

HARMONY HOLDINGS LLC  
PO BOX 1150  
GRAY ME 04039

B40139P24

Previous Owner  
BOYINGTON, RODNEY S  
PO BOX 495

JACKMAN ME 04945  
Sale Date: 5/22/2023

Inspection Witnessed By:

X

Date

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

Notes:  
5/24-FR=DR

Gray

| Property Data    |                    |             |
|------------------|--------------------|-------------|
| Neighborhood     | 81 Fair-Traffic    |             |
| Tree Growth Year | 0                  |             |
| REVIEW           | 0                  |             |
| Building Permit  | 0                  |             |
| Zone/Land Use    | 18 Medium Density  |             |
| Secondary Zone   | 11 Rural Res & Ag  |             |
| Topography       | 2 Rolling          |             |
| 1. Soil          | 4. Below St        | 7.          |
| 2. Rolling       | 5. Low             | 8.          |
| 3. Above St      | 6. Swampy          | 9.          |
| 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          | 69                 |             |
| Field Review     | 0                  |             |
| Sale Data        |                    |             |
| Sale Date        | 5/22/2023          |             |
| Price            | 272,500            |             |
| 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         | 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              | 66,000  | 0         | 8,500  | 57,500  |
| 2012              | 66,000  | 0         | 8,500  | 57,500  |
| 2013              | 66,000  | 0         | 8,500  | 57,500  |
| 2014              | 66,000  | 0         | 8,500  | 57,500  |
| 2015              | 66,000  | 0         | 0      | 66,000  |
| 2016              | 66,000  | 0         | 0      | 66,000  |
| 2017              | 66,000  | 0         | 0      | 66,000  |
| 2018              | 66,000  | 0         | 0      | 66,000  |
| 2019              | 102,700 | 0         | 0      | 102,700 |
| 2020              | 102,700 | 0         | 0      | 102,700 |
| 2021              | 102,700 | 0         | 0      | 102,700 |
| 2022              | 102,700 | 0         | 0      | 102,700 |
| 2023              | 107,700 | 0         | 0      | 107,700 |
| Calc.             | 282,000 | 0         | 0      | 282,000 |

