MUNICIPALITY:

Gorham, ME

Date of Value: April 1, 2022

ASSESSMENT SERVICES PROVIDED:

Real Property Revaluation

VISION

GOVERNMENT SOLUTIONS

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SECTION A
INTRODUCTION

CLIENT AND INTENDED USERS

The client is the Town of Gorham, Maine. The intended user is the Gorham Assessors Office.

INTENDED USE OF THE APPRAISALS

The intended use of the appraisals is to complete a full revaluation of all real properties for ad valorem tax valuation in the Town of Gorham.

EFFECTIVE DATE OF APPRAISALS AND REPORT

The effective date of the appraisals is April 1, 2022. The date of the report is November 11, 2022.

PROPERTIES APPRAISED

The Town of Gorham contracted Vision Government Solutions to value all the real property in the community for April 1, 2022.

PROPERTY RIGHTS

The property rights appraised are the owner's marketable rights in the appraised properties, which in this case is the Fee Simple Estate. This form of ownership is marketable to a potential buyer. Fee Simple Estate is defined as:

Absolute ownership unencumbered by any other interest or estate; subject only to the limitations imposed by the governmental powers of taxation, eminent domain, police power, and escheat.

TYPE AND DEFINITION OF VALUE

The properties appraised for the Town were valued based on their market value or fair cash value. This is defined below:

Market Value: Market value is the major focus of most real property appraisal assignments. Both economic and legal definitions of market value have been developed and refined. A current definition adopted by the Appraisal Institute in 1993 is:

> The most probable price, which a specified interest in real property is likely to bring under all the following conditions:
>
> 1. Consummation of a sale occurs as of a specific date.

2. An open and competitive market exists for the property interest appraised.

3. The buyer and seller are each acting prudently and knowledgeably.

4. The price is not affected by undue stimulus.

5. The buyer and seller are typically motivated.

6. Both parties are acting in what they consider their best interest.

7. Marketing efforts were adequate, and a reasonable time was allowed for exposure in the market.

8. Payment was made in cash in U.S. dollars or in terms of financial arrangements comparable thereto.

9. The price represents the normal consideration for the property sold, unaffected by special or creative financing, or sales concessions granted by anyone associated with the sale.

SCOPE OF WORK

In appraising all the properties in the Town of Gorham, Sandra Schmucki has completed procedures, analyses and conclusions to determine a value opinion. The following staff assisted in reviewing the interior/exterior of the properties and in the analysis of sales, and income and expense data.

Robert Bagana
Cynthia Cosgrove
Hendrik Hulswit
Mary Kate Moody
Keith Roberts
Teresa Sullivan
Stephen Whalen

The following contains a brief outline of this process.

- Obtained information from public and private sectors regarding economic trends, external factors, vacancy rates, real estate tax assessments and rates, zoning, flood plain, site data, improvement data, income and expenses.

- Gathered, completed an external and interior inspection of all properties, (where allowed by owners), and verified improved and vacant sales as well as rental data in the Town of Gorham for the timeframe of 04/01/2020 to 04/1/2022.

- Analyzed this information to determine the highest and best use, and to arrive at conclusions of value considering the three recognized approaches. These are the Cost Approach, Sales Comparison Approach and the Income Capitalization Approach.

- The valuation conclusions were reconciled to determine a final opinion consistent with market value. All pertinent factors, physical, legal and financial were considered in the value determinations.

ASSUMPTIONS AND LIMITING CONDITIONS

The certification of the appraiser appearing in the appraisal report is subject to the following conditions and to such other specific and limiting conditions as are set forth by the appraiser in the report.

1. No responsibility is assumed for the legal description provided or for matters pertaining to legal or title considerations. Title to the properties are assumed to be good and marketable unless otherwise stated. Responsible ownership and competent property management are assumed.

2. No survey was furnished, so the appraiser used the town's tax map and the legal description to ascertain the physical dimensions and acreage of the properties. The appraiser has made no survey of the property.

3. The appraiser, by reason of this appraisal, is not required to give further consultation or testimony or appear in court with reference to the properties in question, unless arrangements have been previously made.

4. The appraiser assumes that there are no hidden or unapparent conditions of the property, subsoil, or structures, which would render it more or less valuable. The appraiser assumes no responsibility for such conditions, or for engineering which might be required to discover such factors.

5. Information, estimates, and opinions furnished to the appraiser, and contained in the report, were obtained from sources considered reliable and believed to be true and correct. However, no warranty is given for its accuracy.

6. Disclosure of the contents of the appraisal report is governed by the Bylaws and Regulations of the Appraisal Institute and IAAO with which the appraiser is affiliated.

7. Possession of this report, or a copy thereof, does not carry with it the right of publication.

8. Neither all nor any part of the contents of this report shall be disseminated to the public through advertising, public relations, news, sales, or other media without the prior written consent and approval of the appraiser.

9. It is assumed that there is full compliance with all applicable federal, state, and local environmental regulations and laws unless noncompliance is stated, defined, and considered in the appraisal report.

10. It is assumed that all applicable zoning and use regulations and restrictions have been complied with, unless non-conformity has been stated, defined, and considered in the appraisal report.

11. It is assumed that all required licenses, certificates of occupancy, consents, or other legislative or administrative authority from any local, state, or national government of private entity or organization have been or can be obtained or renewed for any use on which the value opinions contained in this report is based.

12. It is assumed that the utilization of the land and improvements is within the boundaries or property lines of the property described and that there is no encroachment or trespass unless noted in the report.

13. Any value estimates provided in the report apply to the entire property, and any pro-ration or division of the total fractional interests will invalidate the value opinion, unless such pro-ration or division of interests has been set forth in the report.

14. Information relative to sale transactions has been confirmed by either the buyer, seller, or a third party when ever possible through verification forms sent out by the assessor's office and also through the properties deed. Every attempt has been made to verify this information by the appraiser and it is assumed to be reliable. It is specifically assumed that the sales information noted herein is correct.

