

TURTLE COVE PROPERTIES, LLC
C/O PAUL STROUT
39 HARDY RD
FALMOUTH ME 04105

B31138P197

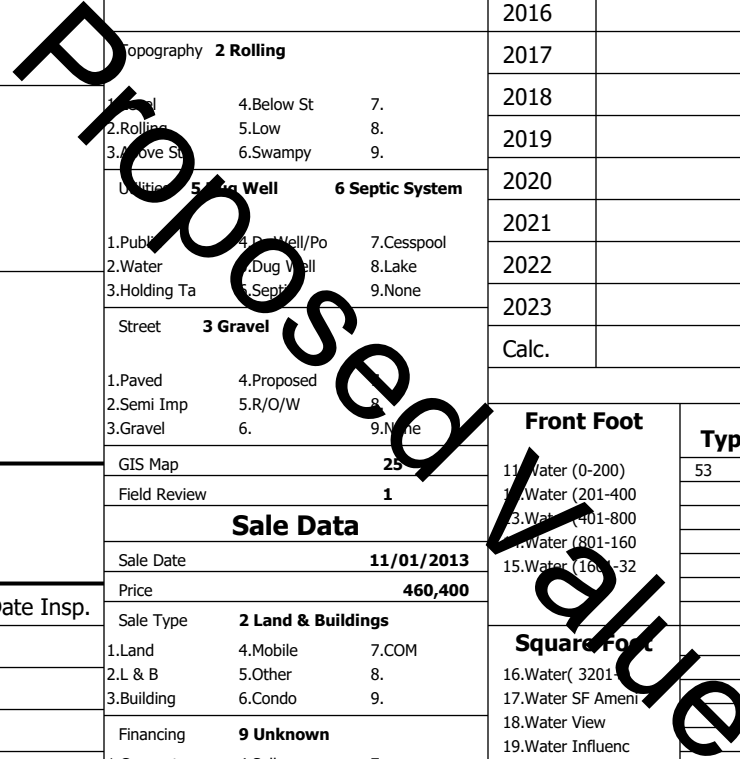
Property Data			Assessment Record						
Neighborhood 5 Little Sebago			Year	Land	Buildings	Exempt	Total		
Tree Growth Year 0			2011	225,600	122,534	8,500	339,634		
REVIEW 0			2012	225,600	122,534	8,500	339,634		
Building Permit 0			2013	225,600	122,534	8,500	339,634		
Zone/Land Use 12 Limited Residential			2014	225,600	131,932	8,500	349,032		
Secondary Zone			2015	225,600	129,600	0	355,200		
Topography 2 Rolling			2016	225,600	129,600	0	355,200		
1. Hill 4. Below St 7.			2017	225,600	129,600	0	355,200		
2. Rolling 5. Low 8.			2018	225,600	129,600	0	355,200		
3. Above St 6. Swampy 9.			2019	273,900	223,600	0	497,500		
Utilities 5 No Well 6 Septic System			2020	273,900	223,600	0	497,500		
1. Public 4. Driv Well/Po 7. Cesspool			2021	273,900	223,600	0	497,500		
2. Water 7. Dug Well 8. Lake			2022	273,900	223,600	0	497,500		
3. Holding Ta 9. Septic 9. None			2023	273,900	244,100	0	518,000		
Street 3 Gravel			Calc.	571,300	369,300	0	940,600		
1. Paved 4. Proposed			Land Data						
2. Semi Imp 5. R/O/W			Front Foot	Type	Effective		Influence		Influence Codes
3. Gravel 6. None 9. None					Frontage	Depth	Factor	Code	
GIS Map 25			11. Water (0-200)	53	150	000	100 %	0	1. Unimproved
Field Review 1			12. Water (201-400)				%		2. Excess Frtg
Sale Data			13. Water (401-800)				%		3. Topography
Sale Date 11/01/2013			14. Water (801-160)				%		4. Size/Shape
Price 460,400			15. Water (161-320)				%		5. Access
Sale Type 2 Land & Buildings			Square Foot	Square Feet					6. Restriction
1. Land 4. Mobile 7. COM			16. Water (3201-6400)				%		7. Open Space
2. L & B 5. Other 8.			17. Water SF Amen				%		8. Environmental
3. Building 6. Condo 9.			18. Water View				%		9. Condo
Financing 9 Unknown			19. Water Influen				%		Acres
1. Convent 4. Seller 7.			20. ShoreFront A				%		30. Blueberry(1-20
2. FHA/VA 5. Private 8.			Fract. Acre	Acres/Sites					31. Blueberry(21 -
3. Assumed 6. Cash 9. Unknown			21. Base Lot	35		0.95	100 %	0	32. Crop Land
Validity 1 Arms Length Sale			22. Base Lot Vacan				%		33. Pasture
1. Valid 4. Split 7. Multiple			23. Base Lot Unpav				%		34. Shorefront B
2. Related 5. Partial 8. Other			Acres						35. Shorefront C
3. Distress 6. Exempt 9. Estate			24. Acres to 10				%		36. ANTENNA SITE
Verified 5 Public Record			25. Acres 11-30				%		37. Softwood TG
1. Buyer 4. Agent 7. Family			26. Acres 31-50				%		38. Mixed Wood TG
2. Seller 5. Pub Rec 8. Other			27. Acres 51& over				%		39. Hardwood TG
3. Lender 6. MLS 9.			28. Acres 71 & Ove				%		40. Wasteland
			29. Woods (41+)				%		41. Woodland
			Total Acreage		0.95				42. Mobile Home Si
									43. Camp Site
									44. Lot Improvemen
									45. BA SF - Oce
									46. SP Meadow Cond

