

MINOTT, LAURENCE P JR  
RAMSAY-MINOTT, CONSTANCE P  
98 LAKE AVENUE  
GRAY ME 04039

B27717P49

Previous Owner  
COGSWELL, JON W  
COGSWELL, CYNTHIA L  
98 LAKE AVE  
GRAY ME 04039  
Sale Date: 4/30/2009

Property Data			Assessment Record				
Neighborhood <b>5 Little Sebago</b>			Year	Land	Buildings	Exempt	Total
Tree Growth Year <b>0</b>			2011	46,800	187,127	0	233,927
REVIEW <b>0</b>			2012	47,440	190,287	0	237,727
Building Permit <b>0</b>			2013	47,440	193,182	0	240,622
Zone/Land Use <b>12 Limited Residential</b>			2014	47,440	193,182	13,600	227,022
Secondary Zone <b>23 Lake District</b>			2015	47,400	198,000	14,400	231,000
Topography <b>2 Rolling 3 Above Street</b>			2016	47,400	198,000	14,400	231,000
1. Hill 4. Below St 7.			2017	47,400	198,000	18,900	226,500
2. Rolling 5. Low 8.			2018	47,400	198,000	23,400	222,000
3. Above St 6. Swampy 9.			2019	87,200	264,900	26,000	326,100
Utilities <b>4 Filled Well/Point 6 Septic System</b>			2020	87,200	264,900	26,000	326,100
1. Public 4. Dug Well/Po 7. Cesspool			2021	87,200	298,300	31,000	354,500
2. Water 5. Dug Well 8. Lake			2022	87,200	301,300	31,000	357,500
3. Holding Ta 6. Septic 9. None			2023	87,200	338,300	31,000	394,500
Street <b>3 Gravel</b>			Calc.	224,300	528,800	31,000	722,100
1. Paved 4. Proposed 8.							
2. Semi Imp 5. R/O/W 6.							
3. Gravel 6. None 9. None							
GIS Map <b>40</b>							
Field Review <b>1</b>							

Inspection Witnessed By:

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

Notes:

Sale Data		
Sale Date <b>4/16/2010</b>		
Price <b>242,500</b>		
Sale Type <b>2 Land &amp; Buildings</b>		
1. Land	4. Mobile	7. COM
2. L & B	5. Other	8.
3. Building	6. Condo	9.
Financing <b>9 Unknown</b>		
1. Convent	4. Seller	7.
2. FHA/VA	5. Private	8.
3. Assumed	6. Cash	9. Unknown
Validity <b>3 Distressed Sale</b>		
1. Valid	4. Split	7. Multiple
2. Related	5. Partial	8. Other
3. Distress	6. Exempt	9. Estate
Verified <b>5 Public Record</b>		
1. Buyer	4. Agent	7. Family
2. Seller	5. Pub Rec	8. Other
3. Lender	6. MLS	9.

Front Foot	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 (801-1600)				%		4. Size/Shape
15. Water (1601-3200)				%		5. Access
				%		6. Restriction
				%		7. Open Space
				%		8. Environmental
				%		9. Condo
Square Foot	Square Feet		Acres/Sites		Acres	
16. Water (3201-6400)				%		30. Blueberry(1-20
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
	23	1.84	125	%	8	36. ANTENNA SITE
	24	0.59	100	%	0	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>		<b>2.43</b>				

Gray

**Gray**

Map Lot 040-303-028-002

Account 3500

Location 98 LAKE AVE

Card 1

Of 1

8/05/2024

Building Style <b>10 Colonial</b>	SF Bsmt Living <b>452</b>	Layout <b>1 Typical</b>
1.Conv. 5.Garrison 9.NE farm	Fin Bsmt Grade <b>4 100</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>9 None</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.F/Stair 8.
Stories <b>2 Two Story</b>	4.Steam 8.F/Wall 12.Heat/Co	3.3/4 Fin 6. 9.None
1.1 4.1.5 7.	Cool Type <b>0% 1 Central Air</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>4 Good 100%</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>1024</b>
2.Slate 5.Wood 8.	2.Typical 5. 8.	Condition <b>4 Average</b>
3.Metal 6.Roll Roo 9.	3.Old Type 6. 9.None	1.Poor 2.Avg 7.V G
SF Masonry Trim <b>0</b>	# Rooms <b>7</b>	2.Fair 3.Good 8.Exc
SOLAR VOLTAIC <b>0</b>	# Bedrooms <b>4</b>	3.Avg- 4.Good 9.Same
OPEN-4- <b>0</b>	# Full Baths <b>2</b>	Phys. % Good <b>0%</b>
Year Built <b>2004</b>	# Half Baths <b>1</b>	Funct. % Good <b>100%</b>
Year Remodeled <b>0</b>	# Addn Fixtures <b>2</b>	Functional Code <b>9 None</b>
Foundation <b>1 Concrete</b>	# Fireplaces <b>1</b>	1.Incomp 4.Delap 5.Layoff
1.Concrete 4.Wood 7.		2.O-Built 5.Bsmt 6.Long term
2.C Block 5.Slab 8.		3.Damage 6.Style 7.None
3.Br/Stone 6.Piers 9.		Econ. % Good <b>100%</b>
Basement <b>4 Full Basement</b>		Economic Code <b>None</b>
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 <b>0</b>		Entrance Code <b>5 Estimated</b>
Wet Basement <b>1 Dry Basement</b>		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 <b>5 Estimate</b>
		1.Owner 4.Agent 7.
		2.Relative 5.Estimate 8.
		3.Tenant 6.Other 9.

Date Inspected 8/18/2015

**Additions, Outbuildings & Improvements**

Type	Year	Units	Grade	Cond	Phys.	Funct.	Sound Value
68 Wood Deck	2014	360	0 0	0	0	100 %	
68 Wood Deck	2014	60	0 0	0	0	100 %	
68 Wood Deck	2015	144	0 0	0	0	100 %	
5 1 & 3/4 Story Fr	0	130	0 0	0	0	100 %	
23 Frame Garage	0	676	0 0	0	0	100 %	
80 3/4 St/Garage	2020	676	0 0	0	0	100 %	
68 Wood Deck	2020	40	0 0	0	0	100 %	
68 Wood Deck	2020	288	0 0	0	0	100 %	
						%	
						%	

