

1 DIGIT MAINE LLC
ATTN: BOB GOLDSTEIN
HOLLIS NH 03049

B35533P275

Previous Owner
JOY, SUSAN BETH
83 LAKE AVENUE

GRAY ME 04039
Sale Date: 3/22/2019

Property Data			Assessment Record				
Neighborhood	5 Little Sebago		Year	Land	Buildings	Exempt	Total
Tree Growth Year	0		2011	98,920	168,127	8,500	258,547
REVIEW	0		2012	98,920	176,554	8,500	266,974
Building Permit	0		2013	168,455	189,181	8,500	349,136
Zone/Land Use	12 Limited Residential		2014	168,455	189,181	8,500	349,136
Secondary Zone			2015	154,100	183,800	9,000	328,900
			2016	159,600	183,800	9,000	334,400
Topography	2 Rolling	4 Below Street	2017	159,600	183,800	13,500	329,900
			2018	159,600	183,800	18,000	325,400
			2019	354,900	250,300	20,000	585,200
			2020	354,900	282,200	0	637,100
			2021	354,900	287,900	0	642,800
			2022	354,900	298,500	0	653,400
			2023	354,900	317,200	0	672,100
			Calc.	709,700	504,600	0	1,214,300

Land Data		Front Foot		Effective		Influence		Influence Codes	
Type	Code	Frontage	Depth	Factor	Code	Factor	Code	Code	Code
11	Water (0-200)	168	000	100	0	%	0	1.Unimproved	
	12.Water (201-400)					%		2.Excess Frtg	
	13.Water (401-800)					%		3.Topography	
	14.Water (801-1600)					%		4.Size/Shape	
	15.Water (1601-3200)					%		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	
		Total Acreage		0.56					

Inspection Witnessed By:

X	Date	Date Insp.
No./Date	Description	Date Insp.

Notes:

Sale Data		
Sale Date	3/22/2019	
Price	660,000	
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 040-303-020-000

Account 3489

Location 83 LAKE AVE

Card 1

Of 1

8/05/2024

Building Style 2 Ranch	SF Bsmt Living 912	Layout 1 Typical
1.Conv. 5.Garrison 9.NE farm	Fin Bsmt Grade 4 100	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% 5 Forced Warm Air	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 1 One Story	4.Steam 8.FI/Wall 12.Heat/Co	3.3/4 Fin 6. 9.None
1.1 4.1.5 7.	Cool Type 100% 1 Central Air	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 12 Wood boards	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.C 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) 1824
2.Slate 5.Wood 8.	2.Typical 5. 8.	Condition 5 Good
3.Metal 6.Roll Roo 9.	3.Old Type 6. 9.None	1.Poor 4.Avg 7.V G
SF Masonry Trim 0	# Rooms 10	2.Fair 3.Avg 8.Exc
SOLAR VOLTAIC 0	# Bedrooms 4	3.Avg- 4.Good 9.Same
OPEN-4- 0	# Full Baths 2	Phys. % Good 0%
Year Built 2004	# Half Baths 2	Funct. % Good 100%
Year Remodeled 2021	# Addn Fixtures 3	Functional Code 9 None
Foundation 1 Concrete	# Fireplaces 2	1.Incomp 4.Delap 5.Delay
1.Concrete 4.Wood 7.		2.O-Built 5.Bsmt 6.Long term
2.C Block 5.Slab 8.		3.Damage 6.Style 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.Obsoles
2.1/2 Bmt 5.CrwI 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 8/17/2015

Additions, Outbuildings & Improvements

Type	Year	Units	Grade	Cond	Phys.	Funct.	Sound Value
68 Wood Deck	2021	162	0 0	0	0	100 %	
22 Encl Frame Porch	2021	256	0 0	0	0	100 %	
74 1.5 St Garage	0	400	0 0	0	0	100 %	
68 Wood Deck	2021	16	0 0	0	0	100 %	
24 Frame Shed	2021	80	3 100	4	0	100 %	
90 Generator	2021	1	3 100	4	0	100 %	
21 Open Frame	2021	48	0 0	0	0	100 %	
						%	
						%	
						%	
						%	