| 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. Water (3201-6400)   |           |       | %         |      | 6. Restriction     |
| 7. Water (6401-12800)  |           |       | %         |      | 7. Open Space      |
| 8. Water (12801-25600)   |           |       | %         |      | 8. Environmental   |
| 9. Water (25601-51200)   |           |       | %         |      | 9. Condo           |
| 10. Water (51201-102400)   |           |       | %         |      | 30. Blueberry(1-20 |
| 11. Water (102401-204800)  |           |       | %         |      | 31. Blueberry(21 - |
| 12. Water (204801-409600)  |           |       | %         |      | 32. Crop Land      |
| 13. Water (409601-819200)  |           |       | %         |      | 33. Pasture        |
| 14. Water (819201-1638400)   |           |       | %         |      | 34. Shorefront B   |
| 15. Water (1638401-3276800)  |           |       | %         |      | 35. Shorefront C   |
| 16. Water (3276801-6553600)  |           |       | %         |      | 36. ANTENNA SITE   |
| 17. Water (6553601-13107200)   |           |       | %         |      | 37. Softwood TG    |
| 18. Water (13107201-26214400)  |           |       | %         |      | 38. Mixed Wood TG  |
| 19. Water (26214401-52428800)  |           |       | %         |      | 39. Hardwood TG    |
| 20. Water (52428801-104857600)   |           |       | %         |      | 40. Wasteland      |
| 21. Water (104857601-209715200)  |           |       | %         |      | 41. Woodland       |
| 22. Water (209715201-419430400)  |           |       | %         |      | 42. Mobile Home Si |
| 23. Water (419430401-838860800)  |           |       | %         |      | 43. Camp Site      |
| 24. Water (838860801-1677721600)   |           |       | %         |      | 44. Lot Improvemen |
| 25. Water (1677721601-3355443200)  |           |       | %         |      | 45. BA SF - Oce    |
| 26. Water (3355443201-6710886400)  |           |       | %         |      | 46. SP Meadow Cond |
| 27. Water (6710886401-13421772800)   |           |       | %         |      |                    |
| 28. Water (13421772801-26843545600)  |           |       | %         |      |                    |
| 29. Water (26843545601-53687091200)  |           |       | %         |      |                    |
| 30. Water (53687091201-107374182400)   |           |       | %         |      |                    |
| 31. Water (107374182401-214748364800)  |           |       | %         |      |                    |
| 32. Water (214748364801-429496729600)  |           |       | %         |      |                    |
| 33. Water (429496729601-858993459200)  |           |       | %         |      |                    |
| 34. Water (858993459201-1717986918400)   |           |       | %         |      |                    |
| 35. Water (1717986918401-3435973836800)  |           |       | %         |      |                    |
| 36. Water (3435973836801-6871947673600)  |           |       | %         |      |                    |
| 37. Water (6871947673601-13743895347200)   |           |       | %         |      |                    |
| 38. Water (13743895347201-27487790694400)  |           |       | %         |      |                    |
| 39. Water (27487790694401-54975581388800)  |           |       | %         |      |                    |
| 40. Water (54975581388801-109951162777600)   |           |       | %         |      |                    |
| 41. Water (109951162777601-219902325555200)  |           |       | %         |      |                    |
| 42. Water (219902325555201-439804651110400)  |           |       | %         |      |                    |
| 43. Water (439804651110401-879609302220800)  |           |       | %         |      |                    |
| 44. Water (879609302220801-1759218604441600)                                       |           |       | %         |      |                    |
| 45. Water (1759218604441601-3518437208883200)                                      |           |       | %         |      |                    |
| 46. Water (3518437208883201-7036874417766400)                                      |           |       | %         |      |                    |
| 47. Water (7036874417766401-14073748835532800)                                     |           |       | %         |      |                    |
| 48. Water (14073748835532801-28147497671065600)                                    |           |       | %         |      |                    |
| 49. Water (28147497671065601-56294995342131200)                                    |           |       | %         |      |                    |
| 50. Water (56294995342131201-112589990684262400)                                   |           |       | %         |      |                    |
| 51. Water (112589990684262401-225179981368524800)                                  |           |       | %         |      |                    |
| 52. Water (225179981368524801-450359962737049600)                                  |           |       | %         |      |                    |
| 53. Water (450359962737049601-900719925474099200)                                  |           |       | %         |      |                    |
| 54. Water (900719925474099201-1801439850948198400)                                 |           |       | %         |      |                    |
| 55. Water (1801439850948198401-3602879701896396800)                                |           |       | %         |      |                    |
| 56. Water (3602879701896396801-7205759403792793600)                                |           |       | %         |      |                    |
| 57. Water (7205759403792793601-14411518807585587200)                               |           |       | %         |      |                    |
| 58. Water (14411518807585587201-28823037615171174400)                              |           |       | %         |      |                    |
| 59. Water (28823037615171174401-57646075230342348800)                              |           |       | %         |      |                    |
| 60. Water (57646075230342348801-115292150460684697600)                             |           |       | %         |      |                    |
| 61. Water (115292150460684697601-230584300921369395200)                            |           |       | %         |      |                    |
| 62. Water (230584300921369395201-461168601842738790400)                            |           |       | %         |      |                    |
| 63. Water (461168601842738790401-922337203685477580800)                            |           |       | %         |      |                    |
| 64. Water (922337203685477580801-1844674407370955161600)                           |           |       | %         |      |                    |
