Map Lot 019-075 | Account 221 | Location 130 MAIN STREET | Card 1 Of 1 | 11/06/2026

PENINSULA PROPERTY COLLECTIVE LLC
4 PARKER POINT ROAD
BLUE HILL ME 04614

B7371P659

Previous Owner
GLEASON, CHRISTOPHER
GLEASON, SARAH
4 Parker Point Road
Blue Hill ME 04614
Sale Date: 02/14/2025

Previous Owner
FUHRMAN, JOHN M
PO BOX 515
130 MAIN STREET
WINTER HARBOR ME 04693
Sale Date: 05/06/2022

Previous Owner
FUHRMAN, JOHN & ELAINE
PO BOX 525
130 MAIN STREET
WINTER HARBOR ME 04693
Sale Date: 06/08/2017

Inspection Witnessed By:

X Date

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

Notes:
3/10/21-REV W/MR. ADJ LI'S AND YR BUILT. ADD GAR TO SK

**Winter Harbor**

## Property Data

Neighborhood **2 NEIGHBORHOOD 2.**
Tree Growth Year **0**
Updated Plan **0**
Y Coordinate **0**
Zone/Land Use **11 RESIDENTIAL**
Secondary Zone
Topography **2 ROLLING**

| | | |
|---|---|---|
| 1.LEVEL | 4.BELOW ST | 7.ROUGH |
| 2.ROLLING | 5.LOW | 8. |
| 3.ABOVE ST | 6.SWAMPY | 9. |

Utilities **2 PUBLIC WATER** **7 SEPTIC**

| | | |
|---|---|---|
| 1.SUMMER | 4.DR WELL | 7.SEPTIC |
| 2.WATER | 5.DUG WELL | 8.SPRING |
| 3.SEWER | 6.LAKE WTR | 9.NONE |

Street **1 PAVED**

| | | |
|---|---|---|
| 1.PAVED | 4.PROPOSED | 7. |
| 2.SEMI IMP | 5. | 8. |
| 3.GRAVEL | 6. | 9.NONE |

Open 1 **0**
SPRINGWORK YEAR **0**

## Sale Data

Sale Date **02/14/2025**
Price
Sale Type **2 LAND &**

| | | |
|---|---|---|
| 1.LAND | 4.MOBILE | 7. |
| 2.L & B | 5.OTHER | 8. |
| 3.BUILDING | 6. | 9. |

Financing **7 UNKNOWN.....**

| | | |
|---|---|---|
| 1.CONVENT | 4.SELLER | 7.UNKNOWN |
| 2.FHA/VA | 5.PRIVATE | 8. |
| 3.ASSUMED | 6.CASH | 9.UNKNOWN |

Validity **2 RELATED PARTIES**

| | | |
|---|---|---|
| 1.VALID | 4.SPLIT | 7.RENOVATE |
| 2.RELATED | 5.PARTIAL | 8.OTHER |
| 3.DISTRESS | 6.EXEMPT | 9. |

Verified **5 PUBLIC RECORD**

| | | |
|---|---|---|
| 1.BUYER | 4.AGENT | 7.FAMILY |
| 2.SELLER | 5.PUB REC | 8.OTHER |
| 3.LENDER | 6.MLS | 9.CONFID |

## Assessment Record

| Year | Land | Buildings | Exempt | Total |
|---|---|---|---|---|
| 2014 | 32,800 | 82,300 | 16,000 | 99,100 |
| 2015 | 32,800 | 82,300 | 16,000 | 99,100 |
| 2016 | 32,800 | 82,300 | 16,000 | 99,100 |
| 2017 | 32,800 | 82,300 | 21,000 | 94,100 |
| 2018 | 32,800 | 82,300 | 26,000 | 89,100 |
| 2019 | 32,800 | 82,300 | 0 | 115,100 |
| 2020 | 32,800 | 82,300 | 26,000 | 89,100 |
| 2021 | 32,800 | 82,300 | 30,690 | 84,410 |
| 2022 | 33,800 | 82,300 | 30,070 | 86,030 |
| 2023 | 33,800 | 82,300 | 28,520 | 87,580 |
| 2024 | 33,800 | 82,300 | 0 | 116,100 |
| 2025 | 33,800 | 82,300 | 0 | 116,100 |
| 2026 | 33,800 | 82,300 | 0 | 116,100 |
| 2027 | 65,000 | 186,400 | 0 | 251,400 |

