

LOON ISLAND LLC
PO BOX 235
CUMBERLAND ME 04021

B36002P147

Previous Owner
KARI PROPERTY MANAGEMENT, LLC
15 MAIN ST

GRAY ME 04039
Sale Date: 9/23/2019

Inspection Witnessed By:

X	Date	Description	Date Insp.

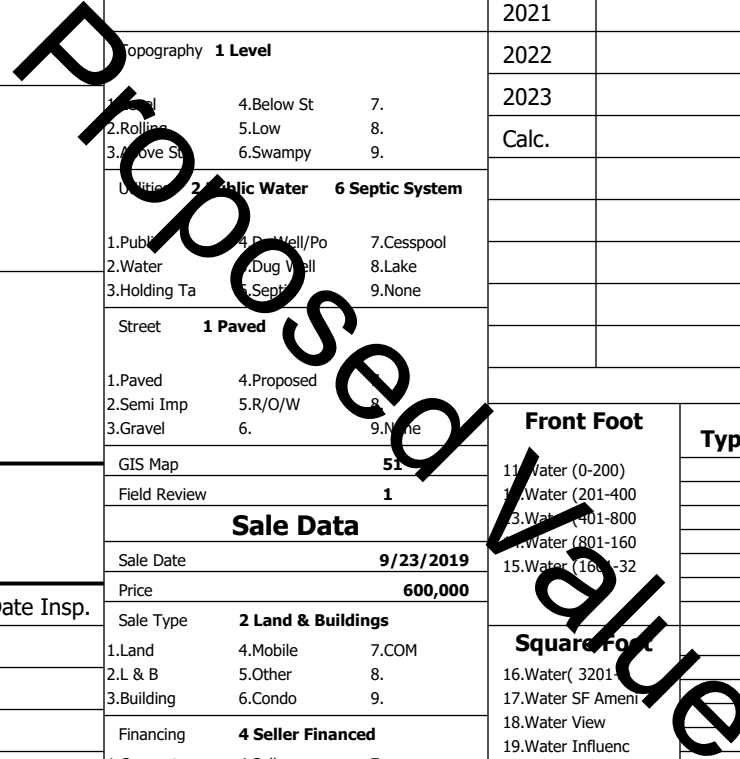
Notes:

Gray

Property Data		
Neighborhood	42 Portland Rd Comm	
Tree Growth Year	0	
REVIEW	c	
Building Permit	0	
Zone/Land Use	13 Commercial	
Secondary Zone		
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	51	
Field Review	1	
Sale Data		
Sale Date	9/23/2019	
Price	600,000	
Sale Type	2 Land & Buildings	
1. Land	4. Mobile	7. COM
2. L & B	5. Other	8.
3. Building	6. Condo	9.
Financing	4 Seller Financed	
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
2012	119,000	308,782	0	427,782
2013	119,000	308,800	0	427,800
2014	119,000	308,800	0	427,800
2018	119,000	308,800	0	427,800
2019	140,900	259,100	0	400,000
2021	140,900	259,100	0	400,000
2022	140,900	236,100	0	377,000
2023	140,900	264,600	0	405,500
Calc.	251,200	331,500	0	582,700

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 (801-160)			%		4. Size/Shape
5. Water (1601-32)			%		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		1.90			



LOON ISLAND LLC
PO BOX 235
CUMBERLAND ME 04021

B36002P147

Previous Owner
KARI PROPERTY MANAGEMENT, LLC
15 MAIN ST

GRAY ME 04039
Sale Date: 9/23/2019

Inspection Witnessed By:

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

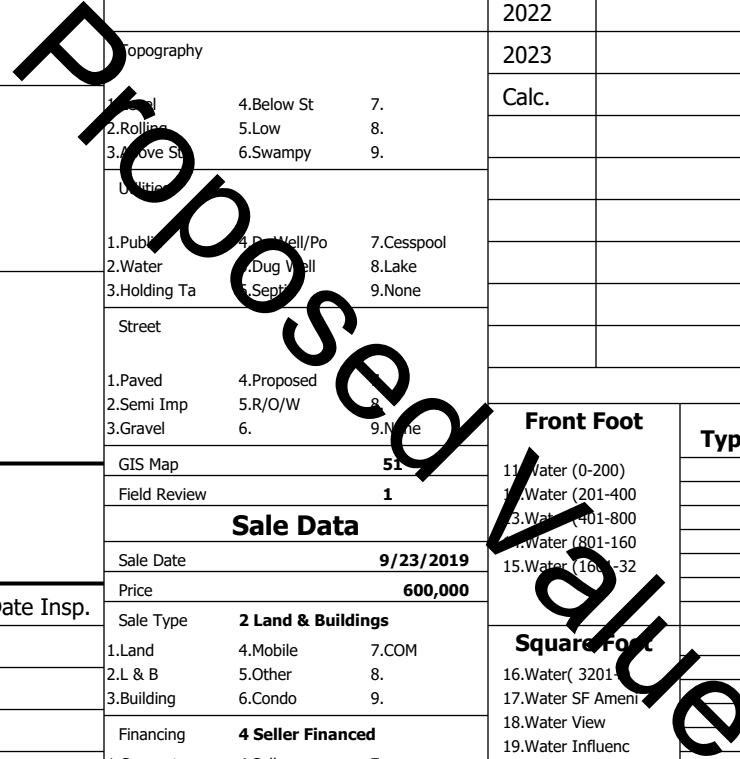
Notes:

Gray

Property Data		
Neighborhood	42 Portland Rd Comm	
Tree Growth Year	0	
REVIEW	0	
Building Permit	0	
Zone/Land Use	13 Commercial	
Secondary Zone		
Topography		
1. Hill	4. Below St	7.
2. Rolling	5. Low	8.
3. Above St	6. Swampy	9.
Utilities		
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	4. Proposed	8.
2. Semi Imp	5. R/O/W	9.
3. Gravel	6.	9. None
GIS Map	51	
Field Review	1	
Sale Data		
Sale Date	9/23/2019	
Price	600,000	
Sale Type	2 Land & Buildings	
1. Land	4. Mobile	7. COM
2. L & B	5. Other	8.
3. Building	6. Condo	9.
Financing	4 Seller Financed	
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
2013	0	0	0	0
2014	0	0	0	0
2018	0	0	0	0
2019	0	0	0	0
2021	0	0	0	0
2022	0	141,500	0	141,500
2023	0	141,500	0	141,500
Calc.	0	106,000	0	106,000

Land Data					
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
Acres					
			%		30. Blueberry(1-20
			%		31. Blueberry(21 -
			%		32. Crop Land
			%		33. Pasture
			%		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			0.00		



LOON ISLAND LLC
PO BOX 235
CUMBERLAND ME 04021

B36002P147

Previous Owner
KARI PROPERTY MANAGEMENT, LLC
15 MAIN ST

GRAY ME 04039
Sale Date: 9/23/2019

Inspection Witnessed By:

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

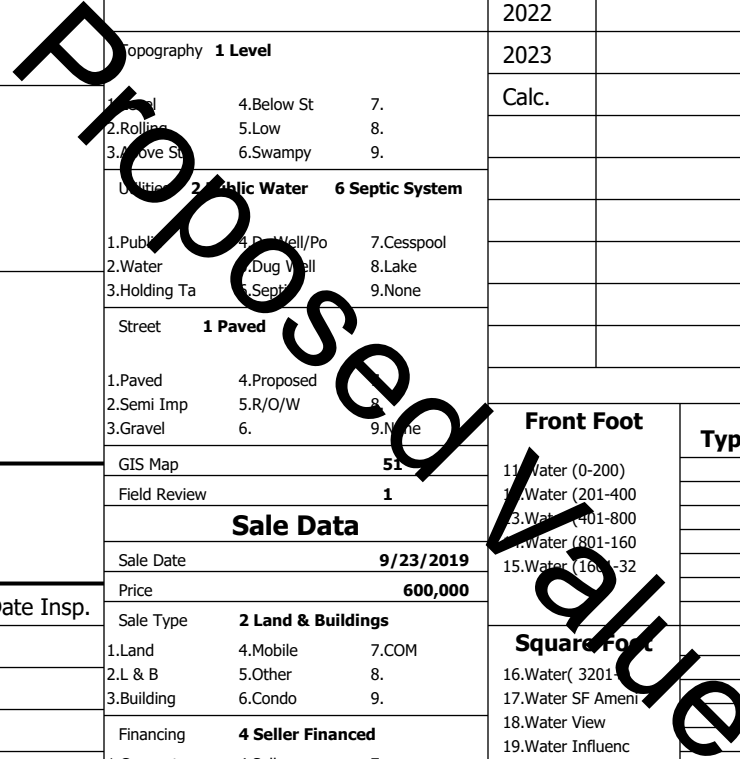
Notes:

Gray

Property Data		
Neighborhood	42 Portland Rd Comm	
Tree Growth Year	0	
REVIEW	c	
Building Permit	0	
Zone/Land Use	13 Commercial	
Secondary Zone		
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	51	
Field Review	1	
Sale Data		
Sale Date	9/23/2019	
Price	600,000	
Sale Type	2 Land & Buildings	
1. Land	4. Mobile	7. COM
2. L & B	5. Other	8.
3. Building	6. Condo	9.
Financing	4 Seller Financed	
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
2013	0	0	0	0
2014	0	0	0	0
2018	0	0	0	0
2019	0	5,400	0	5,400
2021	0	5,400	0	5,400
2022	0	109,600	0	109,600
2023	0	109,600	0	109,600
Calc.	251,200	331,500	0	582,700

