

TF PROPERTIES LLC - TENANT IN COMMON
TROJAN21 PROPERTIES LLC - TENANT IN COMMON
PO BOX 685
GORHAM ME 04038

B40139P271

Previous Owner
38 BLACKTHORNE LLC
PO BOX 685

GORHAM ME 04038
Sale Date: 5/22/2023
Previous Owner
LINCOLN CAPITAL, LLC
796 FOREST AVE

PORTLAND ME 04103
Sale Date: 6/07/2021

| Property Data | | | Assessment Record | | | | |
|------------------|-----------------------------|-------------|-------------------|--------|-----------|--------|--------|
| Neighborhood | 82 Average Location | | Year | Land | Buildings | Exempt | Total |
| Tree Growth Year | 0 | | 2011 | 44,416 | 0 | 0 | 44,416 |
| REVIEW | 0 | | 2012 | 44,416 | 0 | 0 | 44,416 |
| Building Permit | 0 | | 2013 | 44,416 | 0 | 0 | 44,416 |
| Zone/Land Use | 11 Rural Residential & Agri | | 2014 | 44,416 | 0 | 0 | 44,416 |
| Secondary Zone | | | 2016 | 17,800 | 0 | 0 | 17,800 |
| | | | 2017 | 17,800 | 0 | 0 | 17,800 |
| Topography | 2 Rolling | | 2018 | 17,800 | 0 | 0 | 17,800 |
| 1. Above St | 4. Below St | 7. | 2019 | 23,800 | 0 | 0 | 23,800 |
| 2. Rolling | 5. Low | 8. | 2020 | 23,800 | 0 | 0 | 23,800 |
| 3. Above St | 6. Swampy | 9. | 2021 | 23,800 | 0 | 0 | 23,800 |
| 4. Ditch | | | 2022 | 23,800 | 0 | 0 | 23,800 |
| 1. Public | 4. Driv Well/Po | 7. Cesspool | 2023 | 26,300 | 0 | 0 | 26,300 |
| 2. Water | 5. Dug Well | 8. Lake | Calc. | 52,500 | 0 | 0 | 52,500 |
| 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. | | | | | | |

| Land Data | | Front Foot | | Effective | | Influence | | Influence Codes |
|----------------------|--|------------|-------|-----------|------|-----------|--|--------------------|
| 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 (801-160) | | | | % | | | | 4. Size/Shape |
| 15. Water (1601-32) | | | | % | | | | 5. Access |
| | | | | % | | | | 6. Restriction |
| | | | | % | | | | 7. Open Space |
| | | | | % | | | | 8. Environmental |
| | | | | % | | | | 9. Condo |
| | | | | % | | | | 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 | | 2.68 | | | | | | |

Inspection Witnessed By:

| X | Date |
|----------|-------------|
| No./Date | Description |
| | Date Insp. |

Notes:
5/24 DR FIELD REVIEW

| Sale Data | | |
|-------------|-------------------|-------------|
| Sale Date | 5/22/2023 | |
| Price | | |
| Sale Type | 1 Land Only | |
| 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. |

Gray

Gray

Map Lot 053-043-002-010

Account 128

Location 36 BLACKTHORNE LN

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.C 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.None |
| 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 5/28/2024

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