Map Lot 075-040-008-010 Account 2412 Location 378 PORTLAND RD UNIT 10 Card 1 Of 1 8/05/2024

FERRANTE, KATHRYN
378 PORTLAND RD #10
GRAY ME 04039

B24481P335

Inspection Witnessed By:

X Date

No./Date	Description	Date Insp.

Notes:

Gray

Property Data

Neighborhood **29 Portland Rd**

Tree Growth Year **0**

REVIEW **0**

Bulding Permit **0**

Zone/Land Use **18 Medium Density**

Secondary Zone

Topography **1 Level**

1.Level 4.Below St 7.
2.Rolling 5.Low 8.
3.Above St 6.Swampy 9.

Utilities **4 Drilled Well/Point** **6 Septic System**

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
2.Semi Imp 5.R/O/W 8.
3.Gravel 6. 9.None

GIS Map **75**

Field Review **0**

Sale Data

Sale Date **10/19/2006**

Price **113,000**

Sale Type
1.Land 4.Mobile 7.COM
2.L & B 5.Other 8.
3.Building 6.Condo 9.

Financing
1.Convent 4.Seller 7.
2.FHA/VA 5.Private 8.
3.Assumed 6.Cash 9.Unknown

Validity
1.Valid 4.Split 7.Multiple
2.Related 5.Partial 8.Other
3.Distress 6.Exempt 9.Estate

Verified
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	35,000	46,952	8,500	73,452
2012	35,000	46,952	0	81,952
2013	35,000	46,952	0	81,952
2014	35,000	46,952	0	81,952
2015	35,000	47,000	0	82,000
2016	35,000	47,000	0	82,000
2017	35,000	47,000	0	82,000
2018	35,000	47,000	0	82,000
2019	40,000	69,400	0	109,400
2020	40,000	69,400	0	109,400
2021	40,000	69,400	25,000	84,400
2022	40,000	117,000	25,000	132,000
2023	40,000	128,000	25,000	143,000
Calc.	80,000	118,400	25,000	173,400

Land Data

Front Foot
11.Water (0-200)
12.Water (201-400
13.Water (401-800
14.Water (801-160
15.Water (1601-32

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				
48		1.00	100 %	0
			%	
			%	
			%	
			%	
			%	
			%	

Total Acreage 0.00

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

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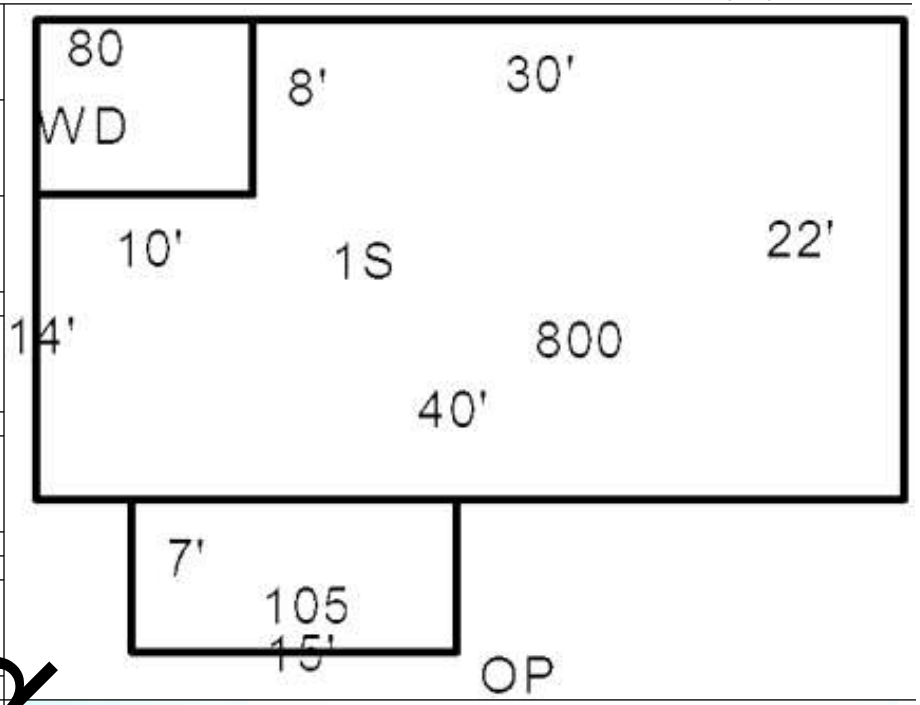
Building Style	**24 Tall Pines Condo 2**		SF Bsmt Living	**0**		Layout	**1 Typical**	
1.Conv.	5.Garrison	9.NE farm	Fin Bsmt Grade	**0 0**		1.Typical	4.	7.
2.Ranch	6.Split	10.Colonia	Secondary Heat	**0**		2.Inadeq	5.	8.
3.R Ranch/	7.Contemp	11.Cottage	Heat Type	**100%**	**6 Monitor**	3.	6.	9.
4.Cape	8.Log	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.Fl/Stair	8.
Stories	**1 One Story**		4.Steam	8.Fl/Wall	12.Heat/Co	3.3/4 Fin	6.	9.None
1.1	4.1.5	7.	Cool Type	**0%**	**9 None**	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	**3 Composition/**		3.H Pump	6.	9.None	3.Capped	6.	9.None
1.Clapboar	5.Stucco	9.B & B	Kitchen Style	**2 Typical**		Unfinished %	**0%**	
2.Vin/Al	6.Brick	10.Cemplan	1.Modern	4.Obsolete	7.	Grade & Factor	**3 Average 100%**	
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	**1 Asphalt Shingles**		Bath(s) Style	**2 Typical Bath(s)**		C Grade	6.AA Grade	9.Same
1.Asphalt	4.Composit	7.Other	1.Modern	4.Obsolete	7.	SQFT (Footprint)	**800**	
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	4.Avg	7.V G
SF Masonry Trim	**0**		# Rooms	**4**		2.Fair	5.Avg+	8.Exc
SOLAR VOLTAIC	**0**		# Bedrooms	**2**		3.Avg-	6.Good	9.Same
OPEN-4-	**0**		# Full Baths	**1**		Phys. % Good	**0%**	
Year Built	**1987**		# Half Baths	**0**		Funct. % Good	**100%**	
Year Remodeled	**0**		# Addn Fixtures	**0**		Functional Code	**9 None**	
Foundation	**5 Concrete Slab**		# Fireplaces	**0**		1.Incomp	4.Delap	Layout
1.Concrete	4.Wood	7.				2.O-Built	5.Bsmt	8.Lg Apprm
2.C Block	5.Slab	8.				3.Damage	6.Style	9.None
3.Br/Stone	6.Piers	9.				Econ. % Good	**100%**	
Basement	**0**					Economic Code	**None**	
1.1/4 Bmt	4.Full Bmt	7.				0.None	3.No Power	6.Obsolesc
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	**9**					Entrance Code	**0**	
Wet Basement	**9 No Basement**					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	**0**	
						1.Owner	4.Agent	7.
						2.Relative	5.Estimate	8.
						3.Tenant	6.Other	9.

Date Inspected



Additions, Outbuildings & Improvements

Type	Year	Units	Grade	Cond	Phys.	Funct.	Sound Value
68 Wood Deck	0	80	0 0	0	0 %	0 %	
21 Open Frame	0	49	0 0	0	0 %	0 %	
68 Wood Deck	0	49	0 0	0	0 %	0 %	
					%	%	
					%	%	
					%	%	
					%	%	
					%	%	
					%	%	
					%	%	

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