15. Unless otherwise stated in this report, the existence of hazardous material, which may or may not be present on the property, was not observed by the appraisers. The appraisers have no knowledge of the existence of such materials on or in the properties, unless noted on the property record card. The appraisers, however, is not qualified to detect substances. The presence of substances such as asbestos, urea-formaldehyde foam insulation, or other potentially hazardous materials may affect the value of the properties. The value opinion is predicated on the assumption that there is no such material on or in the properties that would cause a loss in value. No responsibility is assumed for any such conditions, or for any expertise or engineering

knowledge required to discover them. The intended user is urged to retain an expert in this field, if desired.

16. The forecasts, projections, or operating estimates contained herein are based on current market conditions, anticipated short-term supply and demand factors, and a continued stable economy. These forecasts are, therefore, subject to changes with future conditions. However, selected portions of this appraisal report shall not be given to third parties without the prior written consent of the signatory of the report.

17. Opinions of values contained herein are estimates. There is no guarantee, written or implied, that the properties will sell or lease for the indicated amounts.

18. The Americans with Disabilities Act (ADA) became effective January 26, 1992. The appraiser has not made a specific compliance survey and analysis of this property to determine whether or not they are in conformity with the various detailed requirements of the ADA. It is possible that a compliance survey of the properties together with a detailed analysis of the requirements of the ADA could reveal that the property is not in compliance with one or more of the requirements of the act. If so, this fact could have a negative effect upon the value of the properties. Since the appraiser has no direct evidence relating to this issue, the appraiser did not consider possible noncompliance with the requirements of ADA in estimating the values of the properties.

19. The properties are appraised free and clear of any or all liens or encumbrances unless otherwise stated.

HIGHEST AND BEST USE AND PRESENT USE ANALYSIS

Highest and best use is defined as follows:

The reasonably probable and legal use of vacant land or an improved property, which is physically possible, appropriately supported, financially feasible, and that results in the highest value. The four criteria the highest and best use must meet are legal permissibility, physical possibility, financial feasibility, and maximum profitability.

To determine highest and best use, four factors are considered:

(1) What uses are physically possible?

(2) What uses are legally permissible?

(3) Which of the physically possible and legally permissible uses are financially feasible?

(4) Which of the financially feasible uses will produce the highest present worth?

CERTIFICATION OF VALUE

I certify that, to the best of my knowledge and belief:

- The statements of fact contained in this report are true and correct.

- The reported analyses, opinions, and conclusions are limited only by the reported assumptions and limiting conditions, and are my personal, impartial, and unbiased professional analyses, opinions, and conclusions.

- I have no present or prospective interest in the properties that are the subject of this report, and I have no personal interest with respect to the parties involved.

- I have no bias with respect to any property that is the subject of this report or to the parties involved with this assignment.

- My engagement in this assignment was not contingent upon developing or reporting predetermined results.

- My compensation for completing this assignment is not contingent upon the reporting of a predetermined value or direction in value that favors the cause of the client, the amount of the value opinion, the attainment of a stipulated result, or the occurrence of a subsequent event directly related to the intended use of the appraisals.

- My analyses, opinions, and conclusions were developed, and this report has been prepared, in conformity with the Uniform Standards of Professional Appraisal Practice.

- I have not made a personal inspection of all the properties that are the subject of this report. The following appraisers assisted in inspecting the interior and exterior of the sale properties and/or in the analysis of sales, and income and expense data.

Robert Bagana	Osvaldo Martinez
Lawrence Chayer	Sarah Pearce
Sheryl Clifford	Keith Roberts
Cynthia Cosgrove	Sandra Schmucki
John Doyle	Teresa Sullivan
Neal Googin	Michelle Taft
Gregory Lush	Stephen Whalen

- Our opinion of the total market value, for the assessed properties identified in Section A of this report, as of April 1, 2022 is:

$3,111,001,300

See the Total Value Report by Property Class (LA4) for value details in Appendix D

Sandra Schmucki

Sandra Schmucki, Appraisal Project Manager

Vision Government Solutions, Inc.

November 11, 2022

SECTION B
VALUATION PREMISE AND PROCEDURES &
RESIDENTIAL VALUATION METHODOLOGY

Description of Basic Valuation Theory and Mass Appraisal:

Basic Valuation Theory:

1) The appraiser's first task is to identify what property is being appraised. This includes not only the physical aspects of the property, but the property rights as well.

2) There are six basic property rights associated with the private ownership of property, these include: 1) the right to use, 2) the right to sell, 3) the right to lease or rent, 4) the right to enter or leave the property, 5) the right to give away, and 6) the right to refuse to do any of these. These, and other rights, are known as the full "bundle of rights", which is understood to be attached to an ownership with "fee simple" title.

3) The next step is to identify the "highest and best use" of the property. Refer to the preceding discussion, as well as the discussion on highest and best use in the preceding "Assumptions and Limiting Conditions" section.

4) Once the highest and best and use has been determined, the appraiser begins the process of data collection, studies the market and accompanying economic forces (such as "supply and demand") that pertain to the highest and best use, and assembles the relevant data and statistics for incorporation into the analysis.

5) Strategies for data collection will vary with the type of data being sought and may not be the same for every property "use". Overall, the comparative data, which may include descriptions and/or confirmations of physical attributes (such as total size, number of bedrooms, presence of a finished attic or

basement, etc.) cost, income and expense, and details of sale or transfer information are collected, if applicable.

6) At this point, neighborhood boundaries can be established in order to "stratify" the properties and the property-specific factual information collected in the field, and the statistical information pertaining to the market/economic forces that impact an area in a meaningful and cohesive way.

7) This market-derived information, such as sale information, improvement costs and depreciation is then entered into the Municipality's CAMA (Computer Assisted Mass Appraisal) system, and forms the basis for the database "tables" that enable the CAMA system to generate specific property values.

8) There are primarily three "approaches" or analytical techniques utilized to develop an opinion of value, and these techniques are incorporated into the CAMA system.