## Land Data

| Front Foot | Type | Effective Frontage | Effective Depth | Influence Factor | Influence Code |
|---|---|---|---|---|---|
| 11.REGULAR LOT | | | | % | |
| 12.SECONDARY | | | | % | |
| 13.EXCESS FRONTAG | | | | % | |
| 14.REAR LAND | | | | % | |
| 15.MISCELLANEOUS | | | | % | |
| | | | | % | |
| | | | | % | |
| **Square Foot** | | **Square Feet** | | | |
| 16.REGULAR LOT | | | | % | |
| 17.SECONDARY LOT | | | | % | |
| 18.EXCESS LAND | | | | % | |
| 19.CAMPGROUND/SIT | | | | % | |
| 20.MISCELLANEOUS | | | | % | |
| | | | | % | |
| | | | | % | |
| **Fract. Acre** | | **Acreage/Sites** | | | |
| 21.HOUSELOT(FRCT) | 21 | 0.25 | | 100 % | 0 |
| 22.BASELOT(FRCT) | 28 | 0.01 | | 100 % | 0 |
| 23.REAR(FRCT) | | | | % | |
| **Acres** | | | | % | |
| 24.HOUSELOT | | | | % | |
| 25.BASELOT | | | | % | |
| 26.FRONTAGE 1 | | | | % | |
| 27.FRONTAGE 2 | | | | % | |
| 28.REAR LAND 1 | | | | % | |
| 29.REAR LAND 2 | | | | % | |

**Total Acreage** 0.26

**Influence Codes**
1.USE
2.R/W
3.TOPOGRAPHY
4.SIZE/SHAPE
5.ACCESS
6.RESTRICTIONS
7.VACANCY
8.SEMI-IMPROVED
9.FRACTIONAL
**Acres**
30.REAR LAND 3
31.REAR LAND 4
32.PASTURE
33.CROP
34.HORTICUL I
35.HORTUCUL II
36.ORCHARD
37.SOFTWOOD
38.MIXED WOOD
39.HARDWOOD
40.WASTE
41.GRAVEL PIT
42.MOBILE HOME SI
43.CONDO SITE
44.Extra Set LOT
45.MH HOOK-UP
46.GOLF COURSE/HO

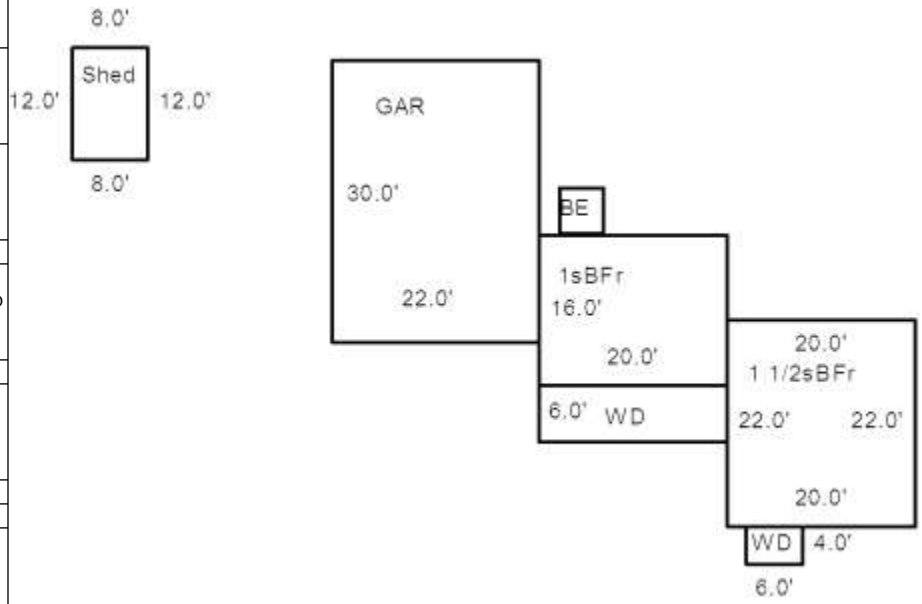
# Winter Harbor

Map Lot 019-075 | Account 221 | Location 130 MAIN STREET | Card 1 Of 1 | 11/06/2026

| | | | |
|---|---|---|---|
| Building Style | **1 CONVENTIONAL** | | |
| 1.CONV | 5.COLCNIAL | 9.CONDO | |
| 2.RANCH | 6.LOG | 10.SPLIT | |
| 3.R. RANCH | 7.CONTEMP | 11.GARSN | |
| 4.CAPE | 8.COTTAGE/( | 12.LQ/GAR | |
| Dwelling Units | **1** | | |
| Other Units | **0** | | |
| Stories | **4 ONE & 1/2 STORY** | | |
| 1.1 | 4.1.5 | 7.3.5 | |
| 2.2 | 5.1.75 | 8.4 | |
| 3.3 | 6.2.5 | 9. | |
| Exterior Walls | **2 VINYL/ALUMINUM** | | |
| 1.WOOD | 5.WD SHING | 9.OTHER | |
| 2.VIN/AL | 6.BRK | 10.LOG | |
| 3.COMPOS | 7.SINGLE | 11.T1-11 | |
| 4.ASBESTOS | 8.HARDY/CO | 12.STUCCO | |
| Roof Surface | **3 METAL** | | |
| 1.ASPHALT | 4.COMPOSIT | 7.ROLL | |
| 2.SLATE | 5.WOOD | 8. | |
| 3.METAL | 6.OTHER | 9. | |
| SF Masonry Trim | **0** | | |
| | **0** | | |
| | **0** | | |
| Year Built | **1918** | | |
| Year Remodeled | **0** | | |
| Foundation | **2 CONCRETE BLOCK** | | |
| 1.CONCRETE | 4.WOOD | 7. | |
| 2.C.BLOCK | 5.SLAB | 8. | |
| 3.BR/STONE | 6.PIERS | 9. | |
| Basement | **4 FULL BASEMENT** | | |
| 1.1/4 BMT | 4.FULL BMT | 7. | |
| 2.1/2 BMT | 5.CRAWL | 8. | |
| 3.3/4 BMT | 6. | 9.NONE | |
| Bsmt Gar # Cars | **0** | | |
| Wet Basement | **4 DIRT FLOOR** | | |
| 1.DRY | 4.DIRT FLR | 7. | |
| 2.DAMP | 5. | 8. | |
| 3.WET | 6. | 9. | |

