

SEBAGO REALTY LLC
PO BOX 1116
WINDHAM ME 04062

B40431P320

Previous Owner
BLACKWATER DEVELOPMENT, LLC
C/O AMVEST CAPITAL, LLC
19 MITCHELLWOOD DR
FALMOUTH ME 04140
Sale Date: 10/20/2023

Inspection Witnessed By:

X

Date

No./Date	Description	Date Insp.

Notes:

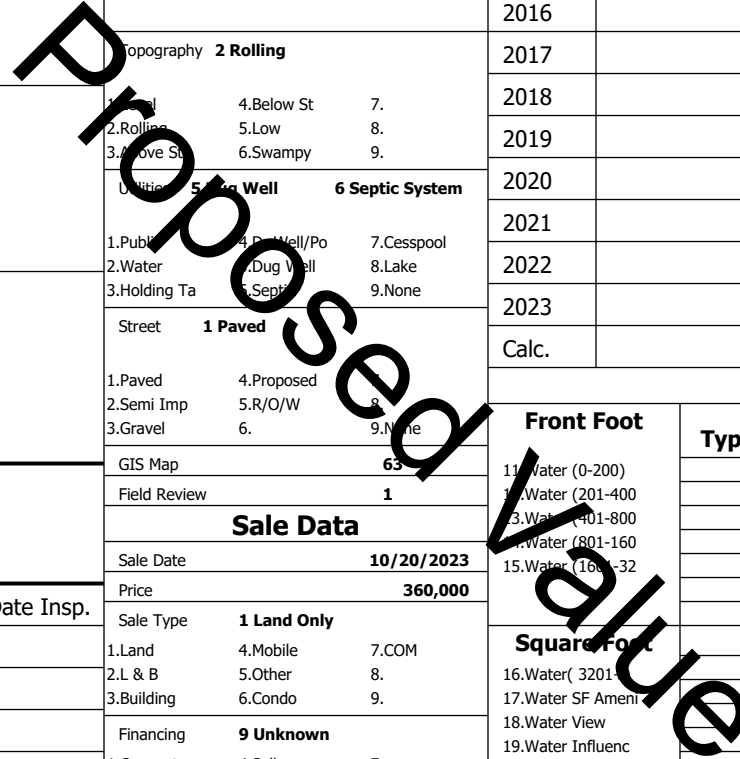
5-24 DR FILED REVIEW. ROAD JUST GOING IN

Gray

Property Data		
Neighborhood	83 Avg-Good Location	
Tree Growth Year	0	
REVIEW	0	
Building Permit	0	
Zone/Land Use	11 Rural Residential & Agri	
Secondary Zone		
Topography	2 Rolling	
1. Well	4. Below St	7.
2. Rolling	5. Low	8.
3. Above St	6. Swampy	9.
Utilities	5. No Well	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	63	
Field Review	1	
Sale Data		
Sale Date	10/20/2023	
Price	360,000	
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	8 Other Non Valid	
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	47,000	0	0	47,000
2012	47,000	0	0	47,000
2013	47,000	0	0	47,000
2014	47,000	0	0	47,000
2015	47,000	0	0	47,000
2016	74,300	0	0	74,300
2017	74,300	0	0	74,300
2018	74,300	0	0	74,300
2019	170,300	38,500	0	208,800
2020	170,300	38,500	0	208,800
2021	170,300	38,500	0	208,800
2022	170,300	38,500	0	208,800
2023	170,300	47,100	0	217,400
Calc.	218,700	0	0	218,700

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 (801-1600)			%		4. Size/Shape
15. Water (1601-3200)			%		5. Access
			%		6. Restriction
			%		7. Open Space
			%		8. Environmental
			%		9. Condo
Square 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
22. Base Lot Vacan	1.84	100	%	0	37. Softwood TG
23. Base Lot Unpav	10.00	100	%	0	38. Mixed Wood TG
	7.05	100	%	0	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		18.89			



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			1.Modern		4.Obsolete	7.	
1.Asphalt	4.Composit	7.Other	2.Typical	5.	8.	SQFT (Footprint)		
2.Slate	5.Wood	8.	3.Old Type	6.	9.None	1.Poor Avg 7.V G		
3.Metal	6.Roll Roo	9.	# Rooms			2.Fair Avg 8.Exc		
SF Masonry Trim	# Bedrooms			3.Avg- Good		9.Same		
SOLAR VOLTAIC	# Full Baths			Phys. % Good		Funct. % Good		
OPEN-4-	# Half Baths			Functional Code		1.Incomp 4.Delap 5.Layoff		
Year Built	# Addn Fixtures			2.O-Built		5.Bsmt	8.Long term	
Year Remodeled	# Fireplaces			3.Damage		6.Style	9.None	
Foundation	Econ. % Good			Economic Code		0.None 3.No Power 6.Obsolete		
1.Concrete	4.Wood	7.	1.Location			4.Generate	9.None	
2.C Block	5.Slab	8.	2.Encroach			5.Flood Pl	9.	
3.Br/Stone	6.Piers	9.	Entrance Code			5 Estimated		
Basement	1.Interior			4.Vacant		7.		
1.1/4 Bmt	4.Full Bmt	7.	2.Refusal			5.Estimate 8.		
2.1/2 Bmt	5.Crwl	8.	3.Informed			6. 9.		
3.3/4 Bmt	6.	9.None	Information Code			5 Estimate		
Bsmt Gar # Cars	1.Owner			4.Agent		7.		
Wet Basement	2.Relative			5.Estimate		8.		
1.Dry	4.	7.	3.Tenant			6.Other 9.		
2.Damp	5.	8.	Date Inspected 5/29/2024					
3.Wet	6.	9.						



Proposed Value

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