

RINGDAHL, HEATHER A & KENNETH N AS TRUSTEES
HEATHER A RINGDAHL REVOCABLE TRUST
28 LAMPLIGHTER LANE
SALEM NH 03079

B34470P128

Previous Owner
POLLOCK, WILLIAM P &
POLLOCK, JEANNE A
75 LAKE AVE
GRAY ME 04039
Sale Date: 11/17/2017

Property Data			Assessment Record				
Neighborhood	5 Little Sebago		Year	Land	Buildings	Exempt	Total
Tree Growth Year	0		2011	244,940	144,275	0	389,215
REVIEW	0		2012	244,940	144,275	0	389,215
Building Permit	0		2013	244,940	147,337	5,100	387,177
Zone/Land Use	12 Limited Residential		2014	244,940	149,161	13,600	380,501
Secondary Zone	23 Lake District		2015	244,900	149,200	14,400	379,700
Topography	2 Rolling	4 Below Street	2016	244,900	149,200	14,400	379,700
			2017	244,900	149,200	18,900	375,200
			2018	244,900	149,200	23,400	370,700
			2019	455,700	203,000	0	658,700
			2020	444,800	203,000	0	647,800
			2021	444,800	203,000	0	647,800
			2022	444,800	203,000	0	647,800
			2023	444,800	233,600	0	678,400
			Calc.	939,600	315,900	0	1,255,500

Land Data		Front Foot		Effective		Influence		Influence Codes	
Type		Frontage	Depth	Factor	Code				
11	Water (0-200)	200	000	100	%	0		1.Unimproved	
12	Water (201-400)	050	000	100	%	0		2.Excess Frtg	
	3.Water (401-800)				%			3.Topography	
	4.Water (801-160)				%			4.Size/Shape	
	15.Water (161-320)				%			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	
20			1.00	100	%	0		37.Softwood TG	
24			0.30	100	%	0		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		1.30					

Inspection Witnessed By:

X Date

No./Date	Description	Date Insp.

Notes:

Sale Data		
Sale Date	11/17/2017	
Price	810,000	
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.

Gray

Gray

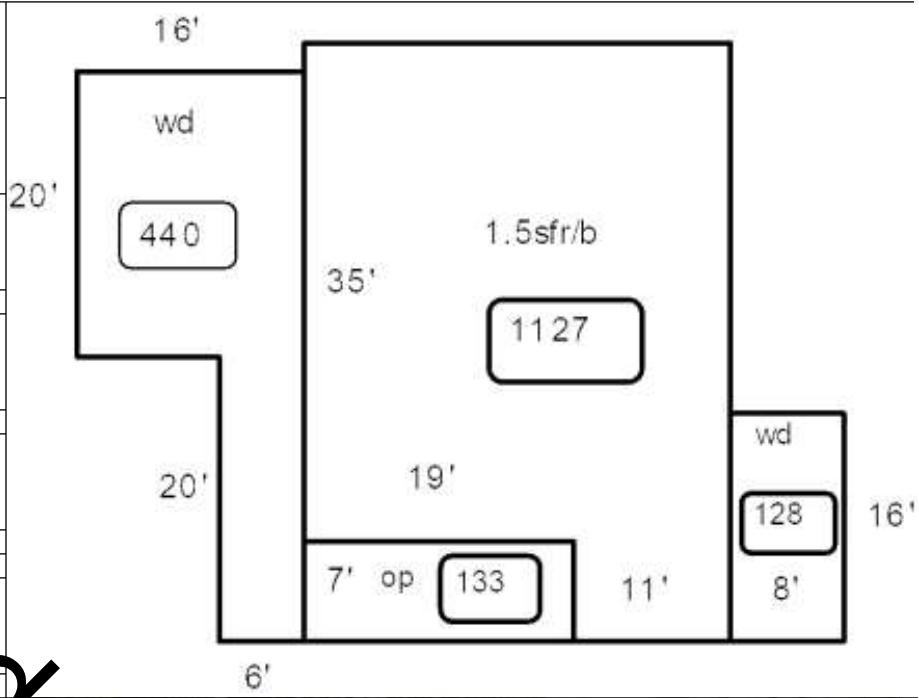
Map Lot 040-303-018-000

Account 3488

Location 75 LAKE AVE

Card 1 Of 1 8/05/2024

Building Style 1 Conventional	SF Bsmt Living 560	Layout 1 Typical
1.Conv. 5.Garrison 9.NE farm	Fin Bsmt Grade 3 100	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.FI/Stair 8.
Stories 4 One & 1/2 Story	4.Steam 8.FI/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 3 Composition/	3.H Pump 6. 9.None	3.Capped 6. 9.None
1.Clapboard 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 100%
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.E Grade 6.AA Grade 9.Same
1.Asphalt 4.Composit 7.Other	1.Modern 4.Obsolete 7.	SQFT (Footprint) 1127
2.Slate 5.Wood 8.	2.Typical 5. 8.	Foundation 5 Good
3.Metal 6.Roll Roo 9.	3.Old Type 6. 9.None	1.Poor 2.Avg 7.V G
SF Masonry Trim 0	# Rooms 6	2.F. 3.Avg 8.Exc
SOLAR VOLTAIC 0	# Bedrooms 4	3.Avg- 9.Same
OPEN-4- 0	# Full Baths 2	Phys. % Good 0%
Year Built 1950	# Half Baths 1	Funct. % Good 100%
Year Remodeled 2001	# Addn Fixtures 1	Functional Code 9 None
Foundation 1 Concrete	# Fireplaces 1	1.Incomp 4.Delap 5.Layoff
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 0		Entrance Code 1 Interior Inspect
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 1 Owner
		1.Owner 4.Agent 7.
		2.Relative 5.Estimate 8.
		3.Tenant 6.Other 9.



Date Inspected 8/14/2015

Additions, Outbuildings & Improvements							
Type	Year	Units	Grade	Cond	Phys.	Funct.	Sound Value
21 Open Frame	2003	133	0 0	0	0 %	100 %	
24 Frame Shed	2012	240	4 100	4	0 %	100 %	
90 Generator	2012	1	0 0	0	0 %	100 %	
68 Wood Deck	2021	128	0 0	0	0 %	100 %	
68 Wood Deck	2021	440	0 0	0	0 %	100 %	
					%	%	
					%	%	
					%	%	
					%	%	
					%	%	
					%	%	