| 65. Water (1844674407370955161601-3689348814741910323200)                          |           |       | %         |      |                    |
| 66. Water (3689348814741910323201-7378697629483820646400)                          |           |       | %         |      |                    |
| 67. Water (7378697629483820646401-14757395258967641292800)                         |           |       | %         |      |                    |
| 68. Water (14757395258967641292801-29514790517935282585600)                        |           |       | %         |      |                    |
| 69. Water (29514790517935282585601-59029581035870565171200)                        |           |       | %         |      |                    |
| 70. Water (59029581035870565171201-118059162071741130342400)                       |           |       | %         |      |                    |
| 71. Water (118059162071741130342401-236118324143482260684800)                      |           |       | %         |      |                    |
| 72. Water (236118324143482260684801-472236648286964521369600)                      |           |       | %         |      |                    |
| 73. Water (472236648286964521369601-944473296573929042739200)                      |           |       | %         |      |                    |
| 74. Water (944473296573929042739201-1888946593147858085478400)                     |           |       | %         |      |                    |
| 75. Water (1888946593147858085478401-3777893186295716170956800)                    |           |       | %         |      |                    |
| 76. Water (3777893186295716170956801-7555786372591432341913600)                    |           |       | %         |      |                    |
| 77. Water (7555786372591432341913601-15111572745182864683827200)                   |           |       | %         |      |                    |
| 78. Water (15111572745182864683827201-30223145490365729367654400)                  |           |       | %         |      |                    |
| 79. Water (30223145490365729367654401-60446290980731458735308800)                  |           |       | %         |      |                    |
| 80. Water (60446290980731458735308801-120892581961462917470617600)                 |           |       | %         |      |                    |
| 81. Water (120892581961462917470617601-241785163922925834941235200)                |           |       | %         |      |                    |
| 82. Water (241785163922925834941235201-483570327845851669882470400)                |           |       | %         |      |                    |
| 83. Water (483570327845851669882470401-967140655691703339764940800)                |           |       | %         |      |                    |
| 84. Water (967140655691703339764940801-1934281311383406679529881600)               |           |       | %         |      |                    |
| 85. Water (1934281311383406679529881601-3868562622766813359059763200)              |           |       | %         |      |                    |
| 86. Water (3868562622766813359059763201-7737125245533626718119526400)              |           |       | %         |      |                    |
| 87. Water (7737125245533626718119526401-15474250491067253436239052800)             |           |       | %         |      |                    |
| 88. Water (15474250491067253436239052801-30948500982134506872478115600)            |           |       | %         |      |                    |
| 89. Water (30948500982134506872478115601-61897001964269013744956231200)            |           |       | %         |      |                    |
| 90. Water (61897001964269013744956231201-123794003928538027489924622400)           |           |       | %         |      |                    |
| 91. Water (123794003928538027489924622401-247588007857076054979849244800)          |           |       | %         |      |                    |
| 92. Water (247588007857076054979849244801-495176015714152109959688489600)          |           |       | %         |      |                    |
| 93. Water (495176015714152109959688489601-990352031428304219919376979200)          |           |       | %         |      |                    |
| 94. Water (990352031428304219919376979201-1980704062856608398387539558400)         |           |       | %         |      |                    |
| 95. Water (1980704062856608398387539558401-3961408125713216796775079116800)        |           |       | %         |      |                    |
| 96. Water (3961408125713216796775079116801-7922816251426433593550158233600)        |           |       | %         |      |                    |
| 97. Water (7922816251426433593550158233601-15845632502852867187103165467200)       |           |       | %         |      |                    |
| 98. Water (15845632502852867187103165467201-31691265005705734374206330934400)      |           |       | %         |      |                    |
| 99. Water (31691265005705734374206330934401-63382530011411468748412661868800)      |           |       | %         |      |                    |
| 100. Water (63382530011411468748412661868801-126765060022822937496825327377600)    |           |       | %         |      |                    |
| 101. Water (126765060022822937496825327377601-253530120045645874993656654755200)   |           |       | %         |      |                    |
| 102. Water (253530120045645874993656654755201-507060240091291749987313309510400)   |           |       | %         |      |                    |
| 103. Water (507060240091291749987313309510401-101412048018258349995466661900800)   |           |       | %         |      |                    |
| 104. Water (101412048018258349995466661900801-202824096036516699990933323817600)   |           |       | %         |      |                    |
| 105. Water (202824096036516699990933323817601-405648192073033399981866647635200)   |           |       | %         |      |                    |
| 106. Water (405648192073033399981866647635201-811296384146066799963733295270400)   |           |       | %         |      |                    |
| 107. Water (811296384146066799963733295270401-1622592768322133599306665905540800)  |           |       | %         |      |                    |
| 108. Water (1622592768322133599306665905540801-3245185536644267198613331811081600) |           |       | %         |      |                    |
| 109. Water (3245185536644267198613331811081601-6490371073288534397226663622163200) |           |       | %         |      |                    |
| 110. Water (6490371073288534397226663622163201-1298074214577068799445332744326400) |           |       | %         |      |                    |
|  |           |       |           |      |                    |

