Map Lot 064-036-011-000 Account 2119 Location 3 KOKO LANE Card 1 Of 1 8/05/2024

THAYER 3KOKO LLC
116 HAWTHORNE LANE
SOUTH PORTLAND ME 04106

B35636P82

Previous Owner
GREATER PORTLAND PROPERTY MANAGEMENT
116 HAWTHORNE LN

SOUTH PORTLAND ME 04106
Sale Date: 5/10/2019

Previous Owner
DINGWELL, AUBINE W
975 BURNS ST.

ORLANDO FL 32803
Sale Date: 7/20/2016

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** | | |
| Bulding Permit | **0** | | |
| Zone/Land Use | **13 Commercial** | | |
| Secondary Zone | | | |
| Topography | **2 Rolling** | **3 Above Street** | |
| 1.Level | 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.Drilled 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 | **64** | | |
| Field Review | **1** | | |

## Sale Data

| | | | |
|---|---|---|---|
| Sale Date | **5/10/2019** | | |
| Price | | | |
| Sale Type | **3 Buildings 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. | |

## Assessment Record

| Year | Land | Buildings | Exempt | Total |
|---|---|---|---|---|
| 2011 | 46,000 | 61,541 | 8,500 | 99,041 |
| 2012 | 46,000 | 61,541 | 8,500 | 99,041 |
| 2013 | 46,000 | 61,541 | 8,500 | 99,041 |
| 2014 | 46,000 | 32,522 | 8,500 | 70,022 |
| 2015 | 46,000 | 32,500 | 9,000 | 69,500 |
| 2016 | 46,000 | 32,500 | 0 | 78,500 |
| 2017 | 46,000 | 32,500 | 0 | 78,500 |
| 2018 | 46,000 | 222,700 | 0 | 268,700 |
| 2019 | 53,500 | 248,900 | 0 | 302,400 |
| 2020 | 53,500 | 248,900 | 0 | 302,400 |
| 2021 | 53,500 | 248,900 | 0 | 302,400 |
| 2022 | 53,500 | 248,900 | 0 | 302,400 |
| 2023 | 53,500 | 267,600 | 0 | 321,100 |
| Calc. | 118,100 | 488,000 | 0 | 606,100 |

## Land Data

**Front Foot**
11.Water (0-200)
12.Water (201-400
13.Water (401-800
14.Water (801-160
15.Water (160-32

**Square Foot**
16.Water( 3201-
17.Water SF Ameni
18.Water View
19.Water Influenc
20.ShoreFront A

**Fract. Acre**
21.Base Lot
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+)

| Type | Effective Frontage | Effective Depth | Influence Factor | Influence Code |
|---|---|---|---|---|
| | | | % | |
| | | | % | |
| | | | % | |
| | | | % | |
| | | | % | |
| | | | % | |
| | | | % | |
| **Square Feet** | | | | |
| | | | % | |
| | | | % | |
| | | | % | |
| | | | % | |
| | | | % | |
| | | | % | |
| | | | % | |
| **Acreage/Sites** | | | | |
| 21 | 1.04 | | 100 % | 0 |
| | | | % | |
| | | | % | |
| | | | % | |
| | | | % | |
| | | | % | |
| | | | % | |

**Total Acreage** 1.04

**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**

Map Lot 064-036-011-000 | Account 2119 | Location 3 KOKO LANE | Card 1 Of 1 | 8/05/2024

