

NAPPI, FRANK M  
 NAPPI, VENUS  
 615 MAIN STREET  
 GORHAM ME 04038

B37401P252

Previous Owner  
 NAPPI (DEWISEES), FRANK M  
 C/O FRANK M. NAPPI JR. PERS REP  
 86 OSSIPEE TRAIL  
 GORHAM ME 04038  
 Sale Date: 11/06/2020

Previous Owner  
 NAPPI, FRANK M  
 615 MAIN STREET  
 GORHAM ME 04038  
 Sale Date: 1/06/2020

Inspection Witnessed By:

X \_\_\_\_\_ Date \_\_\_\_\_

No./Date	Description	Date Insp.

Notes:

Gray

Property Data		
Neighborhood	4 Forest Lake	
Tree Growth Year	0	
REVIEW	0	
Building Permit	0	
Zone/Land Use	12 Limited Residential	
Secondary Zone		
Topography	2 Rolling	4 Below Street
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. Dug Well/Po	7. Cesspool
2. Water	5. Dug Well	8. Lake
3. Holding Ta	6. Septic	9. None
Street	3 Gravel	
1. Paved	4. Proposed	8.
2. Semi Imp	5. R/O/W	9.
3. Gravel	6.	9. None
GIS Map	72	
Field Review	1	
Sale Data		
Sale Date	11/06/2020	
Price		
Sale Type	2 Land & Buildings	
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	93,838	97,539	0	191,377
2012	93,838	97,539	0	191,377
2013	93,838	106,749	0	200,587
2014	93,838	110,110	0	203,948
2015	93,800	110,100	0	203,900
2016	93,800	110,100	0	203,900
2017	93,800	110,100	0	203,900
2018	93,800	110,100	0	203,900
2019	145,900	208,900	0	354,800
2020	145,900	208,900	0	354,800
2021	145,900	208,900	0	354,800
2022	141,700	208,900	0	350,600
2023	141,700	240,100	0	381,800
Calc.	226,800	309,300	0	536,100

Land Data					
Type	Effective		Influence		Influence Codes
	Frontage	Depth	Factor	Code	
11	101	000	100 %	0	1. Unimproved
					2. Excess Frtg
					3. Topography
					4. Size/Shape
					5. Access
					6. Restriction
					7. Open Space
					8. Environmental
					9. Condo
Front Foot		Square Feet		Acres	
11	101	000			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
20		0.23	100 %	0	
Total Acreage		0.23			

