

KINGS PINES LLC
PO BOX 235
CUMBERLAND ME 04021

B39097P173

Previous Owner
MANCHESTER, CATHLEEN
289 FICKETT ROAD

POWNAL ME 04069-6157
Sale Date: 1/19/2022

Inspection Witnessed By:

| X | Date | Description | Date Insp. |
|---|------|-------------|------------|
| | | | |
| | | | |
| | | | |

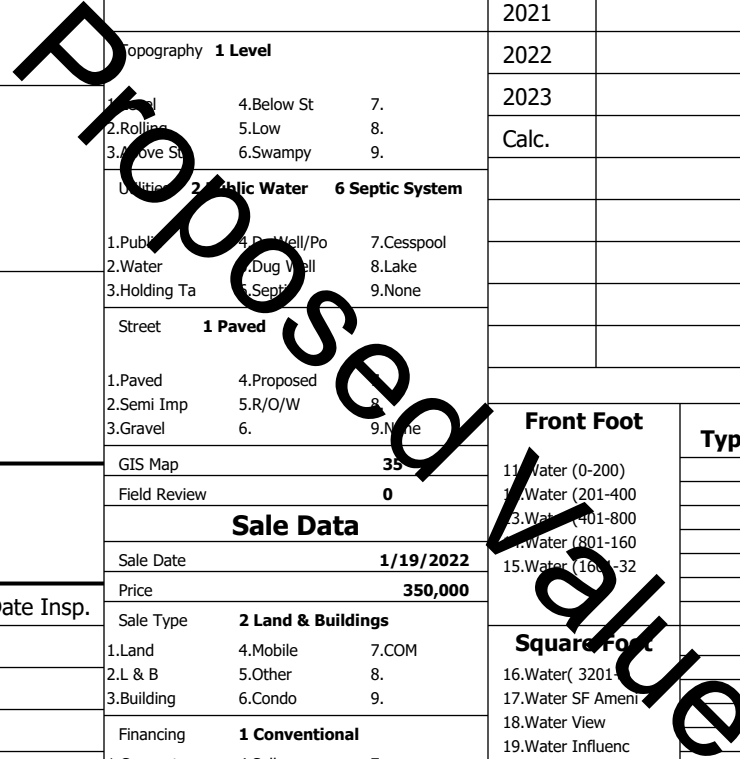
Notes:



Gray

| Property Data | | |
|------------------|--------------------------------|-------------|
| Neighborhood | 73 GRAY VILLAGE COMM | |
| Tree Growth Year | 0 | |
| REVIEW | c | |
| Building Permit | 0 | |
| Zone/Land Use | 20 Village Center Proper | |
| Secondary Zone | | |
| Topography | 1 Level | |
| 1. Soil | 4. Below St | 7. |
| 2. Rolling | 5. Low | 8. |
| 3. Above St | 6. Swampy | 9. |
| Utilities | 2 Public Water 6 Septic System | |
| 1. Public | 4. Dr. Well/Po | 7. Cesspool |
| 2. Water | 5. Dug Well | 8. Lake |
| 3. Holding Ta | 6. Septic | 9. None |
| Street | 1 Paved | |
| 1. Paved | 4. Proposed | 8. |
| 2. Semi Imp | 5. R/O/W | 9. |
| 3. Gravel | 6. | |
| GIS Map | 35 | |
| Field Review | 0 | |
| Sale Data | | |
| Sale Date | 1/19/2022 | |
| Price | 350,000 | |
| Sale Type | 2 Land & Buildings | |
| 1. Land | 4. Mobile | 7. COM |
| 2. L & B | 5. Other | 8. |
| 3. Building | 6. Condo | 9. |
| Financing | 1 Conventional | |
| 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 | 1 Buyer | |
| 1. Buyer | 4. Agent | 7. Family |
| 2. Seller | 5. Pub Rec | 8. Other |
| 3. Lender | 6. MLS | 9. |

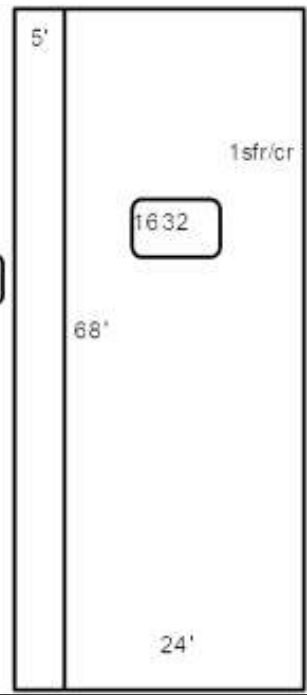
| Assessment Record | | | | |
|-------------------|---------|-----------|--------|---------|
| Year | Land | Buildings | Exempt | Total |
| 2012 | 62,833 | 192,036 | 0 | 254,869 |
| 2013 | 62,800 | 192,000 | 0 | 254,800 |
| 2014 | 62,800 | 192,000 | 0 | 254,800 |
| 2018 | 62,800 | 192,000 | 0 | 254,800 |
| 2019 | 47,300 | 180,800 | 0 | 228,100 |
| 2021 | 47,300 | 180,800 | 0 | 228,100 |
| 2022 | 47,300 | 180,800 | 0 | 228,100 |
| 2023 | 47,300 | 210,200 | 0 | 257,500 |
| Calc. | 112,500 | 255,800 | 0 | 368,300 |