Inspection Witnessed By:

No./Date	Description	Date Insp.
X		

Notes:

Gray



Gray

Map Lot 025-311-022-002

Account 3896

Location 18 TURTLE COVE DR

Card 1

Of 1

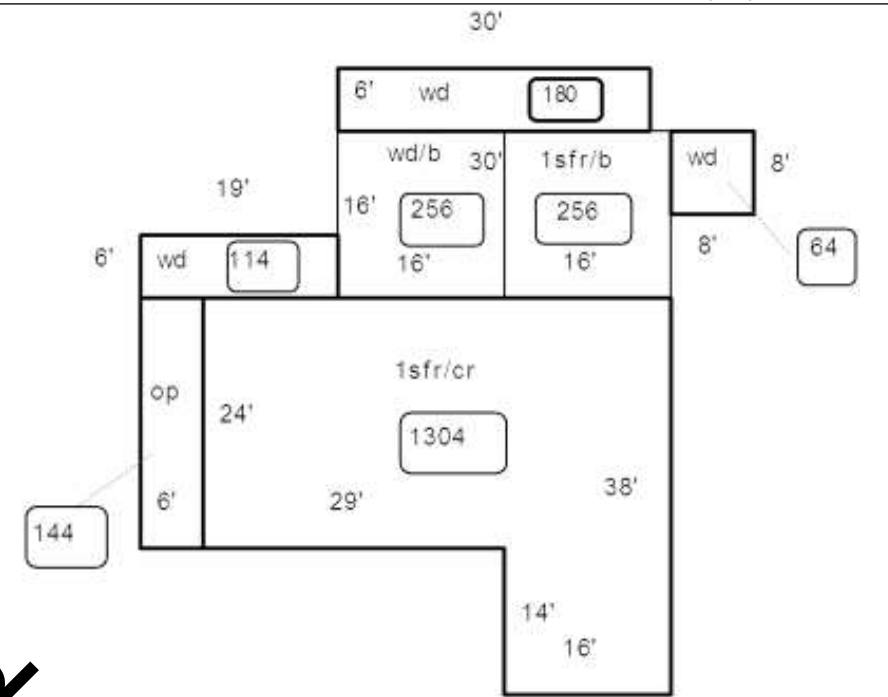
8/05/2024

Building Style 2 Ranch	SF Bsmt Living 512	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 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 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 13 Log	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 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.C Grade 5.A Grade 8.
Roof Surface 3 Metal	Bath(s) Style 2 Typical Bath(s)	3.Grade 6.AA Grade 9.Same
1.Asphalt 4.Composit 7.Other	1.Modern 4.Obsolete 7.	SQFT (Footprint) 1304
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 5.Avg 7.V G
SF Masonry Trim 0	# Rooms 6	2.Fair 3.Avg 8.Exc
SOLAR VOLTAIC 0	# Bedrooms 3	3.Avg- 4.Good 9.Same
OPEN-4- 0	# Full Baths 3	Phys. % Good 0%
Year Built 1977	# Half Baths 0	Funct. % Good 100%
Year Remodeled 0	# Addn Fixtures 0	Functional Code 9 None
Foundation 1 Concrete	# Fireplaces 1	1.Incomp 4.Delap 5.Layo
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 100%
Basement 5 Crawl Space		Economic Code None
1.1/4 Bmt 4.Full Bmt 7.		0.None 3.No Power 6.Obsolete
2.1/2 Bmt 5.Crw 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 5 Estimated
Wet Basement 9 No 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 8/25/2015

Additions, Outbuildings & Improvements

Type	Year	Units	Grade	Cond	Phys.	Funct.	Sound Value
11 1 Story/Basement	1992	256	0 0	0	0	% 100 %	1.One Story Fram
68 Wood Deck	1992	256	0 0	0	0	% 100 %	2.Two Story Fram
21 Open Frame	0	144	0 0	0	0	% 100 %	3.Three Story Fr
19 Finished	0	256	0 0	0	0	% 100 %	4.1 & 1/2 Story
68 Wood Deck	0	64	0 0	0	0	% 100 %	5.1 & 3/4 Story
68 Wood Deck	1992	294	0 0	0	0	% 100 %	6.2 & 1/2 Story
73 1.25 St Garage	1997	960	3 100	4	0	% 100 %	21.Open Frame Por
24 Frame Shed	1997	480	3 100	4	0	% 100 %	22.Encl Frame Por
90 Generator	0	1	0 0	0	0	% 100 %	23.Frame Garage
68 Wood Deck	0	56	2 100	3	0	% 100 %	24.Frame Shed



Value