

WHITNEY, RANDALL
 MACKINNON, JAMIE
 PO BOX 1150
 GRAY ME 04039

B35052P10 B35438P39 B35488P163 B37570P288

Previous Owner
 PULPIT ROCK PROPERTIES LLC

88 TWO LIGHTS RD
 CAPE ELIZABETH ME 04107
 Sale Date: 1/31/2019

Property Data		
Neighborhood	81 Fair-Traffic	
Tree Growth Year	0	
REVIEW	0	
Building Permit	0	
Zone/Land Use	18 Medium Density	
Secondary Zone	13 Commercial	
Topography	1 Level	
1. Hill	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. Dry 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	

Assessment Record				
Year	Land	Buildings	Exempt	Total
2020	64,100	0	0	64,100
2021	84,100	458,800	0	542,900
2022	90,100	609,400	0	699,500
2023	90,100	634,700	0	724,800
Calc.	172,900	1,280,300	0	1,453,200

Sale Data		
Sale Date	1/31/2019	
Price	78,000	
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	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.

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 (801-160)			%		4. Size/Shape
15. Water (1601-32)			%		5. Access
			%		6. Restriction
			%		7. Open Space
			%		8. Environmental
			%		9. Condo
			%		30. Blueberry(1-20
			%		31. Blueberry(21 -
			%		32. Crop Land
			%		33. Pasture
			%		34. Shorefront B
			%		35. Shorefront C
			%		36. ANTENNA SITE
21. Base Lot	1.00		100 %	0	37. Softwood TG
22. Base Lot Vacan	10.00		100 %	0	38. Mixed Wood TG
23. Base Lot Unpav	0.80		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					11.80

Inspection Witnessed By:

X	Date
No./Date	Description
	Date Insp.

Notes:
 12/14/2020 - B37570P288 - Ownership changed on 069-041-029-002 from Randy Concrete to Randall Whitney & Jamie Mackinnon per Code Enforcement. 069-041-029-002 combined with this lot due to existence of Accessory Structure with no Principle Structure.
 5/24-FR=DR