| | | | |
|---|---|---|---|
| SF Bsmt Living | **0** | | |
| Fin Bsmt Grade | **0 0** | | |
| | **0** | | |
| Heat Type | **100%** | **1 HOT WATER BB** | |
| 1.HWBB | 5.FWA | 9.NO HEAT | |
| 2.HWCI | 6.GRAVWA | | |
| 3.H PUMP | 7.ELECTRIC | | |
| 4.RADIANT | 8.FL/WALL | | |
| Cool Type | **0%** | **9 NONE** | |
| 1.REFRIG | 4.W&C AIR | 7. | |
| 2.EVAPOR | 5. | 8. | |
| 3.H PUMP UNI | 6. | 9.NONE | |
| Kitchen Style | **2 TYPICAL** | | |
| 1.MODERN | 4.OBSOLETE | 7. | |
| 2.TYPICAL | 5. | 8. | |
| 3.OLD TYPE | 6. | 9.NONE | |
| Bath(s) Style | **2 TYPICAL BATH(S)** | | |
| 1.MODERN | 4.OBSOLETE | 7. | |
| 2.TYPICAL | 5. | 8. | |
| 3.OLD TYPE | 6. | 9.NONE | |
| # Rooms | **0** | | |
| # Bedrooms | **0** | | |
| # Full Baths | **1** | | |
| # Half Baths | **0** | | |
| # Addn Fixtures | **0** | | |
| # Fireplaces | **0** | | |

| | | | |
|---|---|---|---|
| Layout | **1 TYPICAL** | | |
| 1.TYPICAL | 4. | 7. | |
| 2.INADEQ | 5. | 8. | |
| 3. | 6. | 9. | |
| Attic | **9 NONE** | | |
| 1.1/4 FIN | 4.FULL FIN | 7. | |
| 2.1/2 FIN | 5.FL/STAIR | 8. | |
| 3.3/4 FIN | 6. | 9.NONE | |
| Insulation | **1 FULL** | | |
| 1.FULL | 4.PARTIAL | 7. | |
| 2.HEAVY | 5. | 8. | |
| 3.CAPPED | 6. | 9.NONE | |
| Unfinished % | **0%** | | |
| Grade & Factor | **3 C 100%** | | |
| 1.E GRADE | 4.B GRADE | 7.AAA GRAD | |
| 2.D GRADE | 5.A GRADE | 8.M&S PRIC | |
| 3.C GRADE | 6.AA GRADE | 9.SAME | |
| SQFT (Footprint) | **440** | | |
| Condition | **5 ABOVE AVERAGE** | | |
| 1.POOR | 4.AVG | 7.V.G | |
| 2.FAIR | 5.AVG+ | 8.EXC | |
| 3.AVG- | 6.GOOD | 9.SAME | |
| Phys. % Good | **0%** | | |
| Funct. % Good | **100%** | | |
| Functional Code | **9 NONE** | | |
| 1.INCOMP | 4.PL/HT | 7. | |
| 2.OVERBLT | 5. | 8. | |
| 3.STYLE | 6. | 9.NONE | |
| Econ. % Good | **100%** | | |
| Economic Code | **9 NONE** | | |
| 0.None | 3.NO POWER | 9.NONE | |
| 1.LOCATION | 4.DAMAGE/D | | |
| 2.ENCROACH | 5.LIMITED A( | | |
| Entrance Code | **0** | | |
| 1.INTERIOR | 4.VACANT | 7. | |
| 2.REFUSAL | 5.ESTIMATE | 8. | |
| 3.INFORMED | 6. | 9. | |
| Information Code | | | |
| 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 |
|---|---|---|---|---|---|---|---|
| 7 ONE STY BSMT FR | 0 | 320 | 0 0 | 0 | 0 % | 0 % | |
| 68 DECK | 0 | 120 | 3 100 | 4 | 0 % | 100 % | |
| 24 FRAME SHED | 0 | | | | % | % | 300 |
| 23 FRAME GARAGE | 2005 | 624 | 3 100 | 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 PCH/1SFR(
23.FRAME GARAGE
24.FRAME SHED
25.FINISHED 1/2 S
26.1SFR OVERHANG
27.UNFIN BASEMENT
28.UNF ATTIC/LOFT
29.FINISHED ATTIC

