

LOON ISLAND LLC
PO BOX 235
CUMBERLAND ME 04021

B40529P63
Previous Owner
BELL MANAGEMENT LLC
36 MAIN STREET

GORHAM ME 04038
Sale Date: 12/18/2023
Previous Owner
TEE EM UP INC
PO BOX 1776

GRAY ME 04039
Sale Date: 5/10/2019

Inspection Witnessed By:

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

Notes:

Gray

Property Data		
Neighborhood	42 Portland Rd Comm	
Tree Growth Year	0	
REVIEW	c	
Building Permit	0	
Zone/Land Use	13 Commercial	
Secondary Zone	11 Rural Res & Ag	
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.	9. None
GIS Map	43	
Field Review	1	
Sale Data		
Sale Date	12/18/2023	
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	5 Public Record	
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
2011	114,100	41,652	0	155,752
2012	114,100	41,652	0	155,752
2013	114,100	41,652	0	155,752
2014	114,100	41,652	0	155,752
2015	114,100	41,700	0	155,800
2016	114,100	41,700	0	155,800
2017	114,100	41,700	0	155,800
2018	114,100	41,700	0	155,800
2019	285,100	42,600	0	327,700
2020	285,100	42,600	0	327,700
2021	155,300	57,300	0	212,600
2022	155,300	57,300	0	212,600
2023	155,300	57,300	0	212,600
Calc.	276,500	91,800	0	368,300

Land Data						
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	
16. Water (3201 - 6400)				%		30. Blueberry(1-20
17. Water SF Amenities				%		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		1.15				