Gray

Map Lot 069-041-029-001

Account 4875

Location 309 PORTLAND RD

Card 1 Of 2

8/05/2024

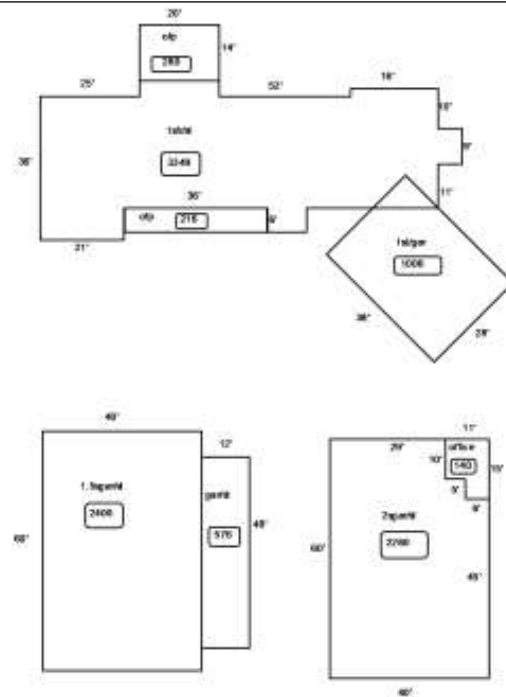
Building Style 2 Ranch	SF Bsmt Living 0	Layout 1 Typical
1.Conv. 5.Garrison 9.NE farm	Fin Bsmt Grade 0 0	1.Typical 4. 7.
2.Ranch 6.Split 10.Colonia	Secondary Heat 9	2.Inadeq 5. 8.
3.R Ranch/ 7.Contemp 11.Cottage	Heat Type 100% 5 Forced Warm Air	3. 6. 9.
4.Cape 8.Log 12.Gambrel	1.HWBB 5.FWA 9.None	Attic 9 None
Dwelling Units 1	2.HWCI 6.Monitor 10.UNH2F	1.1/4 Fin 4.Full Fin 7.
Other Units 0	3.HWRF 7.Electric 11.Geother	2.1/2 Fin 5.FI/Stair 8.
Stories 1 One Story	4.Steam 8.FI/Wall 12.Heat/Co	3.3/4 Fin 6. 9.None
1.1 4.1.5 7.	Cool Type 100% 1 Central Air	Insulation 1 Full
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 2 Vinyl/Aluminum	3.H Pump 6. 9.None	3.Capped 6. 9.None
1.Clapboard 5.Stucco 9.B & B	Kitchen Style 2 Typical	Unfinished % 0%
2.Vin/Al 6.Brick 10.Cemplan	1.Modern 4.Obsolete	Grade & Factor 4 Good 110%
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 1 Asphalt Shingles	Bath(s) Style 2 Typical Bath(s)	3.Grade 6.AA Grade 9.Same
1.Asphalt 4.Composit 7.Other	1.Modern 4.Obsolete 7.	SQFT (Footprint) 3349
2.Slate 5.Wood 8.	2.Typical 5. 8.	Condition 4 Average
3.Metal 6.Roll Roo 9.	3.Old Type 6. 9.None	1.Poor 2.Avg 7.V G
SF Masonry Trim 0	# Rooms 11	2.Fair 3.Avg 8.Exc
SOLAR VOLTAIC 0	# Bedrooms 6	3.Avg- 4.Good 9.Same
OPEN-4- 0	# Full Baths 3	Phys. % Good 0%
Year Built 2020	# Half Baths 0	Funct. % Good 100%
Year Remodeled 0	# Addn Fixtures 3	Functional Code 9 None
Foundation 5 Concrete Slab	# Fireplaces 0	1.Incomp 4.Delap 5.Layoff
1.Concrete 4.Wood 7.		2.O-Built 5.Bsmt 6.Land Term
2.C Block 5.Slab 8.		3.Damage 6.Style 7.None
3.Br/Stone 6.Piers 9.		Econ. % Good 100%
Basement 9 No Basement		Economic Code None
1.1/4 Bmt 4.Full Bmt 7.		0.None 3.No Power 6.Obsolete
2.1/2 Bmt 5.Crwl 8.		1.Location 4.Generate 9.None
3.3/4 Bmt 6. 9.None		2.Encroach 5.Flood Pl 9.
Bsmt Gar # Cars 0		Entrance Code 5 Estimated
Wet Basement 0		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 5 Estimate
		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
23 Frame Garage	0	1006	3 100	4	0 %	100 %	
81 1 St/Garage	0	1006	3 100	4	0 %	100 %	
21 Open Frame	0	216	0 0	0	0 %	100 %	
21 Open Frame	0	280	0 0	0	0 %	100 %	
76 2 St Garage	2020	2260	3 110	4	0 %	100 %	
266 OFFICE WOOD	2020	140	3 110	4	0 %	100 %	
63 Swimming Pool	2020	648	3 100	4	0 %	100 %	
62 Patio	2020	3786	3 100	4	0 %	100 %	
24 Frame Shed	2020	64	4 110	4	0 %	100 %	
74 1.5 St Garage	2023	2400	3 110	4	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



Value

Gray

Map Lot 069-041-029-001

Account 4875

Location 309 PORTLAND RD

Card 2

Of 2

8/05/2024

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			
OPEN-4-	# Half Baths			Funct. % Good			
Year Built	# Addn Fixtures			Functional Code			
Year Remodeled	# Fireplaces			1.Incomp			4.Delap 7.Layoff
Foundation	2.O-Built			5.Bsmt	8.Long term	3.Damage 6.Style None	
1.Concrete	4.Wood	7.	Econ. % Good			Economic Code	
2.C Block	5.Slab	8.	0.None			3.No Power	6.Obsolete
3.Br/Stone	6.Piers	9.	1.Location			4.Generate	9.None
Basement	2.Encroach			5.Flood Pl	9.	Entrance Code 5 Estimated	
1.1/4 Bmt	4.Full Bmt	7.	1.Interior			4.Vacant	7.
2.1/2 Bmt	5.Crwl	8.	2.Refusal			5.Estimate	8.
3.3/4 Bmt	6.	9.None	3.Informed			6.	9.
Bsmt Gar # Cars	Information Code 5 Estimate			1.Owner			4.Agent 7.
Wet Basement	2.Relative			5.Estimate	8.	2.Tenant 6.Other 9.	
1.Dry	4.	7.	Date Inspected			5/30/2024	
2.Damp	5.	8.					
3.Wet	6.	9.					



Proposed Value

Additions, Outbuildings & Improvements								
Type	Year	Units	Grade	Cond	Phys.	Funct.	Sound Value	
23 Frame Garage	2023	576	3 100	4	0 %	100 %		1.One Story Fram
								2.Two Story Fram
								3.Three Story Fr
								4.1 & 1/2 Story
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