

LATON, JEFFREY L  
LATON, JOSHUA ROGER  
3 LILAC LANE  
GRAY ME 04039  
  
B33967P296

Previous Owner  
BELLA, LLC  
C/O JEFFREY & JOSHUA LATON  
82 PROVIDENCE AVENUE  
SOUTH PORTLAND ME 04106  
Sale Date: 4/27/2017

Previous Owner  
LANCASTER, J EMMONS HEIRS  
LANCASTER, BARBARA A P/R  
38 WILBUR AVE  
CRANSTON RI 02920  
Sale Date: 4/13/2016

Inspection Witnessed By:

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

Notes:  
5/24-FR=DR

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                              |             |
| 1. Well          | 4. Below St                          | 7.          |
| 2. Rolling       | 5. Low                               | 8.          |
| 3. Above St      | 6. Swampy                            | 9.          |
| Utilities        | 4. Filled Well/Point 6 Septic System |             |
| 1. Public        | 4. Dug 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          | 62                                   |             |
| Field Review     | 0                                    |             |
| Sale Data        |                                      |             |
| Sale Date        | 4/27/2017                            |             |
| Price            | 321,358                              |             |
| 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   |
| 2017              | 36,300  | 0         | 0      | 36,300  |
| 2018              | 48,300  | 115,100   | 0      | 163,400 |
| 2019              | 74,200  | 230,600   | 0      | 304,800 |
| 2020              | 74,200  | 230,600   | 0      | 304,800 |
| 2021              | 74,200  | 230,600   | 0      | 304,800 |
| 2022              | 74,200  | 230,600   | 0      | 304,800 |
| 2023              | 74,200  | 266,500   | 0      | 340,700 |
| Calc.             | 133,500 | 400,100   | 25,000 | 508,600 |

| 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 (801-1600)   |           |             | %         |       | 4. Size/Shape      |
| 5. Water (1601-3200)  |           |             | %         |       | 5. Access          |
|                       |           |             | %         |       | 6. Restriction     |
|                       |           |             | %         |       | 7. Open Space      |
|                       |           |             | %         |       | 8. Environmental   |
|                       |           |             | %         |       | 9. Condo           |
| Front 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 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         |           | 3.25        |           |       |                    |