**Gray**

Map Lot 072-202-056-000

Account 3324

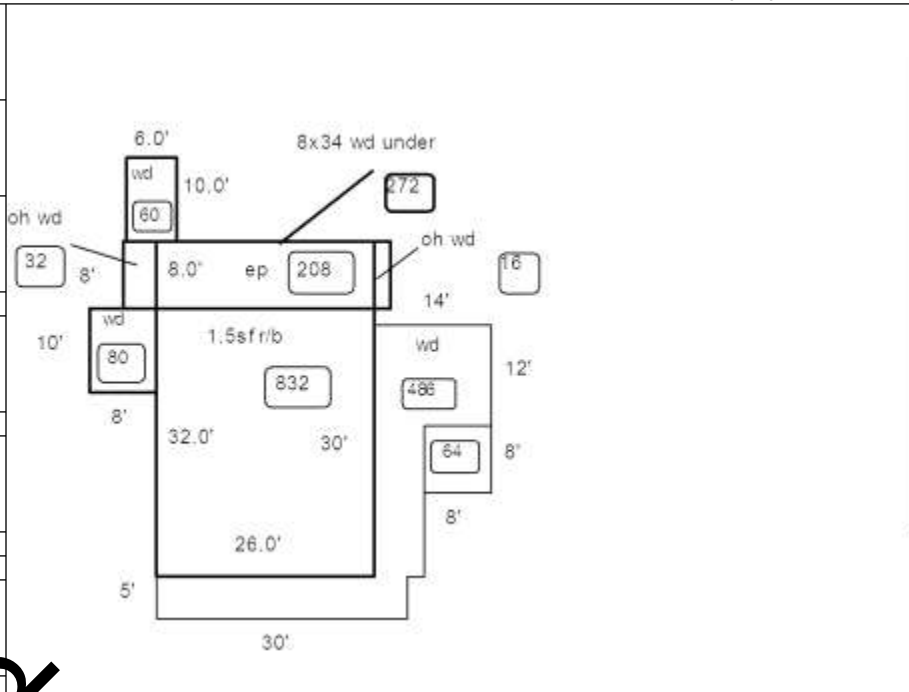
Location 57 LARRABEE LN

Card 1

Of 1

8/05/2024

Building Style <b>4 Cape Cod</b>	SF Bsmt Living <b>624</b>	Layout <b>1 Typical</b>
1.Conv. 5.Garrison 9.NE farm	Fin Bsmt Grade <b>3 100</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% 1 Hot Water BB</b>	3. 6. 9.
4.Cape 8.Log 12.Gambrel	1.HWBB 5.FWA 9.None	Attic <b>4 Full Finished</b>
Dwelling Units <b>1</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>4 One &amp; 1/2 Story</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>1 Full</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>8 Wood Shingle</b>	3.H Pump 6. 9.None	3.Capped 6. 9.None
1.Clapboard 5.Stucco 9.B & B	Kitchen Style <b>2 Typical</b>	Unfinished % <b>0%</b>
2.Vin/Al 6.Brick 10.Cemplan	1.Modern 4.Obsolete	Grade & Factor <b>3 Average 120%</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.D Grade 5.A Grade 8.
Roof Surface <b>1 Asphalt Shingles</b>	Bath(s) Style <b>2 Typical Bath(s)</b>	3.C Grade 6.AA Grade 9.Same
1.Asphalt 4.Composit 7.Other	1.Modern 4.Obsolete 7.	SQFT (Footprint) <b>832</b>
2.Slate 5.Wood 8.	2.Typical 5. 8.	Condition <b>5 Good</b>
3.Metal 6.Roll Roo 9.	3.Old Type 6. 9.None	1.Poor Avg 7.V G
SF Masonry Trim <b>0</b>	# Rooms <b>6</b>	2.Fair Avg 8.Exc
SOLAR VOLTAIC <b>0</b>	# Bedrooms <b>3</b>	3.Avg- Good 9.Same
OPEN-4- <b>0</b>	# Full Baths <b>2</b>	Phys. % Good <b>0%</b>
Year Built <b>1969</b>	# Half Baths <b>0</b>	Funct. % Good <b>100%</b>
Year Remodeled <b>2008</b>	# Addn Fixtures <b>0</b>	Functional Code <b>9 None</b>
Foundation <b>1 Concrete</b>	# Fireplaces <b>1</b>	1.Incomp 4.Delap 5.Playoff
1.Concrete 4.Wood 7.		2.O-Built 5.Bsmt 6.Long term
2.C Block 5.Slab 8.		3.Damage 6.Style None
3.Br/Stone 6.Piers 9.		Econ. % Good <b>100%</b>
Basement <b>4 Full Basement</b>		Economic Code <b>None</b>
1.1/4 Bmt 4.Full Bmt 7.		0.None 3.No Power 6.Obsolete
2.1/2 Bmt 5.CrwI 8.		1.Location 4.Generate 9.None
3.3/4 Bmt 6. 9.None		2.Encroach 5.Flood Pl 9.
Bsmt Gar # Cars <b>0</b>		Entrance Code <b>3 Information Only</b>
Wet Basement <b>1 Dry Basement</b>		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 <b>1 Owner</b>
		1.Owner 4.Agent 7.
		2.Relative 5.Estimate 8.
		3.Tenant 6.Other 9.



Date Inspected 9/15/2015

Additions, Outbuildings & Improvements							
Type	Year	Units	Grade	Cond	Phys.	Funct.	Sound Value
22 Encl Frame Porch	2012	208	3 110	4	0 %	100 %	
68 Wood Deck	0	320	0 0	0	0 %	100 %	
68 Wood Deck	0	486	0 0	0	0 %	100 %	
68 Wood Deck	0	80	0 0	0	0 %	100 %	
68 Wood Deck	0	32	0 0	0	0 %	100 %	
68 Wood Deck	0	60	0 0	0	0 %	100 %	
68 Wood Deck	0	16	0 0	0	0 %	100 %	
24 Frame Shed	0	64	4 100	4	0 %	100 %	



Proposed Value