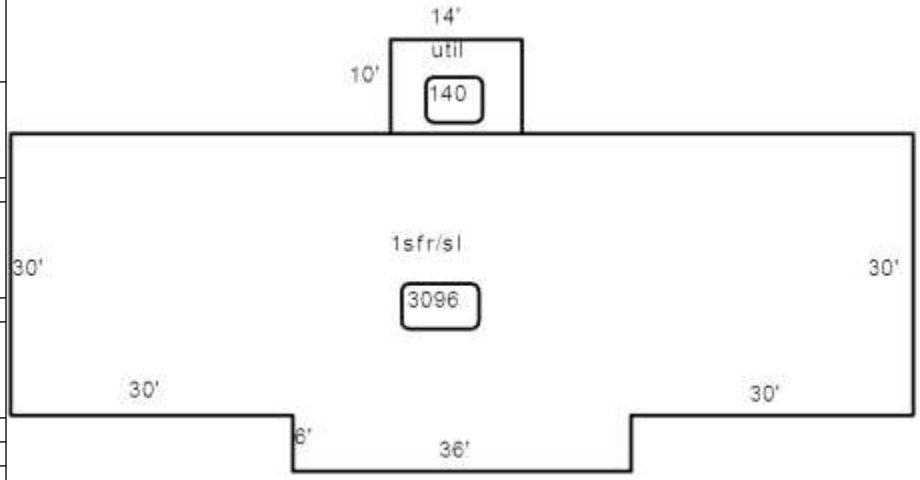
| | | | |
|---|---|---|---|
| Building Style | **30 Two Unit Apt** | | |
| 1.Conv. | 5.Garrison | 9.NE farm | |
| 2.Ranch | 6.Split | 10.Colonia | |
| 3.R Ranch/ | 7.Contemp | 11.Cottage | |
| 4.Cape | 8.Log | 12.Gambrel | |
| Dwelling Units | **2** | | |
| Other Units | **0** | | |
| Stories | **1 One Story** | | |
| 1.1 | 4.1.5 | 7. | |
| 2.2 | 5.1.75 | 8. | |
| 3.3 | 6.2.5 | 9. | |
| Exterior Walls | **2 Vinyl/Aluminum** | | |
| 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 | **1 Asphalt Shingles** | | |
| 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 | **2016** | | |
| Year Remodeled | **0** | | |
| Foundation | **5 Concrete Slab** | | |
| 1.Concrete | 4.Wood | 7. | |
| 2.C Block | 5.Slab | 8. | |
| 3.Br/Stone | 6.Piers | 9. | |
| Basement | **9 No Basement** | | |
| 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 | **9 No Basement** | | |
| 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%** | **3 Hot Water Radiant Floor** | |
| 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 | **2 Typical** | | |
| 1.Modern | 4.Obsolete | 7. | |
| 2.Typical | 5. | 8. | |
| 3.Old Type | 6. | 9.None | |
| Bath(s) Style | **2 Typical Bath(s)** | | |
| 1.Modern | 4.Obsolete | 7. | |
| 2.Typical | 5. | 8. | |
| 3.Old Type | 6. | 9.None | |
| # Rooms | **8** | | |
| # Bedrooms | **6** | | |
| # Full Baths | **2** | | |
| # Half Baths | **2** | | |
| # Addn Fixtures | **0** | | |
| # Fireplaces | **0** | | |

TRIO

| | | | |
|---|---|---|---|
| Layout | **1 Typical** | | |
| 1.Typical | 4. | 7. | |
| 2.Inadeq | 5. | 8. | |
| 3. | 6. | 9. | |
| Attic | **9 None** | | |
| 1.1/4 Fin | 4.Full Fin | 7. | |
| 2.1/2 Fin | 5.Fl/Stair | 8. | |
| 3.3/4 Fin | 6. | 9.None | |
| Insulation | **1 Full** | | |
| 1.Full | 4.Minimal | 7. | |
| 2.Heavy | 5. | 8. | |
| 3.Capped | 6. | 9.None | |
| Unfinished % | **0%** | | |
| Grade & Factor | **3 Average 100%** | | |
| 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) | **3096** | | |
| Condition | **4 Average** | | |
| 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 5/30/2024



Proposed Value

**Additions, Outbuildings & Improvements**

| Type | Year | Units | Grade | Cond | Phys. | Funct. | Sound Value |
|---|---|---|---|---|---|---|---|
| 24 Frame Shed | 0 | 140 | 0 0 | 0 | 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