Gray

Map Lot 062-027-013-005


Account 4744

Location 3 LILAC LN

Card 1

Of 1

8/05/2024

|  |   |                                      |
|--|---|--------------------------------------|
| Building Style <b>10 Colonial</b>      | SF Bsmt Living <b>0</b>   | Layout <b>1 Typical</b>              |
| 1.Conv. 5.Garrison 9.NE farm           | Fin Bsmt Grade <b>0 0</b>   | 1.Typical 4. 7.                      |
| 2.Ranch 6.Split 10.Colonia             | Secondary Heat <b>8</b>   | 2.Inadeq 5. 8.                       |
| 3.R Ranch/ 7.Contemp 11.Cottage        | Heat Type <b>100% 1 Hot Water BB</b>  | 3. 6. 9.                             |
| 4.Cape 8.Log 12.Gambrel                | 1.HWBB 5.FWA 9.None   | Attic <b>9 None</b>                  |
| Dwelling Units <b>1</b>                | 2.HWCI 6.Monitor 10.UNH2F   | 1.1/4 Fin 4.Full Fin 7.              |
| Other Units <b>0</b>                   | 3.HWRF 7.Electric 11.Geother  | 2.1/2 Fin 5.FI/Stair 8.              |
| Stories <b>2 Two Story</b>             | 4.Steam 8.FI/Wall 12.Heat/Co  | 3.3/4 Fin 6. 9.None                  |
| 1.1 4.1.5 7.                           | Cool Type <b>100% 4 Warm &amp; Cool Air</b>                                       | Insulation <b>1 Full</b>             |
| 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 <b>2 Vinyl/Aluminum</b> | 3.H Pump 6. 9.None  | 3.Capped 6. 9.None                   |
| 1.Clapboard 5.Stucco 9.B & B           | Kitchen Style <b>2 Typical</b>  | Unfinished % <b>0%</b>               |
| 2.Vin/Al 6.Brick 10.Cemplan            | 1.Modern 4.Obsolete   | Grade & Factor <b>3 Average 120%</b> |
| 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 <b>1 Asphalt Shingles</b> | Bath(s) Style <b>2 Typical Bath(s)</b>  | 3.D Grade 6.AA Grade 9.Same          |
| 1.Asphalt 4.Composit 7.Other           | 1.Modern 4.Obsolete 7.  | SQFT (Footprint) <b>840</b>          |
| 2.Slate 5.Wood 8.                      | 2.Typical 5. 8.   | Condition <b>2 Average</b>           |
| 3.Metal 6.Roll Roo 9.                  | 3.Old Type 6. 9.None  | 1.Poor 2.Avg 7.V G                   |
| SF Masonry Trim <b>0</b>               | # Rooms <b>6</b>  | 2.Fair 3.Avg 8.Exc                   |
| SOLAR VOLTAIC <b>0</b>                 | # Bedrooms <b>3</b>   | 3.Avg- 4.Good 9.Same                 |
| OPEN-4- <b>0</b>                       | # Full Baths <b>2</b>   | Phys. % Good <b>0%</b>               |
| Year Built <b>2017</b>                 | # Half Baths <b>1</b>   | Funct. % Good <b>100%</b>            |
| Year Remodeled <b>0</b>                | # Addn Fixtures <b>1</b>  | Functional Code <b>9 None</b>        |
| Foundation <b>1 Concrete</b>           | # Fireplaces <b>1</b>   | 1.Incomp 4.Delap 5.Delay             |
| 1.Concrete 4.Wood 7.                   |  | 2.O-Built 5.Bsmt 6.Land Form         |
| 2.C Block 5.Slab 8.                    |   | 3.Damage 6.Style 9.None              |
| 3.Br/Stone 6.Piers 9.                  |   | Econ. % Good <b>100%</b>             |
| Basement <b>4 Full Basement</b>        |   | Economic Code <b>None</b>            |
| 1.1/4 Bmt 4.Full Bmt 7.                |   | 0.None 3.No Power 6.Obsolesc         |
| 2.1/2 Bmt 5.Crw 8.                     |   | 1.Location 4.Generate 9.None         |
| 3.3/4 Bmt 6. 9.None                    |   | 2.Encroach 5.Flood Pl 9.             |
| Bsmt Gar # Cars <b>0</b>               |   | Entrance Code <b>5 Estimated</b>     |
| Wet Basement <b>1 Dry Basement</b>     |   | 1.Interior 4.Vacant 7.               |
| 1.Dry 4. 7.                            |   | 2.Refusal 5.Estimate 8.              |
| 2.Damp 5. 8.                           |   | 3.Informed 6. 9.                     |
| 3.Wet 6. 9.                            |   | Information Code <b>5 Estimate</b>   |
|  | 1.Owner 4.Agent 7.  |                                      |
|  | 2.Relative 5.Estimate 8.  |                                      |
|  | 3.Tenant 6.Other 9.   |                                      |

Date Inspected 5/31/2024

Additions, Outbuildings & Improvements

| Type             | Year | Units | Grade | Cond | Phys. | Funct. | Sound Value |
|------------------|------|-------|-------|------|-------|--------|-------------|
| 74 1.5 St Garage | 0    | 484   | 0 0   | 0    | 0     | 100 %  |             |
| 21 Open Frame    | 0    | 144   | 0 0   | 0    | 0     | 100 %  |             |
| 68 Wood Deck     | 0    | 120   | 0 0   | 0    | 0     | 100 %  |             |
|                  |      |       |       |      |       | %      |             |
|                  |      |       |       |      |       | %      |             |
|                  |      |       |       |      |       | %      |             |
|                  |      |       |       |      |       | %      |             |
|                  |      |       |       |      |       | %      |             |
|                  |      |       |       |      |       | %      |             |
|                  |      |       |       |      |       | %      |             |
|                  |      |       |       |      |       | %      |             |