| Land Data | | | | | |
|-----------------------|-----------|-------------|-----------|-------|--------------------|
| Type | Effective | | Influence | | Influence Codes |
| | Frontage | Depth | Factor | Code | |
| 1. Water (0-200) | | | % | | 1. Unimproved |
| 2. Water (201-400) | | | % | | 2. Excess Frtg |
| 3. Water (401-800) | | | % | | 3. Topography |
| 4. Water (801-1600) | | | % | | 4. Size/Shape |
| 5. Water (1601-3200) | | | % | | 5. Access |
| | | | % | | 6. Restriction |
| | | | % | | 7. Open Space |
| | | | % | | 8. Environmental |
| | | | % | | 9. Condo |
| Square Foot | | Square Feet | | Acres | |
| 16. Water (3201-6400) | | | % | | 30. Blueberry(1-20 |
| 17. Water SF Amen | | | % | | 31. Blueberry(21 - |
| 18. Water View | | | % | | 32. Crop Land |
| 19. Water Influenc | | | % | | 33. Pasture |
| 20. ShoreFront A | | | % | | 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 | | 0.35 | | | |



| | | | | | | | | |
|---------------------------|------------|------------|---|------------|------------|---|------------|-------------|
| Building Style | | | SF Bsm't Living | | | Layout | | |
| 1.Conv. | 5.Garrison | 9.NE farm | Fin Bsm't Grade | | | 1.Typical | 4. | 7. |
| 2.Ranch | 6.Split | 10.Colonia | Secondary Heat | | | 2.Inadeq | 5. | 8. |
| 3.R Ranch/ | 7.Contemp | 11.Cottage | Heat Type | | | 3. | 6. | 9. |
| 4.Cape | 8.Log | 12.Gambrel | 1.HWBB | 5.FWA | 9.None | Attic | | |
| Dwelling Units | | | 2.HWCI | 6.Monitor | 10.UNH2F | 1.1/4 Fin | 4.Full Fin | 7. |
| Other Units | | | 3.HWRF | 7.Electric | 11.Geother | 2.1/2 Fin | 5.FI/Stair | 8. |
| Stories | | | 4.Steam | 8.FI/Wall | 12.Heat/Co | 3.3/4 Fin | 6. | 9.None |
| 1.1 | 4.1.5 | 7. | Cool Type | | | Insulation | | |
| 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.H Pump | 6. | 9.None | 3.Capped | 6. | 9.None |
| 1.Clapboar | 5.Stucco | 9.B & B | Kitchen Style | | | Unfinished % | | |
| 2.Vin/Al | 6.Brick | 10.Cemplan | 1.Modern | 4.Obsolete | 7. | Grade & Factor | | |
| 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 | | | Bath(s) Style | | | 3.C Grade | 6.AA Grade | 9.Same |
| 1.Asphalt | 4.Composit | 7.Other | 1.Modern | 4.Obsolete | 7. | SQFT (Footprint) | | |
| 2.Slate | 5.Wood | 8. | 2.Typical | 5. | 8. | Foundation | | |
| 3.Metal | 6.Roll Roo | 9. | 3.Old Type | 6. | 9.None | 1.Poor | 5.Avg | 7.V G |
| SF Masonry Trim | | | # Rooms | | | 2.Fair | 3.Avg | 8.Exc |
| SOLAR VOLTAIC | | | # Bedrooms | | | 3.Avg- | 4.Good | 9.Same |
| OPEN-4- | | | # Full Baths | | | Phys. % Good | | |
| Year Built | | | # Half Baths | | | Funct. % Good | | |
| Year Remodeled | | | # Addn Fixtures | | | Functional Code | | |
| Foundation | | | # Fireplaces | | | 1.Incomp | 4.Delap | 5.Delay |
| 1.Concrete | 4.Wood | 7. |  | | | 2.O-Built | 5.Bsm't | 8.Long term |
| 2.C Block | 5.Slab | 8. | | | | 3.Damage | 6.Style | 9.None |
| 3.Br/Stone | 6.Piers | 9. | | | | Econ. % Good | | |
| Basement | | | Economic Code | | | 0.None | 3.No Power | 6.Obsolete |
| 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 1 Interior Inspect | | |
| Bsm't Gar # Cars | | | Information Code 1 Owner | | | 1.Interior | 4.Vacant | 7. |
| Wet Basement | | | 1.Owner | | | 2.Refusal | 5.Estimate | 8. |
| 1.Dry | 4. | 7. | 2.Relative | | | 3.Informed | 6. | 9. |
| 2.Damp | 5. | 8. | 3.Tenant | | | Information Code 1 Owner | | |
| 3.Wet | 6. | 9. | 1.Owner | | | 4.Agent | 7. | |
| Date Inspected 12/04/2015 | | | 2.Relative | | | 5.Estimate | 8. | |
| | | | 3.Tenant | | | 6.Other | 9. | |

Proposed Value



Additions, Outbuildings & Improvements

| Type | Year | Units | Grade | Cond | Phys. | Funct. | Sound Value | |
|-----------------|------|-------|-------|------|-------|--------|-------------|-------------------|
| 21 Open Frame | 1980 | 540 | 3 100 | 5 | 0 % | 100 % | | 1.One Story Fram |
| 266 OFFICE WOOD | 1980 | 1632 | 3 100 | 5 | 0 % | 100 % | | 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 |