Map Lot 059-031-014-002 Account 1817 Location 136 PORTLAND RD Card 1 Of 1 8/05/2024

ALL PURPOSE STORAGE NEW GLOUCESTER LLC
4007 DEAN MARTIN DRIVE
LAS VEGAS NV 89103

B39435P90

Previous Owner
MID COAST PROPERTIES LLC
129 PLEASANT RUN RD

FLEMINGTON NJ 08822
Sale Date: 5/19/2022

Previous Owner
K & S PROPERTIES, INC
PO BOX 413

GRAY ME 04039
Sale Date: 9/30/2016

Inspection Witnessed By:

X Date

No./Date	Description	Date Insp.

Notes:

Gray

Property Data

Neighborhood	**42 Portland Rd Comm**		
Tree Growth Year	**0**		
REVIEW		**C**	
Bulding Permit		**0**	
Zone/Land Use	**13 Commercial**		
Secondary Zone			
Topography	**3 Above Street**		
1.Level		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**		
1.Paved		4.Proposed	
2.Semi Imp		5.R/O/W	8.
3.Gravel		6.	9.None
GIS Map			**59**
Field Review			**1**

Sale Data

Sale Date			**5/19/2022**
Price			**8,075,000**
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	**7 Multiple Properties**		
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	86,500	334,990	0	421,490
2012	86,500	334,990	0	421,490
2013	86,500	334,990	0	421,490
2014	86,500	334,990	0	421,490
2015	86,500	335,000	0	421,500
2016	86,500	335,000	0	421,500
2017	86,500	650,300	0	736,800
2018	86,500	650,300	0	736,800
2019	140,000	793,000	0	933,000
2020	140,000	793,000	0	933,000
2021	140,000	793,000	0	933,000
2022	140,000	793,000	0	933,000
2023	140,000	793,000	0	933,000
Calc.	249,600	1,244,800	0	1,494,400

Land Data

Front Foot	Type	Effective Frontage	Effective Depth	Influence Factor	Influence Code
11.Water (0-200)				%	
12.Water (201-400				%	
13.Water (401-800				%	
14.Water (801-160				%	
15.Water (1601-32				%	
				%	
				%	
Square Foot		**Square Feet**			
16.Water(3201-				%	
17.Water SF Ameni				%	
18.Water View				%	
19.Water Influenc				%	
20.ShoreFront A				%	
				%	
				%	
Fract. Acre		**Acreage/Sites**			
21.Base Lot	75	1.85		100 %	0
22.Base Lot Vacan				%	
23.Base Lot Unpav				%	
Acres				%	
24.Acres to 10				%	
25.Acres 11-30				%	
26.Acres 31-50				%	
27.Acres 51& over				%	
28.Acres 71 & Ove				%	
29.Woods (41+)				%	

Total Acreage 1.85

Influence Codes

1.Unimproved
2.Excess Frtg
3.Topography
4.Size/Shape
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

Proposed Value

Gray

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Building Style **0**		
1.Conv.	5.Garrison	9.NE farm
2.Ranch	6.Split	10.Colonia
3.R Ranch/	7.Contemp	11.Cottage
4.Cape	8.Log	12.Gambrel
Dwelling Units **0**		
Other Units **0**		
Stories **0**		
1.1	4.1.5	7.
2.2	5.1.75	8.
3.3	6.2.5	9.
Exterior Walls **0**		
1.Clapboar	5.Stucco	9.B & B
2.Vin/Al	6.Brick	10.Cemplan
3.Compos./	7.Stone	11.Concret
4.Asbestos	8.Wood Shi	12.Wood Bo
Roof Surface **0**		
1.Asphalt	4.Composit	7.Other
2.Slate	5.Wood	8.
3.Metal	6.Roll Roo	9.
SF Masonry Trim **0**		
SOLAR VOLTAIC **0**		
OPEN-4- **0**		
Year Built **0**		
Year Remodeled **0**		
Foundation **0**		
1.Concrete	4.Wood	7.
2.C Block	5.Slab	8.
3.Br/Stone	6.Piers	9.
Basement **0**		
1.1/4 Bmt	4.Full Bmt	7.
2.1/2 Bmt	5.Crwl	8.
3.3/4 Bmt	6.	9.None
Bsmt Gar # Cars **0**		
Wet Basement **0**		
1.Dry	4.	7.
2.Damp	5.	8.
3.Wet	6.	9.

SF Bsmt Living **0**		
Fin Bsmt Grade **0 0**		
Secondary Heat **0**		
Heat Type **100%** **0**		
1.HWBB	5.FWA	9.None
2.HWCI	6.Monitor	10.UNH2F
3.HWRF	7.Electric	11.Geother
4.Steam	8.Fl/Wall	12.Heat/Co
Cool Type **0%**	**9 None**	
1.Central	4.W&C Air	7.
2.Evapor	5.	8.
3.H Pump	6.	9.None
Kitchen Style **0**		
1.Modern	4.Obsolete	7.
2.Typical	5.	8.
3.Old Type	6.	9.None
Bath(s) Style **0**		
1.Modern	4.Obsolete	7.
2.Typical	5.	8.
3.Old Type	6.	9.None
# Rooms **0**		
# Bedrooms **0**		
# Full Baths **0**		
# Half Baths **0**		
# Addn Fixtures **0**		
# Fireplaces **0**		

TRIO

Layout **0**		
1.Typical	4.	7.
2.Inadeq	5.	8.
3.	6.	9.
Attic **0**		
1.1/4 Fin	4.Full Fin	7.
2.1/2 Fin	5.Fl/Stair	8.
3.3/4 Fin	6.	9.None
Insulation **0**		
1.Full	4.Minimal	7.
2.Heavy	5.	8.
3.Capped	6.	9.None
Unfinished % **0%**		
Grade & Factor **0 0%**		
1.E Grade	4.B Grade	7.SC Grade
2.D Grade	5.A Grade	8.
3.C Grade	6.AA Grade	9.Same
SQFT (Footprint) **0**		
Condition **0**		
1.Poor	4.Avg	7.V G
2.Fair	5.Avg+	8.Exc
3.Avg-	6.Good	9.Same
Phys. % Good **0%**		
Funct. % Good **100%**		
Functional Code **9 None**		
1.Incomp	4.Delap	7.Layout
2.O-Built	5.Bsmt	8.Long Term
3.Damage	6.Style	9.None
Econ. % Good **100%**		
Economic Code **None**		
0.None	3.No Power	6.Obsolete
1.Location	4.Generate	9.None
2.Encroach	5.Flood Pl	9.
Entrance Code **5 Estimated**		
1.Interior	4.Vacant	7.
2.Refusal	5.Estimate	8.
3.Informed	6.	9.
Information Code **5 Estimate**		
1.Owner	4.Agent	7.
2.Relative	5.Estimate	8.
3.Tenant	6.Other	9.

Date Inspected 11/19/2015

Additions, Outbuildings & Improvements

Type	Year	Units	Grade	Cond	Phys.	Funct.	Sound Value
261 SELF STORAGE	2015	8500	4 100	4	0 %	100 %	
261 SELF STORAGE	2000	12500	4 100	4	0 %	100 %	
					%	%	
					%	%	
					%	%	
					%	%	
					%	%	
					%	%	
					%	%	
					%	%	

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