

KUPELIAN FAMILY TRUST
443 MAIN STREET
LEWISTON ME 04240

B35612P338

Previous Owner
PHILLIP N KUPELIAN LIVING TRUST
PO BOX 15215

PORTLAND ME 04112
Sale Date: 5/01/2019

Previous Owner
KUPELIAN, PHILLIP N
KUPELIAN, MARGARET H
C/O JONATHAN HARRIS
PORTLAND ME 04101
Sale Date: 5/01/2019

Inspection Witnessed By:

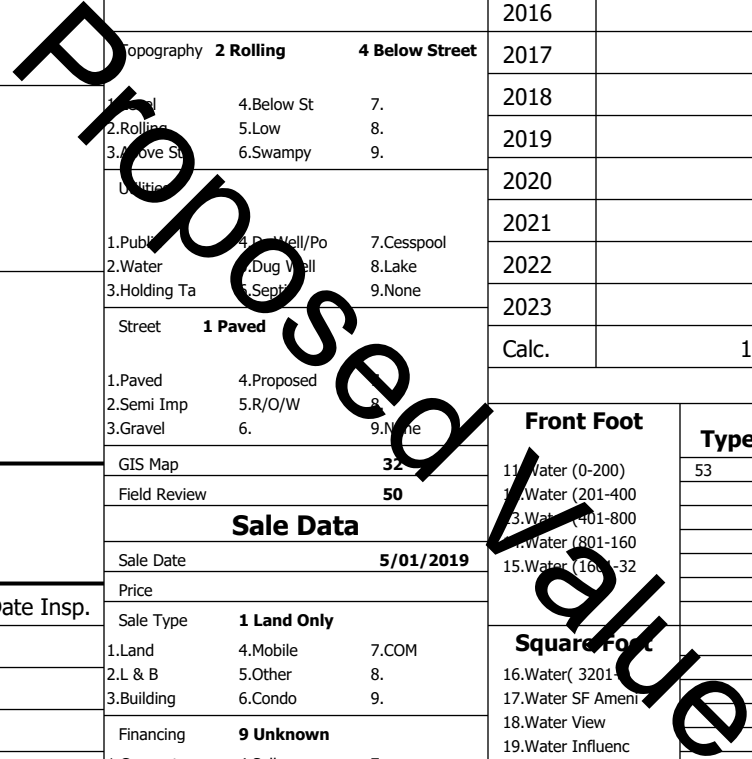
X Date

No./Date	Description	Date Insp.

Notes:

Gray

Property Data			Assessment Record						
Neighborhood 5 Little Sebago			Year	Land	Buildings	Exempt	Total		
Tree Growth Year 0			2011	34,250	115	0	34,365		
REVIEW 0			2012	34,250	115	0	34,365		
Building Permit 0			2013	34,250	115	0	34,365		
Zone/Land Use 12 Limited Residential			2014	34,250	115	0	34,365		
Secondary Zone			2015	34,300	100	0	34,400		
Topography 2 Rolling 4 Below Street			2016	34,300	100	0	34,400		
1. Valid 4. Below St 7.			2017	34,300	100	0	34,400		
2. Rolling 5. Low 8.			2018	34,300	100	0	34,400		
3. Above St 6. Swampy 9.			2019	66,800	0	0	66,800		
Validity			2020	66,800	0	0	66,800		
1. Public 4. Dug Well/Po 7. Cesspool			2021	66,800	0	0	66,800		
2. Water 5. Dug Well 8. Lake			2022	66,800	0	0	66,800		
3. Holding Ta 6. Septic 9. None			2023	66,800	0	0	66,800		
Street 1 Paved			Calc.	142,900	0	0	142,900		
1. Paved 4. Proposed			Land Data						
2. Semi Imp 5. R/O/W			Front Foot	Type	Effective		Influence		Influence Codes
3. Gravel 6. None			53	050	000	50 %	4		
GIS Map 32			11. Water (0-200)					1. Unimproved	
Field Review 50			12. Water (201-400)					2. Excess Frtg	
Sale Data			13. Water (401-800)					3. Topography	
Sale Date 5/01/2019			14. Water (801-160)					4. Size/Shape	
Price			15. Water (161-320)					5. Access	
Sale Type 1 Land Only			16. Water (3201-6400)					6. Restriction	
1. Land 4. Mobile 7. COM			17. Water SF Amen					7. Open Space	
2. L & B 5. Other 8.			18. Water View					8. Environmental	
3. Building 6. Condo 9.			19. Water Influen					9. Condo	
Financing 9 Unknown			20. ShoreFront A					Acres	
1. Convent 4. Seller 7.			Fract. Acre					30. Blueberry(1-20	
2. FHA/VA 5. Private 8.			21. Base Lot	35	0.22	50 %	4	31. Blueberry(21 -	
3. Assumed 6. Cash 9. Unknown			22. Base Lot Vacan					32. Crop Land	
Validity 2 Related Parties			23. Base Lot Unpav					33. Pasture	
1. Valid 4. Split 7. Multiple			Acres					34. Shorefront B	
2. Related 5. Partial 8. Other			24. Acres to 10					35. Shorefront C	
3. Distress 6. Exempt 9. Estate			25. Acres 11-30					36. ANTENNA SITE	
Verified 5 Public Record			26. Acres 31-50					37. Softwood TG	
1. Buyer 4. Agent 7. Family			27. Acres 51& over					38. Mixed Wood TG	
2. Seller 5. Pub Rec 8. Other			28. Acres 71 & Ove					39. Hardwood TG	
3. Lender 6. MLS 9.			29. Woods (41+)					40. Wasteland	
			Total Acreage		0.22			41. Woodland	
								42. Mobile Home Si	
								43. Camp Site	
								44. Lot Improvemen	
								45. BA SF - Oce	
								46. SP Meadow Cond	