**Gray**

Map Lot 069-041-024-000

Account 2510

Location PORTLAND RD

Card 1

Of 1

8/05/2024

|                                  |                              |                                    |
|----------------------------------|------------------------------|------------------------------------|
| Building Style <b>0</b>          | SF Bsmt Living <b>0</b>      | Layout <b>0</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>0</b>      | 2.Inadeq 5. 8.                     |
| 3.R Ranch/ 7.Contemp 11.Cottage  | Heat Type <b>100% 0</b>      | 3. 6. 9.                           |
| 4.Cape 8.Log 12.Gambrel          | 1.HWBB 5.FWA 9.None          | Attic <b>0</b>                     |
| Dwelling Units <b>0</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>0</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>0% 9 None</b>   | Insulation <b>0</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>0</b>          | 3.H Pump 6. 9.None           | 3.Capped 6. 9.None                 |
| 1.Clapboar 5.Stucco 9.B & B      | Kitchen Style <b>0</b>       | Unfinished % <b>0%</b>             |
| 2.Vin/Al 6.Brick 10.Cemplan      | 1.Modern 4.Obsolete          | Grade & Factor <b>0 0%</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>0</b>            | Bath(s) Style <b>0</b>       | 3.D Grade 6.AA Grade 9.Same        |
| 1.Asphalt 4.Composit 7.Other     | 1.Modern 4.Obsolete 7.       | SQFT (Footprint) <b>0</b>          |
| 2.Slate 5.Wood 8.                | 2.Typical 5. 8.              | 1.Poor Avg 7.V G                   |
| 3.Metal 6.Roll Roo 9.            | 3.Old Type 6. 9.None         | 2.Fair Avg 8.Exc                   |
| SF Masonry Trim <b>0</b>         | # Rooms <b>0</b>             | 3.Avg- Good 9.Same                 |
| SOLAR VOLTAIC <b>0</b>           | # Bedrooms <b>0</b>          | Phys. % Good <b>0%</b>             |
| OPEN-4- <b>0</b>                 | # Full Baths <b>0</b>        | Funct. % Good <b>0%</b>            |
| Year Built <b>0</b>              | # Half Baths <b>0</b>        | Functional Code <b>9 None</b>      |
| Year Remodeled <b>0</b>          | # Addn Fixtures <b>0</b>     | 1.Incomp 4.Delap 9.No Plan         |
| Foundation <b>0</b>              | # Fireplaces <b>0</b>        | 2.O-Built 5.Bsmt 8.Long term       |
| 1.Concrete 4.Wood 7.             |                              | 3.Damage 6.Style None              |
| 2.C Block 5.Slab 8.              |                              | Econ. % Good <b>100%</b>           |
| 3.Br/Stone 6.Piers 9.            |                              | Economic Code <b>None</b>          |
| Basement <b>0</b>                |                              | 0.None 3.No Power 6.Obsolete       |
| 1.1/4 Bmt 4.Full Bmt 7.          |                              | 1.Location 4.Generate 9.None       |
| 2.1/2 Bmt 5.Crwl 8.              |                              | 2.Encroach 5.Flood Pl 9.           |
| 3.3/4 Bmt 6. 9.None              |                              | Entrance Code <b>5 Estimated</b>   |
| Bsmt Gar # Cars <b>0</b>         |                              | 1.Interior 4.Vacant 7.             |
| Wet Basement <b>0</b>            |                              | 2.Refusal 5.Estimate 8.            |
| 1.Dry 4. 7.                      |                              | 3.Informed 6. 9.                   |
| 2.Damp 5. 8.                     |                              | Information Code <b>5 Estimate</b> |
| 3.Wet 6. 9.                      |                              | 1.Owner 4.Agent 7.                 |
|                                  |                              | 2.Relative 5.Estimate 8.           |
|                                  |                              | 3.Tenant 6.Other 9.                |



Date Inspected 5/30/2024

**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 |

Proposed Value