

38 BLACKTHORNE LLC
PO BOX 685
GORHAM ME 04038

B37896P144

Previous Owner
FERNANDEZ - TENANT IN COMMON, ANTHONY
TRASK - TENANT IN COMMON, STEVEN
38 MADISON WAY
GORHAM ME 04039
Sale Date: 3/05/2021

Previous Owner
US BANK NATIONAL ASSOCIATION
C/O NATIONSTAR MORTGAGE LLC
8950 CYPRESS WATERS BLVD
COPPELL TX 75019
Sale Date: 9/24/2020

Previous Owner
RUBINSTEIN, MARC
RUBINSTEIN, LIANA
25 PEARL ST
AUBURN ME 04210
Sale Date: 7/11/2017

Inspection Witnessed By:

X	Date
No./Date	Description
	Date Insp.

Notes:
10/16/2023 - Plan B223P348 - Hemlock Woods Subdivision Amendment. 28.3 acres split from this lot to create 053-043-002-012.
B39241P175 - Blackthorne Lane transferred to Blackthorne Lane Road Association - M/L 053-043-002-011.
5/24 DR FIELD REVIEW

Gray

Property Data		
Neighborhood	82 Average Location	
Tree Growth Year	0	
REVIEW	0	
Building Permit	0	
Zone/Land Use	11 Rural Residential & Agri	
Secondary Zone		
Topography	1 Level	2 Rolling
1. Above St	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	3 Gravel	
1. Paved	4. Proposed	8.
2. Semi Imp	5. R/O/W	9.
3. Gravel	6.	9. None
GIS Map	53	
Field Review	1	
Sale Data		
Sale Date	3/05/2021	
Price		
Sale Type	2 Land & Buildings	
1. Land	4. Mobile	7.COM
2. L & B	5. Other	8.
3. Building	6. Condo	9.
Financing	9 Unknown	
1. Convent	4. Seller	7.
2. FHA/VA	5. Private	8.
3. Assumed	6. Cash	9. Unknown
Validity	2 Related Parties	
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	85,270	295,026	8,500	371,796
2012	85,270	295,026	8,500	371,796
2013	85,270	295,026	8,500	371,796
2014	83,430	300,493	8,500	375,423
2015	83,400	300,500	9,000	374,900
2016	80,800	300,500	9,000	372,300
2017	80,800	300,500	13,500	367,800
2018	80,800	300,500	18,000	363,300
2019	131,300	384,700	0	516,000
2020	131,300	384,700	0	516,000
2021	131,300	384,700	0	516,000
2022	131,300	313,000	0	444,300
2023	131,300	359,700	0	491,000
Calc.	121,900	712,500	0	834,400

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 Influen			%		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				2.15	

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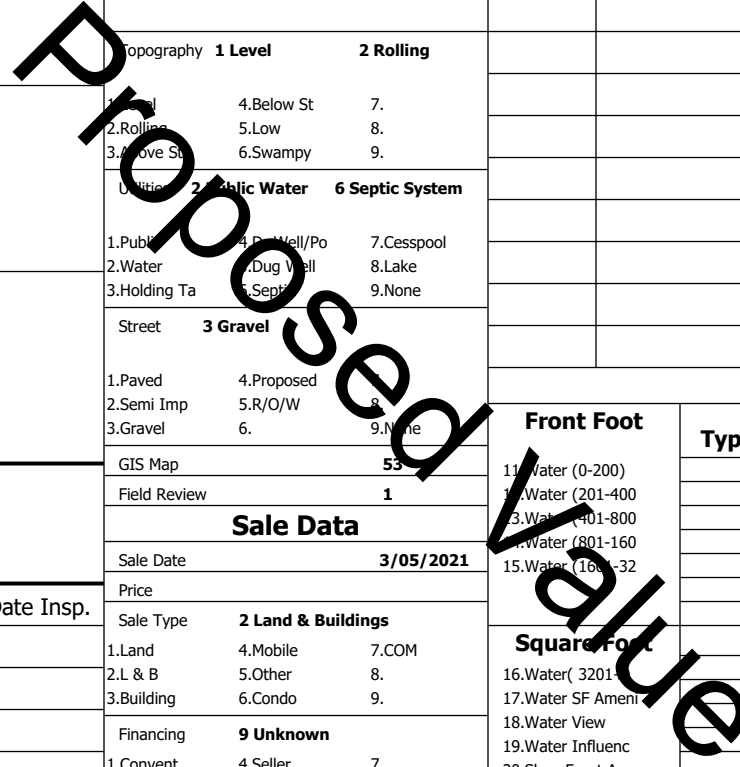
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2. Seller	5. Pub Rec	8. Other
3. Lender	6. MLS	9.

Assessment Record				
Year	Land	Buildings	Exempt	Total
2022	0	120,900	0	120,900
2023	0	119,500	0	119,500
Calc.	0	187,100	0	187,100

Land Data					
Type	Effective		Influence		Influence Codes
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			%		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			



Gray

Map Lot 053-043-002-000


Account 2678

Location 38 BLACKTHORNE LN

Card 2

Of 2

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.F/Stair 8.
Stories	4.Steam			8.F/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.C 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.	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	# Rooms			3.Avg- Good 9.Same		
SOLAR VOLTAIC	# Bedrooms			Phys. % Good		
OPEN-4-	# Full Baths			Funct. % Good		
Year Built	# Half Baths			Functional Code		
Year Remodeled	# Addn Fixtures			1.Incomp 4.Delap 5.Layoff		
Foundation	# Fireplaces			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
3.Br/Stone	6.Piers	9.				Economic Code
Basement	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	1.Interior 4.Vacant 7.					
Wet Basement	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.			
Date Inspected 5/28/2024			2.Relative 5.Estimate 8.			
			3.Tenant 6.Other 9.			

Additions, Outbuildings & Improvements

Type	Year	Units	Grade	Cond	Phys.	Funct.	Sound Value
23 Frame Garage	0	576	3 110	5	0 %	100 %	1.One Story Fram
80 3/4 St/Garage	0	576	3 110	5	0 %	100 %	2.Two Story Fram
23 Frame Garage	0	1080	3 110	5	0 %	100 %	3.Three Story Fr
80 3/4 St/Garage	0	1080	3 110	5	0 %	100 %	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