9A) The first valuation technique is referred to as the "Sales Comparison Approach" and is based on the premise that the appraiser can utilize sale prices of similar properties as evidence of value. In other words, assuming similar market conditions (supply and demand) a similar property would sell for a similar price. However, because no two properties are ever exactly alike, and market conditions can change, a systematic series of "adjustments" are made to the sale property in order to bring it into conformity with the appraised property. In the context of mass appraisal performed for assessment purposes, the "appraised" property begins with a "generic" property description that is utilized to establish a "baseline" for comparing similar properties. For instance, a "single-family residential ranch-style home, approximating 2,000 square feet, three-bedrooms, two-bathrooms, and of average quality construction and condition." The sales are then compared and adjusted in order to isolate the various market factors and baseline parameters that are then applied to the specific properties being assessed. Overall, the Sales Comparison Approach is based upon the principle of

"substitution", which assumes that when several similar properties are available the property with the lowest price will attract the greatest demand.

9B) The "Cost Approach" is based on the concept that the likely value of an existing property is the value of the underlying land plus the replacement cost of the depreciated improvements. Typically, a Cost Approach would not be utilized for an appraisal of vacant land. The replacement cost of the improvement is typically derived from published cost tables, or derived directly from localized information, and should be updated as required by market conditions. Importantly, the assessor typically evaluates the existing improvement on the basis of its "utility" and function, rather than attempting to duplicate or exactly "reproduce" the assessed property. Similar to the Sales Comparison Approach, the Cost Approach is also based upon the principle of "substitution".

9C) The "Income Approach" is based upon the principle of "anticipation" which recognizes that value is created by the owner's expectation of future benefits. Typically, these benefits are anticipated in the form of income, and/or in the anticipated increase in the property's value over time. This technique requires that the appraiser estimate the potential gross market income for the property at its highest and best use, subtract all appropriate expenses to derive the net operating income. The net operating income is then divided by a "capitalization" rate, or the market-derived rate investors would expect on alternative investments that share the same degree of risk as the appraised property. A simplified income approach is structured as follows:

Annual Potential Gross Income	
5 apartments @ $1,000/month =	$60,000
Annual Vacancy Rate = 5% annually =	($3,000)
Annual Effective Gross Income =	$57,000
Annual Expenses =	($23,000)
Net Operating Income =	$34,000
Capitalization Rate = 10%	

Property Value = $34,000 / 10% = $340,000

9) Completion of all three of the preceding independent approaches to value is preferable, since each independent approach provides a useful "test of reasonableness", and more such tests are preferable to fewer such tests. However, it is not always possible to complete a specific approach due to the unavailability of meaningful data. Finally, the different values reached by independent techniques are "reconciled" by evaluating both the quality of the information utilized in each approach, and a final opinion of value is selected.

Mass Appraisal:

10) Mass appraisal utilizes many of the same concepts outlined above. However, in light of the necessity to attach values to multiple properties, as opposed to a single property, mass appraisal emphasizes data management, statistical valuation models and statistical quality control. In regard to the statistical modeling required, typically the utilization of an automated valuation model (AVM), also referred to as Computer Assisted Mass Appraisal (CAMA) software is required. The CAMA or AVM is a mathematically based computer software program that produces an estimate of market value based on market analysis of location, market conditions, and real estate characteristics from information that was previously and separately collected. The distinguishing feature of CAMA or AVM software is that it is a market appraisal produced through mathematical modeling. Importantly, as in most if not all data processing systems, the credibility of the results is highly correlated with the quality of the input data utilized, and the skills of the assessor or analyst utilizing the CAMA or AVM software.

11) Therefore, a mass appraisal system generally relies upon four primary "subsystems" that include: 1) a data management system, 2) a sales analysis system, 3) a valuation system, and 4) an administration system. Each subsystem is briefly described below:

12A) The Data Management system is the core of the mass appraisal system and should be carefully designed and implemented. Fundamentally, the data

management system is responsible for the data entry and subsequent editing, as well as the organization, storage and security oversight of the data. Essential to the data management system is quality control, as the reliability of the data will have a direct and profound impact on the quality of the resulting output and values.

12B) The Sales Analysis subsystem is responsible for the collection of sale data, sale screening, various statistical studies and sales reporting. The following statistical techniques are utilized to calibrate and fine-tune the data assumptions:

"**Ratio**": refers to the relationship between the appraised or assessed values and market values as determined by a review of sales. The ratio studies, which are the primary product of this function, typically provide the most meaningful measures of appraisal performance and provide the basis for establishing corrective actions (re-appraisals), adjusting valuations to the market, and in administrative planning and scheduling.

"**COD**": or "Coefficient of Dispersion", is another important statistical tool utilized in mass appraisal, and refers to the average percentage deviation from the median ratio. As a measure of central tendency, the COD represents the degree to which the data being analyzed clusters around a central data point, such as the median ratio.

"**PRD**": or "Price-Related Differential", is calculated by dividing the mean by the weighted mean. A PRD greater than 1.03 indicates assessment regressivity (when high-value properties are assessed lower, or disproportionate to, than low value properties). A PRD lower than 0.98 indicates assessment progressivity (when high-value properties are assessed higher, or disproportionate to, low-value properties.

12C) The Valuation System generally comprises the statistical application of the three approaches to value (identified in the preceding section). For instance, utilization of the Sales Comparison Approach includes a statistical analysis of current market sales data. The Cost Approach would utilize computerized cost and depreciation tables, and reconciliation of these computerized cost-generated values with market-derived sales information. The Income Approach can utilize computer-generated income multipliers and overall capitalization rates. The Valuation System is also utilized to extract adjustments and/or factors that are utilized in the development of values.

12D) The Administrative System includes such core (often automated) functions as development of the property record cards and assessment roll or property tax base, the preparation of the tax notices, and retention of the appeals and other miscellaneous property files.

Period of Time Associated with Sales/Data Collection: Sale data utilized for the purpose of completing this analysis spanned a one-year period from April 1, 2021 to April 1, 2022. Only sales confirmed to be qualified "arms-length", or market-oriented transactions were utilized in the analysis.

Data Collection and Sales Verification Procedures: The County Registry of Deeds provides the Municipality's Assessing Department with copies of all recorded property transfers within 30 days of the date of transfer. Each individual sale was then analyzed by the Municipality's assessing staff to determine if the transfer was a "qualified" sale; i.e., arm's-length and market oriented. The qualification procedure required either a direct interview with either the buyer, seller, or broker/representative familiar with the circumstances surrounding the negotiated transfer of the property. Upon final qualification, an attempt was made to inspect the property (interior also, when applicable) by the Vision's staff and or Municipality's assessing staff, and the property record cards were updated. An attempt was made to inspect the exterior and interior of all improved property in town.

Number of Sales Utilized in Analysis: The breakdown of all residential property transfers for 4/1/2021 to 4/1/2022 within the Municipality by "use type" is as follows:

Residential Improved	280	Vacant Land	60		
Two Family	19	Condominiums	74		
Apartments (4 to 7 units)	2	Mobile Homes	17	Total =	452

Description of Data Calibration Methods: The sale data is verified for accuracy by submitting each one of these sale properties to a thorough physical (measure and list) and market analysis (by confirming a transaction was "arm's length", with no unusual circumstances that might have influenced the negotiated sale price), including interior inspection whenever possible. Once verified, and the preliminary benchmarks were established, field reviews were conducted in order to refine the base tables and verify the alignment of properties and the tables by "use" type and location, for example. The preliminary values were further "validated" by the statistical testing of the sale data made possible by the CAMA software system. The CAMA software groups and sorts the data by various elements of consideration such as: improvement type, age, size, and neighborhood, and various "ratios" are developed that reveal discrepancies in the underlying valuation model.

Significance of Adjustments and Factors: "Adjustments" and "factors" are mathematical changes to basic data (for example, a "base" table) to facilitate comparisons and understanding. This process assumes a "causal" relationship among the various factors for which the adjustments are made.

Examples of factors and/or adjustments can include such important elements of consideration as waterfront or view or water access amenities. Importantly, a "feature" can be a positive influence on property value, or a "negative" influence on property value. The specific adjustments or factors applied to properties with amenities such as these are typically derived from a detailed sales analysis. Once the appropriate sales are identified and confirmed or "qualified", several techniques are utilized to extract, or isolate, the specific factor the appraiser is trying to identify.

One such technique is known as "extraction", this is where the appraiser subtracts the depreciated value of the improvements from the total sale price, to arrive at the underlying value of the specific land component being analyzed. This is the most commonly used method. Another technique, known "matched-pair" comparison analysis; wherein sales of properties that retain these features are compared to sales of properties that do not retain these features and the specific "contributory" value or factor attributable to the feature is isolated.

RESIDENTIAL VALUATION METHODOLOGY

The attached land schedule and supporting documentation are submitted for your review. Residential land values were developed through the analysis of vacant land sales and use of a land extraction technique. The analysis was based upon the following:

Land sales that were considered to be arms-length transactions were utilized in the analysis. Sales were broken down into:

1. Street address
2. Parcel identification number – Map – Block – Lot – Unit
3. Neighborhoods
4. Date of sale
5. Sale price
6. Size of parcel – square feet
7. Price per square foot
8. Proposed value
9. Appraised to sales ratio – ASR
10. Any adjustments that are specific to that parcel – topography, vacancy

Lots are arranged by parcel size and equal desirability. A distinct correlation of lot size versus value per square foot becomes apparent. Most frequently occurring similarities in sale prices relating to parcel size are plotted on a land curve. When a desired curve is achieved, land values are set for specific land size parameters, and a land schedule is finalized. Through the land analysis process eleven distinct neighborhoods were developed. Each neighborhood has its own unique land curve. Some neighborhood curves may be similar. A breakout of each neighborhood code and description will be identified later in this report.

Due to the limited amount of arms-length vacant land sales, a land extraction technique was used to assist in the development of the land schedule. In this procedure, the depreciated building value is calculated using the Vision Government Solution's Replacement Cost Approach. These values are compared to Marshall & Swift cost manual and from local builder's estimates to ensure comparability to the market. These depreciated building values were subtracted from the sales prices to determine a land residual.

The proposed (schedules) values were then tested against the residuals. Multiplying the land size by the proposed price per square foot to yield a proposed land value tests the proposed land schedule. This proposed land value is then divided by the land residual to yield an assessment to sales ratio (ASR). Final determination of desired land values is completed by calculating the mean, median, and co-efficient of dispersion from the ASR.

The **MEAN** is the calculated average of all sales in a specific category. The sum of all assessment to sales ratios (ASR) is then d
ivided by the number of sales to give a MEAN ASR.

The **MEDIAN** is the value of the middle sale in an uneven number of sales arranged according to size. Another way of describing it would be a positional average that is not affected by the size of extremes values.

The **CO-EFFICIENT OF DISPERSION (COD)** also known as the measure of central tendency, is the ratio of a measure of absolute dispersion to an average and expressed as a ratio of the standard deviation (amount of variability of scatter is a frequency distribution) to the median. In simpler terms, this is the tendency of sales or items being analyzed to cluster around a central point and/or specific value. The **COD** is calculated by subtracting the median from each sale ASR. Once this is complete, the absolute sum total is divided by the number of sales and finally divided by the median itself. The resulting value is the co-efficient of dispersion. The IAAO requirement is 20% or less for land ratios.

When acceptable statistics are achieved, the final land schedules are implemented.

RESIDENTIAL LAND PRICING INSTRUCTIONS

Land Line 1: The building site, in acreage, is priced per the residential land curve. Size on landline 1 is up to 20,000 square foot or up to 60,000 square foot home site, based on Gorham's zoning requirements. The site index is the primary location factor and applied to landline one. Streets that may require an additional neighborhood adjustment will also have a street index code. In addition, any site specific adjustments for individual lots, such as easements, location, topography, ROW, water view, etc., may be found in the *condition factor* section of the land calculations.

Land Line 2: Any excess acres over the prime-site requirements is priced at $7,700 per acre. No site index or street index is included on excess land.

Standard Land Condition Factor Values

Power Line Easement = .95 with landline note "Easement" or ESMT
Right of Way Access to Lot = .95 with landline note "ROW" or "Rear Access"
Unpaved driveways = .95 with land line note "Unpaved Access"
Topography = .95 to .10 based on severity, with landline note explanation
Wasteland = Priced as acres @ $7700/AC with .10 CF & landline note

RESIDENTIAL & COMMERCIAL PRIME SITE LAND CURVE TABLE

PARAMETER #	AREA IN SQ. FEET	2022 PRICE/SF	2022 BASE LOT
1	2178	$21.09	$45,900
2	4356	$11.62	$50,600
3	10,890	$4.90	$53,400
4	21,780	$2.66	$57,900
5	32,670	$2.19	$71,500
6	43,560	$1.68	$73,200
7	60,000	$1.25	$75,000

RESIDENTIAL CONDOMINIUM LAND PRICING INSTRUCTIONS

Land Line 1: The condominium site, in square feet, is priced per the residential land curve. Size on landline 1 is up to 60,000 site. The condominium declaration states the lot size for each condo unit as the same within each condominium complex. The site index location factor is equal to 1 and NO street index is applied.

Land Line 2: Any excess acres over the prime-site requirements is priced at $7,700 per acre. No site index or street index is included on excess land.

RESIDENTIAL LOCATION FACTORS

Site Indexes

The site index is the primary location adjustment factor. Gorham site index 5 is considered the average location with an adjustment value equal to one. The location site indexes are determined through a combination of land sales as well as improved sales. Due to the limited number of vacant sales the land residuals on improved parcels were mainly utilized. The site index for parcels will be the same as the abutting property along non-waterfront streets. The following site indexes have been assigned to residential use, residential mixed use, and exempt class with residential buildings.

Site Index	Factor	Description
1	.60	Residential Condo
2	.70	Poor
3	.80	Fair
4	.90	Below Average
5	1.00	Average
6	1.10	Above Average
7	1.20	Good
8	1.30	Very Good
9	1.40	Excellent

Neighborhoods

For subdivisions and residential condominium complexes where the site index location is not enough to adjust the land for the current market, an additional neighborhood adjustment is done to capture the contributing land value.

NBHD CODES	LOCATION	ADJUSTMENT FACTOR
3130	Main St	1.20
3131	Shamrock	1.20
3210	LF Comm	0.92
3410	S Main N	1.00
3420	S Main	1.00
3610	Narr Dev	1.00
3620	Westcott	1.00
3630	Lampron	1.00
3810	Rhodes	1.00
4050	Parkway	0.75
5110	South St.	2.20
5120	University	1.80
5130	Mun Cntr	2.50
5132	Libby	1.00
5135	Gray	1.50
5140	New Pltd	2.65
5150	Vill Sch	2.40
5152	Preble	2.00
5160	Morrill	1.90
5165	Access	2.00
5170	Green	2.00
5180	Narr 1	1.75
5182	Narr 2	1.70
5190	State1	1.60
5192	State2	1.60
5195	College	2.00
5197	Flagmed 1	1.75
5210	Gray Rd 2	2.10
5220	Little Falls	1.20
5240	Huston1	1.60
5245	Hillside	1.30
5310	Gray Rd 1	1.00
5315	Libby3	1.30
5320	Mosher Queen	1.20
5324	Mosher N	1.00
5410	Walnut	1.20
5420	New Pltd East	1.30
5430	Mosher W	1.00

NBHD CODES	LOCATION	ADJUSTMENT FACTOR
5510	New Ptlnd	1.00
5515	Brackett	1.00
5516	Lyllyana	1.50
5520	Day	1.50
5525	McLellen	0.90
5530	McLellan	1.80
5531	Stoneleigh	1.60
5540	Mitchell	1.00
5550	County 1	1.00
5552	County 2	1.00
5554	County 3	1.00
5560	Burnham	1.00
5570	Deering	1.00
5582	South 2	1.00
5584	South 1	1.00
5585	Harding	1.10
5590	Waterhouse	1.00
5595	Straw1	1.00
5610	Harding	1.30
5620	Osbourne	1.30
5621	Richards Rd	1.60
5625	Dow	1.00
5630	Flagmed2	1.40
5635	Files Rd	1.00
5640	Wood	1.00
5641	Emma Lane	1.40
5645	Old Orchard	1.00
5650	Ossipee 1	0.90
5652	Ossipee 2	1.00
5654	Ossipee 3	1.00
5655	Elliot	1.00
5665	Line	1.00
5670	Dinlgey Spr	1.10
5710	Cressey	1.00
5740	Rural Ctr	1.30
5760	Phinney	1.00
5772	FTHILL1	1.50
5774	FTHILL2	1.40
5776	FTHLL3	1.60
5810	Gambo	1.30
5830	Wilson	1.30
5835	Camp	1.30
5836	Mal Eagle H2O	2.20
5850	Seb Lake Rd	1.30
5860	Wards Hill	1.30

NBHD CODES	LOCATION	ADJUSTMENT FACTOR
5870	Barstow	1.10
5880	N GOR RD	1.10
5890	North Gorham	1.10
5895	Middle Jam	1.10
5896	Whipple Rd	0.80
6110	Bank Dev	2.35
6115	Crossing	3.55
6120	Gray Rd 1	2.30
6122	SCH/GLNWD	1.80
6125	Playgrnd.	1.80
6126	Hidden	2.10
6128	Willowdale	2.70
6129	Libby Wil	1.80
6130	Donna	2.20
6131	Allen Acres	3.00
6132	Old Allen AC	2.00
6133	Wagner	2.30
6134	Wagner II	2.30
6135	Gateway	2.30
6136	Lot 1-Vil X	2.80
6140	RDGEWAY	1.80
6150	Maplewood	1.80
6151	Bramblewood L	1.45
6155	Southwoods	2.10
6160	Vill. Woods (not used)	2.50
6165	Laurel	2.80
6170	Canterberry	2.10
6172	Darin	1.80
6173	Heartwood (not used)	2.00
6174	Park South (not used)	3.00
6175	Plummer	2.40
6176	Morrill Place (not used)	2.60
6180	Lawn	2.00
6190	Flagmead Rd	2.10
6210	Parker Hill	1.40
6220	Hannah	1.40
6230	Mayberry	1.40
6240	Stonefield	1.20
6241	Stonefield IV	2.05
6245	Harding Brdg	0.90
6250	Lockwood	1.70
6310	Tannery	1.80
6320	Aspen	1.40
6330	Lily	1.50
6340	Longmeadow	1.20

NBHD CODES	LOCATION	ADJUSTMENT FACTOR
6420	Bartlett Woods	1.20
6505	Brookdale	1.40
6507	Hidden River	2.65
6510	Tapley	1.20
6512	Elkins	1.60
6515	Veranda	2.00
6516	Peterson Field	1.60
6517	Wilson Field	1.60
6518	Distant	1.70
6520	Halter	2.10
6523	Newton	1.20
6525	Harts	1.60
6526	Benjamin	1.60
6530	Mahlon	1.60
6531	Woodspell	2.10
6535	Julia	1.20
6537	Faith	1.20
6538	S Branch	1.10
6540	Ryans	1.80
6550	Crestwood	1,80
6551	Stargazer II	1.00
6560	Herrick	1.35
6565	Jackies	1.50
6570	Black Brook	1.50
6580	Lady's	2.60
6590	Sandy Terr	1.30
6591	Douglas Kn	1.40
6595	Gerrys	1.20
6610	Heather	1.80
6615	Preserve	2.00
6620	Daniel	1.10
6625	Cherry Hill	1.00
6628	Jordan Meadows	1.00
6630	Ledge Hill	1.15
6632	Branch	1.40
6635	Truman	1.40
6637	Tall Pines	1.50
6640	Alexander	1.40
6643	Daisy Lane	0.85
6644	Blueberry Rid	1.40
6645	West View	1.50
6650	Sanborn	1.30
6652	Cotton Farm	1.20
6655	Gloria	1.30
6656	Janes Woods	1.00

NBHD CODES	LOCATION	ADJUSTMENT FACTOR
6660	Christopher	1.30
6670	Kathryn	1.30
6671	Pyaevna (land undeveloped)	0.13
6672	Pyaevna II	1.30
6673	Springbrook	1.50
6674	Gould Subdivision	1.10
6675	Laura Ln	1.30
6680	Patrick	1.50
6710	Meadow Crossing	1.80
6720	FTHILL FMS	2.15
6725	Gordan Fm	2.10
6730	Greentrees	1.40
6735	Pheasant	1.80
6740	Quail Ridge	1.30
6741	Sanb. Meadows	1.10
6742	Brookside	1.40
6750	Longview	2.00
6760	Maple Ridge	1.40
6762	Hackmatack	1.40
6765	Annie's Woods	1.60
6770	Ritz Farm	1.10
6775	Jacobs	1.00
6780	Calisa	1.20
6810	Bear Run	1.20
6812	Reinhard	1.20
6815	High Meadow	1.80
6820	White Rock Dr	1.55
6825	Virginia	1.00
6830	George	1.20
6840	Underhill	2.20
6850	Hickory	1.20
6860	Brookwood	1.20
6870	Sebago	1.60
6880	Winslow Rd	1.40
6890	Hunter	0.95
6891	Lilac Ln Subdivision	2.20
7100	Meadow Crossing II	2.60
7110	VillXing	2.10
7120	Meadow	1.40
7128	Village GR	2.40
7130	Shepard	3.10
7131	Gor Landing	2.60
7132	Hawkes F (not used)	2.80
7133	Snowbird	1.00
7140	Rdgfld1	3.60

NBHD CODES	LOCATION	ADJUSTMENT FACTOR
7141	Wds Ed Dr (not used)	3.60
7152	Baxter Lane	1.00
7160	RDGFLD3 (102V only)	3.60
7220	Brackett Bkco	1.40
7223	Presump	1.40
7550	Stargazer I	1.00
7584	SSTR Condos	1.50
7670	Oakland	1.30
7700	Wassamski Campground	1.00
NH1	Neighborhood 1	1.00
NH2	Neighborhood 2	1.20
NH3	Neighborhood 3	1.40

BUILDING VALUATION

Process for Collecting, Validating and Reporting Data

All buildings had an external drive-by review to verify the accuracy of the data. It is necessary to observe the style, quality, condition, and adequacy of each component of the building. The following elements have been rated as to quality, workmanship, and special physical characteristics.

- Style Type (Ranch, Colonial, etc.)
- Model (Residential, Commercial etc.)
- Grade (01 "Minimum" through 10 "Superior +20")
- Stories
- Occupancy
- Exterior Wall
- Roof Structure
- Roof Cover
- Interior Wall
- Interior Floor
- Heating Fuel and Type
- Bedrooms, Bathrooms & Total Rooms
- Year Built
- Condition of Property
- Functional and Economic Obsolescence
- Outbuildings & Extra Features

BUILDING STYLES

Below is an explanation of typical styles of single-family residential houses.

Ranch

This style was built generally after 1940's, although some houses were built earlier and could fall within this category. A ranch is a one-story house, which is usually rambling and low to the ground with a low-pitched roof.

Split - Level

Generally built after 1940's. The living area is on two or more levels with each level having a single story height, generally seen on uneven terrain lots. It can be a front/rear or side/rear split or a combination of the two.

Colonial

Traditional design built from 1700's to present. Generally 2 or 2 ½ stories with balanced openings along the main façade. Second floor overhangs are common. Newer colonials attempt to imitate this classic New England design.

Cape Cod

Generally built from the 1920's to present. Built "close to the ground" with simple lines. A high roof ridge often supplemented with full or partial dormers may provide a second level of living area, but not a full upper story. Generally a gable roof.

Bungalow

Most bungalows were built in the early 1900's. A small, one-story design often seen with an expansion attic area and/or dormers. Usually with an open or enclosed front porch. Narrow across the front and deep from front to back.

Conventional

An older type of house with no particular architectural design. Story heights generally range from 1.5 to 2.5 stories.

Modern or Contemporary

Constructed since 1940's WWII. One-story, two-stories or split-level. Characterized by large windows, open planning, horizontal lines and simple details.

Raised Ranch

A combination of the ranch and tri-level designs. The basement area sets on or slightly below the ground level and is usually partially or totally finished. Basement garages are common.

Camp

A small, seasonal design often one-story. May have an expansion attic area and/or dormers. Usually without a central hearing system or foundation. Limited insulation with plumbing that cannot be used during freezing weather and must be annually drained and winterized. Building cannot be lived in year-round.

Federalist

Construction and classic architectural design features found in 18th to 19th century government buildings, with smooth facade, utilizing high quality materials and extensive details.

COST/MARKETING APPROACH MODELING

Once all the pertinent physical data regarding the improvements has been collected, the replacement cost of the building is obtained. Vision's cost tables were utilized to develop a replacement cost for a building. Once the cost of the building was developed, depreciation from normal wear and tear and from functional and economic obsolescence was deducted. The remaining value is considered the Replacement Cost Less Depreciation (RCLD). The market indicated land value and any other outbuilding values are added to give you a final value. This value is compared to market sale prices of similar properties to ensure that the property is appraised at market value for April 1, 2022.

Qualified sales that occurred between 4/01/2021 & 4/1/2022 were utilized. These sales were analyzed based on style, location, lot size, building size and sale and date quartile. Refer to the Sales Ratio Studies Table to see the detailed reports.

DEPRECIATION GUIDELINES

Depreciation is composed of three elements: normal depreciation, functional depreciation and economic depreciation.

Normal depreciation results form the passage of time and its affect on the structure. This is tied directly to age and takes into account the amount of repairs and upgrades that have been made to a building. A guide to normal depreciation is provided. This chart is based on an effective year built and deducts one percent of value per year between the effective year built and the date of valuation for newer construction. The appraiser will always make the final judgment on the amount of depreciation to be applied and the chart provided is only a guide.

Functional depreciation is applied where a physical problem exists within the structure and is outside the range of normal depreciation. Sometimes this type of depreciation can be corrected, other times the problem will not be physically or financially possible to cure. In all cases a separate amount of depreciation will be added to the record for these circumstances with a note explaining the reason for the functional depreciation.

Economic depreciation is applied when a negative valuation influence exists outside the boundaries of the subject property and affects its overall value. An example of this type of influence would be a residential home next to a large commercial property. This type of depreciation is judged by the appraiser and applied separately with a note explaining the reason for its use.

SECTION C
For the date of valuation 04/01/2022
GRADING ADJUSTMENT METHODOLOGY

QUALITY ADJUSTMENT RATING

INTRODUCTION

A pure replacement cost system of valuation relies only on quality of materials, design and workmanship in quality grade determinants. It has been said that the three most important considerations in purchasing real estate are Location, Location and Location. Unfortunately, a pure cost system does not address what might be a major value ingredient on improvement values (Neighborhood and Location). Yes, materials, design and workmanship should be the primary quality grade determinant, but the neighborhood's appeal, or lack thereof, may have a secondary impact. An extreme example of this is that the so-called $300,000 home in the $500,000 neighborhood will usually bring more than its pure replacement cost. Because Vision Government Solution's Appraisal System is a combination of Cost/Market Appraisal Systems, quality grades may need to vary slightly among similar neighborhoods. Any variations from the pure cost approach quality rating should be made only with supportable conclusive market evidence, using neighborhood sales to justify these adjustments. Once the quality grade determinants are determined, the final quality grades should be similar on similar homes within similar neighborhoods. Equitability and consistency are paramount.

QUALITY GRADE ADJUSTMENTS

Within Vision Government Solution's Appraisal System, there are quality adjustments available to cover a wide range of possible construction qualities. The quality grades applied to the properties are multipliers, or factors, applied to the basic construction rate, which is derived from the structural components.

What follows are five groupings of quality grade ratings used in Gorham:

What follows are the guidelines in establishing quality grades based purely on a cost approach system, unadjusted for market neighborhood conditions.

RESIDENTIAL HOMES
QUALITY GRADING GUIDELINES

THE GENERAL QUALITY SPECIFICATIONS FOR GRADING GROUPS ARE AS FOLLOWS:

09 TO 10 (SUPERIOR):

This is the highest quality adjustment and denotes the very best in its category. Custom workmanship and materials used throughout the structure. Superior quality interior finish and built-in features. Deluxe heating system and very good grade plumbing and lighting fixtures.

06 TO 08 (GOOD):

Buildings constructed with good quality materials and above average workmanship throughout. Moderate architectural treatment. Good quality interior finish and built-in features. Good grade heating, plumbing and lighting fixtures.

03 TO 05 (AVERAGE):

Buildings constructed with average quality materials and workmanship throughout, conforming with the base specifications used to develop the pricing schedule. Minimal architectural treatment. Average quality interior finish and built-in features. Standard grade heating, plumbing and lighting fixtures.

02 BELOW AVERAGE:

Buildings constructed with economy quality materials and fair workmanship throughout. Void of architectural treatment. Cheap quality interior finish and built-in features. Low-grade heating, plumbing and lighting fixtures.

01 - MINIMUM:

Buildings constructed with a very cheap grade of materials, usually "culls" and "seconds" and very poor-quality workmanship resulting from unskilled, inexperienced, "do-it-yourself" type labor. Low-grade heating, plumbing and lighting fixtures.

Some of the most common grades are displayed below with a photograph of what a typical house would look like for that specific grade.

LOW QUALITY
GRADES 01 TO 02

Typically, this home will be of lower quality than the community's average home. Although quality of materials and workmanship is below average, these houses are not necessarily below the minimum building code requirements. Interior finish, however, is plain with few refinements, design is from stock plans and ornamentation is limited to the facade, if at all.

APR/ 6/2022

AVERAGE QUALITY
GRADES 03 TO 05

Homes constructed with average quality materials and average workmanship. It may be mass-produced or exceed building code requirements. Average quality interior finish. The quality of materials and workmanship is acceptable, with some of its components reflecting better than average. Mass produced with some architectural treatment and meeting building code requirements.

APR/ 6/2022

GOOD QUALITY RATING
GRADES 06 TO 08

This type of residence may be mass produced in above average residential developments or built for an individual owner. Good standard quality materials that exceed minimum building codes. Exhibit pronounced architectural styling and detail having an ample amount of built in features. The interiors are well finished with good quality paper, paint, and floor covering, as well as attractive hardware and fixtures. Exteriors have ornamental refinements of good quality material.

EXCELLENT QUALITY RATING
GRADES 09 TO 10

These types of residences generally have excellent architectural style and are frequently individually designed. Exteriors have ornamental refinements of high quality material. Superior quality interior refinements and detail. Deluxe heating and cooling systems and excellent grade plumbing and lighting fixtures. Custom quality workmanship and materials with refinements and details throughout the structure.

SECTION D

TOTAL VALUE REPORT BY PROPERTY CLASS (LA4)

SALES RATIO STUDIES

APRIL 1, 2022 VALUATION DATE
RESIDENTIAL VALUATION REPORTS

SALES PERIOD = APRIL 1, 2021 TO APRIL 1, 2022

BY LAND USE CODE (NO WATERFRONT)
BY STYLE
BY LAND NEIGHBORHOOD (LOCATION)
BY SALE PRICE QUARTILE
BY SALE DATE QUARTILE
BY ACTUAL YEAR BUILT
BY LOT SIZE
BY BUILDING SIZE

BY TWO FAMILY USE
BY VACANT RESIDENTIAL LAND
BY CONDOMINIUM USE
BY CONDOMINIUM COMPLEX

SALES PERIOD = APRIL 1, 2020 TO APRIL 1, 2022

BY MOBILE HOME USE
BY WATERFRONT USE (No Sales)

Assessor's Classification Report (LA4)
GORHAM, ME
All Neighborhoods
2022

Real Property

Property Type	Mix Use Chap Count	Parcel Count	Class 1 Residential Assessed Value	Class 2 Open Space Assessed Value	Class 3 Commercial Assessed Value	Class 4 Industrial Assessed Value	Total for Property Type
101	0	4,959	2,002,344,700	0	0	0	2,002,344,700
102	0	479	150,900,200	0	0	0	150,900,200
misc 103, 109	0	476	33,121,300	0	0	0	33,121,300
104	0	259	109,005,800	0	0	0	109,005,800
105	0	13	5,636,300	0	0	0	5,636,300
111-125	0	41	37,863,800	0	0	0	37,863,800
130-132,106	0	394	30,275,000	0	0	0	30,275,000
200-231	0	3	0	0	395,200	0	565,100
300-393	0	166	0	0	143,983,300	0	143,983,300
400-442	0	157	0	0	0	240,284,700	241,813,300
450-452	0	0	0	0	0	0	0
ch 61 (600)	0	7	0	0	512,600	0	512,600
ch 61a (700)	0	117	0	0	2,704,000	0	2,940,300
ch 61b (800)	0	0	0	0	0	0	0
012-043	0	5	1,417,600	0	2,133,100	0	3,550,700
900	0	154	0	0	0	0	284,874,500
Other	0	195	62,081,000	0	1,509,900	0	63,614,400
		7,425	2,432,645,700	0	151,238,100	240,284,700	3,111,001,300

Total Real Property:	2,826,126,800
Total Personal Property:	131,028,400
Total Real + PP Taxable Property:	2,957,155,200
Total Exempt Property:	284,874,500

Personal Property

Total Count Real and Personal Property: **7,817**

Property Type	*Parcel Count*	*Class 5 Personal Prop Assessed Value*
MJ	4	27,100
AUTO	2	24,100
BARS	1	58,600
BETE	409	100,508,300
BUSN	2	231,600
CARD	3	26,000
COMM	5	86,200
CONV	4	832,300
DIST	1	27,000
FOOD	3	53,800
FUEL	5	209,100
LEAS	30	3,518,400
MANF	2	1,279,500
MISC	7	136,300
REST	14	1,084,400
RETL	39	2,904,200
SALE	2	293,300
SERV	1	48,800
SPMK	1	2,865,000
TRAN	1	6,000
UTIL	7	16,773,300
WHOL	3	35,100
	546	131,028,400

Please list the person to contact if the Bureau has any questions concerning this completed report.

Name	Title	Daytime Phone	E-Mail

Summary by Land Use
GORHAM, ME

11/03/2022

Land Use Code		Count	Mean Sale Price	Mean Appraised	Mean A/S Ratio	Median SalePrice	Median Appraised	Median A/S Ratio	Median Abs Disp	COD	Weighted Average
101	SINGLE FAM	181	440,823	417,403	0.95	420,000	406,900	0.95	0.05	6.72%	0.95
			440,823	**417,403**	**0.95**	**420,000**	**406,900**	**0.95**	**0.05**	**6.72%**	**0.95**

April 1, 2021 to April 1, 2022

Parcel Detail by Land Use
GORHAM, ME

11/03/2022

Sort By ