

FIELDING PROPERTIES LLC
PO BOX 6951
SCARBOROUGH ME 04070-6951

B35814P236
Previous Owner
MSP REALTY GROUP LLC
7 HEATHER LANE

FALMOUTH ME 04105
Sale Date: 7/19/2019
Previous Owner
CIRIGNANO FAMILY LTD PARTNERSHIP
P.O. BOX 1356

BAYVILLE NY 11709
Sale Date: 10/31/2017

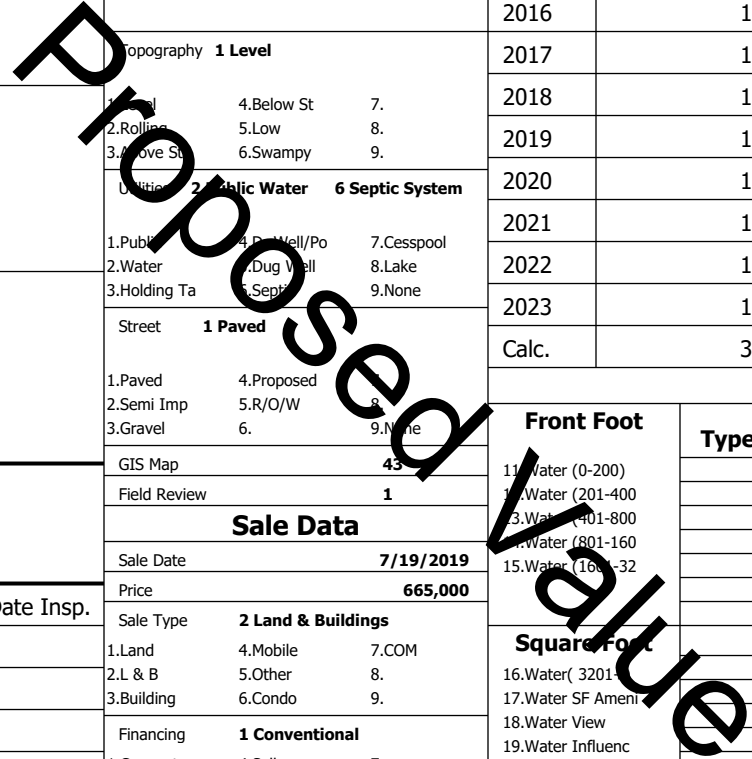
Inspection Witnessed By:

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

Notes:

Gray

Property Data			Assessment Record						
Neighborhood 42 Portland Rd Comm			Year	Land	Buildings	Exempt	Total		
Tree Growth Year 0			2011	139,000	648,830	0	787,830		
REVIEW c			2012	139,000	648,830	0	787,830		
Building Permit 0			2013	139,000	648,830	0	787,830		
Zone/Land Use 19 Village Center			2014	139,000	648,830	0	787,830		
Secondary Zone			2015	139,000	648,800	0	787,800		
Topography 1 Level			2016	139,000	648,800	0	787,800		
1. Above St 2. Below St 3. Below St			2017	139,000	648,800	0	787,800		
4. Below St 5. Low 6. Swampy			2018	139,000	648,800	0	787,800		
7. 8. 9.			2019	177,000	871,500	0	1,048,500		
1. Public 2. Public Water 3. Public Water			2020	177,000	871,500	0	1,048,500		
4. Public Well/Po 5. Dug Well 6. Septic System			2021	177,000	871,500	0	1,048,500		
7. Cesspool 8. Lake 9. None			2022	177,000	871,500	0	1,048,500		
1. Paved 2. Semi Imp 3. Gravel			2023	177,000	871,500	0	1,048,500		
4. Proposed 5. R/O/W 6. None			Calc.	315,100	1,220,000	0	1,535,100		
7. GIS Map 8. 9.			Land Data						
Field Review 1			Front Foot	Type	Effective		Influence		Influence Codes
Sale Date 7/19/2019			1. Water (0-200)		Frontage	Depth	Factor	Code	
Price 665,000			2. Water (201-400)				%		1. Unimproved
Sale Type 2 Land & Buildings			3. Water (401-800)				%		2. Excess Frtg
1. Land 2. L & B 3. Building			4. Water (801-160)				%		3. Topography
4. Mobile 5. Other 6. Condo			5. Water (161-320)				%		4. Size/Shape
7. COM 8. 9.			6. Water (321-640)				%		5. Access
Financing 1 Conventional			7. Water (641-1280)				%		6. Restriction
1. Convent 2. FHA/VA 3. Assumed			8. Water (1281-2560)				%		7. Open Space
4. Seller 5. Private 6. Cash			9. Water (2561-5120)				%		8. Environmental
7. 8. 9. Unknown			10. Water (5121-10240)				%		9. Condo
Validity 1 Arms Length Sale			11. Water (10241-20480)				%		Acres
1. Valid 2. Related 3. Distress			12. Water (20481-40960)				%		30. Blueberry(1-20
4. Split 5. Partial 6. Exempt			13. Water (40961-81920)				%		31. Blueberry(21 -
7. Multiple 8. Other 9. Estate			14. Water (81921-163840)				%		32. Crop Land
Verified 5 Public Record			15. Water (163841-327680)				%		33. Pasture
1. Buyer 2. Seller 3. Lender			16. Water (327681-655360)				%		34. Shorefront B
4. Agent 5. Pub Rec 6. MLS			17. Water (655361-1310720)				%		35. Shorefront C
7. Family 8. Other 9.			18. Water (1310721-2621440)				%		36. ANTENNA SITE
			19. Water (2621441-5242880)				%		37. Softwood TG
			20. ShoreFront A				%		38. Mixed Wood TG
			Fract. Acre				%		39. Hardwood TG
			21. Base Lot				%		40. Wasteland
			22. Base Lot Vacan				%		41. Woodland
			23. Base Lot Unpav				%		42. Mobile Home Si
			Acres				%		43. Camp Site
			24. Acres to 10				%		44. Lot Improvemen
			25. Acres 11-30				%		45. BA SF - Oce
			26. Acres 31-50				%		46. SP Meadow Cond
			27. Acres 51& over				%		
			28. Acres 71 & Ove				%		
			29. Woods (41+)				%		
			Square Foot				%		
			16. Water(3201-6402)				%		
			17. Water SF Amen				%		
			18. Water View				%		
			19. Water Influen				%		
			20. ShoreFront A				%		
			Square Feet				%		
			74				%		
			Acres/Sites				%		
			1.94				%		
			Total Acreage				%		
			1.94				%		



Gray

Map Lot 043-404-004-000

Account 4422

Location 20 PORTLAND RD

Card 1

Of 1

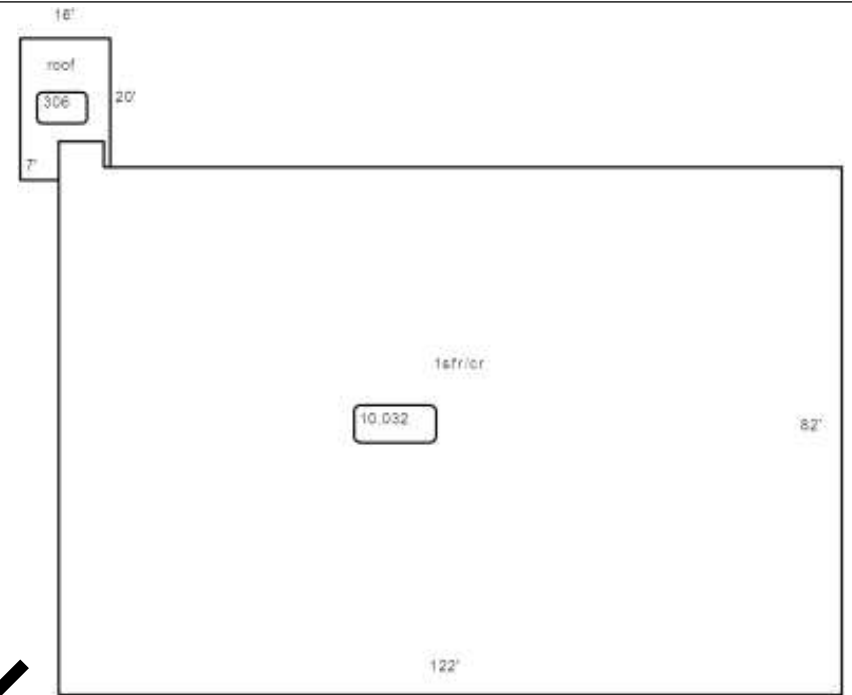
8/05/2024

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.D Grade 5.A Grade 8.
Roof Surface 0	Bath(s) Style 0	3.C 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 9.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.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
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 4 Agent
3.Wet 6. 9.		1.Owner 4.Agent 7.
		2.Relative 5.Estimate 8.
		3.Tenant 6.Other 9.

Date Inspected 12/21/2015

Additions, Outbuildings & Improvements

Type	Year	Units	Grade	Cond	Phys.	Funct.	Sound Value
220 STORE	2000	10032	4 100	4	0 %	100 %	
61 Canopy	2000	306	3 100	4	0 %	100 %	
					%	%	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