

CIVIL AGGREGATE LLC
18 ROGERS TRAIL
FALMOUTH ME 04105

B40443P168

Previous Owner
KIMBALL BROS, LLC
107 YARMOUTH RD

GRAY ME 04039
Sale Date: 10/26/2023

Property Data			Assessment Record				
Neighborhood 69 Gravel Pit			Year	Land	Buildings	Exempt	Total
Tree Growth Year 0			2011	91,990	12,208	0	104,198
REVIEW 0			2012	91,990	12,208	0	104,198
Building Permit 0			2013	91,990	12,208	0	104,198
Zone/Land Use 18 Medium Density			2014	91,990	12,208	0	104,198
Secondary Zone 11 Rural Res & Ag			2015	92,000	12,200	0	104,200
Topography 2 Rolling			2016	91,800	12,200	0	104,000
1. Above St 2. Below St 3. Below St 4. Below St 5. Low 6. Swampy 7. 8. 9.			2017	91,800	12,200	0	104,000
1. Public 2. Public Water 3. Holding Ta 4. Dug Well/Po 5. Septic 6. Swampy 7. Cesspool 8. Lake 9. None			2018	91,800	12,200	0	104,000
Street 1 Paved			2019	275,500	19,900	0	295,400
1. Paved 2. Semi Imp 3. Gravel 4. Proposed 5. R/O/W 6. 7. 8. 9. None			2020	275,500	19,900	0	295,400
GIS Map 44			2021	275,500	19,900	0	295,400
Field Review 1			2022	275,500	19,900	0	295,400
Sale Date 10/26/2023			2023	275,500	19,900	0	295,400
Price 500,000			Calc.	490,000	0	0	490,000

Proposed Sale

Inspection Witnessed By:

No./Date	Description	Date Insp.
X		

Notes:
10/26/2023 - B40443P168 - Acreage corrected to 25.45.

Gray

Land Data		Effective		Influence		Influence Codes
Front Foot	Type	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/Sites				Acres
16. Water (3201-6400)		71	2.00	100 %	0	30.Blueberry(1-20
17. Water SF Amenities		72	15.00	100 %	0	31.Blueberry(21 -
18. Water View		24	10.00	100 %	0	32.Crop Land
19. Water Influenced		25	0.45	100 %	0	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		25.45				

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 9.No Plan
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 5 Estimated
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 5 Estimate
3.Wet 6. 9.		1.Owner 4.Agent 7.
		2.Relative 5.Estimate 8.
		3.Tenant 6.Other 9.



Date Inspected 10/14/2015

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