

140 PORTLAND ROAD LLC
152 PORTLAND ROAD
GRAY ME 04039

B39809P26

Previous Owner
KENNEDY, MARJORIE
44 WESTWOOD RD

GRAY ME 04039
Sale Date: 10/27/2022

Previous Owner
KENNEDY, GREGORY A
KENNEDY, MARJORIE

Sale Date: 1/14/2022

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	3 Above Street
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	59	
Field Review	1	
Sale Data		
Sale Date	10/27/2022	
Price	335,000	
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	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
2011	86,320	189,407	0	275,727
2012	86,320	189,407	0	275,727
2013	86,320	189,407	0	275,727
2014	86,320	189,407	0	275,727
2015	86,300	145,000	0	231,300
2016	86,300	145,000	0	231,300
2017	86,300	145,000	0	231,300
2018	86,300	145,000	0	231,300
2019	77,600	119,000	0	196,600
2020	77,600	119,000	0	196,600
2021	77,600	119,000	0	196,600
2022	77,600	119,000	0	196,600
2023	77,600	119,000	0	196,600
Calc.	106,600	484,200	0	590,800

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			%		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
Fract. Acre		Acreege/Sites			
21. Base Lot	21	0.94	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 Acreege		0.94			

