

HARMONY HOLDINGS LLC  
PO BOX 1150  
GRAY ME 04039

B40030P122

Previous Owner  
PHINNEY, JOHN D  
16 OVERLOOK DR

GORHAM ME 04038  
Sale Date: 3/17/2023

| Property Data    |                   |             | Assessment Record |         |           |        |         |
|------------------|-------------------|-------------|-------------------|---------|-----------|--------|---------|
| Neighborhood     | 81 Fair-Traffic   |             | Year              | Land    | Buildings | Exempt | Total   |
| Tree Growth Year | 0                 |             | 2011              | 59,000  | 0         | 0      | 59,000  |
| REVIEW           | 0                 |             | 2012              | 59,000  | 0         | 0      | 59,000  |
| Building Permit  | 0                 |             | 2013              | 59,000  | 0         | 0      | 59,000  |
| Zone/Land Use    | 13 Commercial     |             | 2014              | 59,000  | 0         | 0      | 59,000  |
| Secondary Zone   | 11 Rural Res & Ag |             | 2015              | 59,000  | 0         | 0      | 59,000  |
| Topography       | 2 Rolling         |             | 2016              | 59,000  | 0         | 0      | 59,000  |
| 1. Hill          | 4. Below St       | 7.          | 2017              | 59,000  | 0         | 0      | 59,000  |
| 2. Rolling       | 5. Low            | 8.          | 2018              | 59,000  | 0         | 0      | 59,000  |
| 3. Above St      | 6. Swampy         | 9.          | 2019              | 105,800 | 0         | 0      | 105,800 |
| Utilities        |                   |             | 2020              | 105,800 | 0         | 0      | 105,800 |
| 1. Public        | 4. Dr. Well/Po    | 7. Cesspool | 2021              | 105,800 | 0         | 0      | 105,800 |
| 2. Water         | 5. Dug Well       | 8. Lake     | 2022              | 105,800 | 0         | 0      | 105,800 |
| 3. Holding Ta    | 6. Septic         | 9. None     | 2023              | 112,600 | 0         | 0      | 112,600 |
| Street           | 1 Paved           |             | Calc.             | 226,000 | 0         | 0      | 226,000 |
| 1. Paved         | 4. Proposed       | 8.          |                   |         |           |        |         |
| 2. Semi Imp      | 5. R/O/W          | 9.          |                   |         |           |        |         |
| 3. Gravel        | 6. None           |             |                   |         |           |        |         |

Proposed Sale

Inspection Witnessed By:

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

Notes:  
5/24-FR=DR

Gray

| 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 Influenc    |           |               | %         |       | 33. Pasture        |
| 20. ShoreFront A      |           |               | %         |       | 34. Shorefront B   |
|                       |           |               | %         |       | 35. Shorefront C   |
| Fract. Acre           |           | Acreage/Sites |           |       | 36. ANTENNA SITE   |
| 21. Base Lot          | 22        | 1.84          | 100 %     | 0     | 37. Softwood TG    |
| 22. Base Lot Vacan    | 24        | 10.00         | 100 %     | 0     | 38. Mixed Wood TG  |
| 23. Base Lot Unpav    | 25        | 14.16         | 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 |
| <b>Total Acreage</b>  |           | <b>26.00</b>  |           |       |                    |

Gray

Map Lot 069-041-030-000

Account 2516

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>100%</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.Layoff          |
| 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