Gray

Map Lot 032-315-001-000


Account 4064

Location 64 DEER ACRES RD

Card 1

Of 1

8/05/2024

Building Style 0	SF Bsmt Living 0	Layout 0
1.Conv. 5.Garrison 9.NE farm	Fin Bsmt Grade 0 0	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% 0	3. 6. 9.
4.Cape 8.Log 12.Gambrel	1.HWBB 5.FWA 9.None	Attic 0
Dwelling Units 0	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 0	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 0
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 0	3.H Pump 6. 9.None	3.Capped 6. 9.None
1.Clapboar 5.Stucco 9.B & B	Kitchen Style 0	Unfinished % 0%
2.Vin/Al 6.Brick 10.Cemplan	1.Modern 4.Obsolete	Grade & Factor 0 0%
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 0	Bath(s) Style 0	3.D Grade 6.AA Grade 9.Same
1.Asphalt 4.Composit 7.Other	1.Modern 4.Obsolete 7.	SQFT (Footprint) 0
2.Slate 5.Wood 8.	2.Typical 5. 8.	1.Poor Avg 7.V G
3.Metal 6.Roll Roo 9.	3.Old Type 6. 9.None	2.Fair Avg 8.Exc
SF Masonry Trim 0	# Rooms 0	3.Avg- Good 9.Same
SOLAR VOLTAIC 0	# Bedrooms 0	Phys. % Good 0%
OPEN-4- 0	# Full Baths 0	Funct. % Good 100%
Year Built 0	# Half Baths 0	Functional Code 9 None
Year Remodeled 0	# Addn Fixtures 0	1.Incomp 4.Delap 7.Layoff
Foundation 0	# Fireplaces 0	2.O-Built 5.Bsmt 8.Long term
1.Concrete 4.Wood 7.		3.Damage 6.Style None
2.C Block 5.Slab 8.		Econ. % Good 100%
3.Br/Stone 6.Piers 9.		Economic Code None
Basement 0		0.None 3.No Power 6.Obsoles
1.1/4 Bmt 4.Full Bmt 7.		1.Location 4.Generate 9.None
2.1/2 Bmt 5.Crwl 8.		2.Encroach 5.Flood Pl 9.
3.3/4 Bmt 6. 9.None		Entrance Code 0
Bsmt Gar # Cars 0		1.Interior 4.Vacant 7.
Wet Basement 0		2.Refusal 5.Estimate 8.
1.Dry 4. 7.		3.Informed 6. 9.
2.Damp 5. 8.	Information Code 0	
3.Wet 6. 9.	1.Owner 4.Agent 7.	
	2.Relative 5.Estimate 8.	
	3.Tenant 6.Other 9.	

Date Inspected

Additions, Outbuildings & Improvements

Type	Year	Units	Grade	Cond	Phys.	Funct.	Sound Value
					%	%	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

Proposed Value