** | | |
| SOLAR VOLTAIC **0** | | |
| OPEN-4- **0** | | |
| Year Built **2016** | | |
| Year Remodeled **0** | | |
| Foundation **1 Concrete** | | |
| 1.Concrete | 4.Wood | 7. |
| 2.C Block | 5.Slab | 8. |
| 3.Br/Stone | 6.Piers | 9. |
| Basement **4 Full Basement** | | |
| 1.1/4 Bmt | 4.Full Bmt | 7. |
| 2.1/2 Bmt | 5.Crwl | 8. |
| 3.3/4 Bmt | 6. | 9.None |
| Bsmt Gar # Cars **1** | | |
| Wet Basement **2 Damp Basement** | | |
| 1.Dry | 4. | 7. |
| 2.Damp | 5. | 8. |
| 3.Wet | 6. | 9. |

| | | |
|---|---|---|
| SF Bsmt Living **0** | | |
| Fin Bsmt Grade **0 0** | | |
| Secondary Heat **0** | | |
| Heat Type **100%** **12 Heat/Cool Splits** | | |
| 1.HWBB | 5.FWA | 9.None |
| 2.HWCI | 6.Monitor | 10.UNH2F |
| 3.HWRF | 7.Electric | 11.Geother |
| 4.Steam | 8.Fl/Wall | 12.Heat/Co |
| Cool Type **0%** **9 None** | | |
| 1.Central | 4.W&C Air | 7. |
| 2.Evapor | 5. | 8. |
| 3.H Pump | 6. | 9.None |
| Kitchen Style **1 Modern** | | |
| 1.Modern | 4.Obsolete | 7. |
| 2.Typical | 5. | 8. |
| 3.Old Type | 6. | 9.None |
| Bath(s) Style **1 Modern Bath(s)** | | |
| 1.Modern | 4.Obsolete | 7. |
| 2.Typical | 5. | 8. |
| 3.Old Type | 6. | 9.None |
| # Rooms **4** | | |
| # Bedrooms **2** | | |
| # Full Baths **2** | | |
| # Half Baths **1** | | |
| # Addn Fixtures **0** | | |
| # Fireplaces **0** | | |

| | | |
|---|---|---|
| Layout **1 Typical** | | |
| 1.Typical | 4. | 7. |
| 2.Inadeq | 5. | 8. |
| 3. | 6. | 9. |
| Attic **9 None** | | |
| 1.1/4 Fin | 4.Full Fin | 7. |
| 2.1/2 Fin | 5.Fl/Stair | 8. |
| 3.3/4 Fin | 6. | 9.None |
| Insulation **1 Full** | | |
| 1.Full | 4.Minimal | 7. |
| 2.Heavy | 5. | 8. |
| 3.Capped | 6. | 9.None |
| Unfinished % **0%** | | |
| Grade & Factor **4 Good 100%** | | |
| 1.E Grade | 4.B Grade | 7.SC Grade |
| 2.D Grade | 5.A Grade | 8. |
| 3.C Grade | 6.AA Grade | 9.Same |
| SQFT (Footprint) **684** | | |
| Condition **4 Average** | | |
| 1.Poor | 4.Avg | 7.V G |
| 2.Fair | 5.Avg+ | 8.Exc |
| 3.Avg- | 6.Good | 9.Same |
| Phys. % Good **0%** | | |
| Funct. % Good **100%** | | |
| Functional Code **9 None** | | |
| 1.Incomp | 4.Delap | Layout |
| 2.O-Built | 5.Bsmt | 8.Lg Apart |
| 3.Damage | 6.Style | 9.None |
| Econ. % Good **100%** | | |
| Economic Code **None** | | |
| 0.None | 3.No Power | 6.Obsolesc |
| 1.Location | 4.Generate | 9.None |
| 2.Encroach | 5.Flood Pl | 9. |
| Entrance Code **0** | | |
| 1.Interior | 4.Vacant | 7. |
| 2.Refusal | 5.Estimate | 8. |
| 3.Informed | 6. | 9. |
| Information Code **0** | | |
| 1.Owner | 4.Agent | 7. |
| 2.Relative | 5.Estimate | 8. |
| 3.Tenant | 6.Other | 9. |




Proposed Value

TRIO

Date Inspected

**Additions, Outbuildings & Improvements**

| Type | Year | Units | Grade | Cond | Phys. | Funct. | Sound Value |
|---|---|---|---|---|---|---|---|
| 41 2S Open Fr Porch | 0 | 144 | 0 0 | 0 | 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