Land Data					
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 (801-160)			%		4. Size/Shape
15. Water (1601-32)			%		5. Access
			%		6. Restriction
			%		7. Open Space
			%		8. Environmental
			%		9. Condo
Square Foot		Square Feet		Acres	
16. Water (3201-			%		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		1.90			



Gray

Map Lot 051-032-022-000

Account 1883

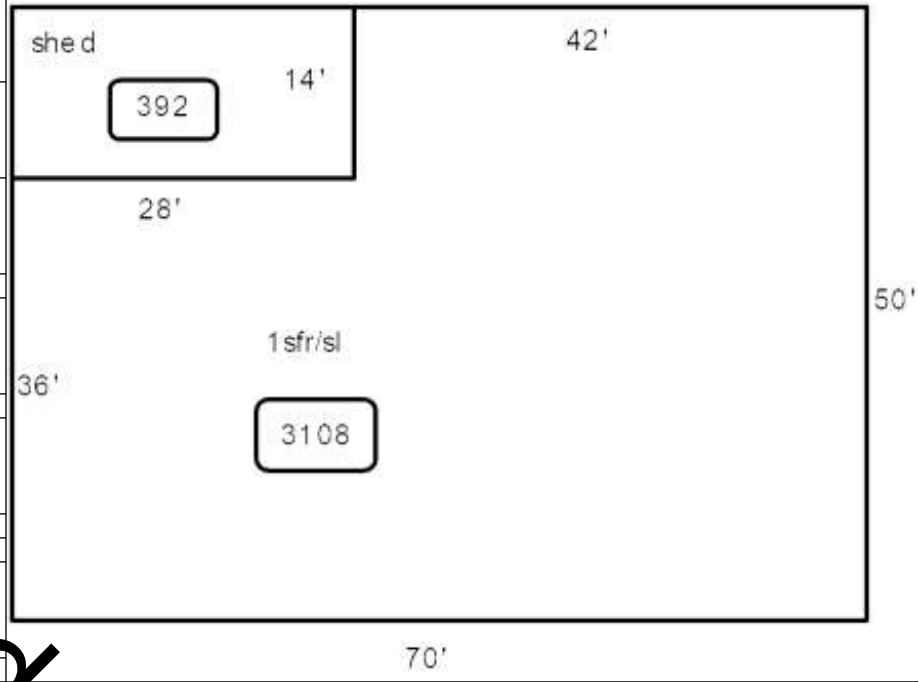
Location 59 PORTLAND RD

Card 3

Of 3

8/05/2024

Building Style	SF Bsmt Living			Layout		
1.Conv.	5.Garrison	9.NE farm	Fin Bsmt 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
3.3	6.2.5	9.	2.Evapor	5.	8.	2.Heavy
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.Asbestos	8.Wood Shi	12.Wood Bo	3.Old Type	6.	9.None	4.B Grade
Roof Surface	Bath(s) Style			7.SC Grade	8.	7.SC Grade
1.Asphalt	4.Composit	7.Other	1.Modern	4.Obsolete	7.	2.C Grade
2.Slate	5.Wood	8.	2.Typical	5.	8.	5.A Grade
3.Metal	6.Roll Roo	9.	3.Old Type	6.	9.None	6.AA Grade
SF Masonry Trim	# Rooms			9.Same		9.Same
SOLAR VOLTAIC	# Bedrooms			SQFT (Footprint)		
OPEN-4-	# Full Baths			1.Poor		
Year Built	# Half Baths			2.Fair		
Year Remodeled	# Addn Fixtures			3.Avg-		
Foundation	# Fireplaces			Phys. % Good		
1.Concrete	4.Wood	7.		Funct. % Good		
2.C Block	5.Slab	8.		Functional Code		
3.Br/Stone	6.Piers	9.		1.Incomp		
Basement				2.O-Built		
1.1/4 Bmt	4.Full Bmt	7.		3.Damage		
2.1/2 Bmt	5.Crwl	8.		Econ. % Good		
3.3/4 Bmt	6.	9.None		Economic Code		
Bsmt Gar # Cars				0.None		
Wet Basement				1.Location		
1.Dry	4.	7.		2.Encroach		
2.Damp	5.	8.		Entrance Code		
3.Wet	6.	9.		1.Interior		



Date Inspected 12/14/2015

Additions, Outbuildings & Improvements								
Type	Year	Units	Grade	Cond	Phys.	Funct.	Sound Value	
21 Open Frame	1985	328	2 100	4	0	% 80	%	1.One Story Fram
221 STORE FRAME	1985	5850	2 100	4	0	% 80	%	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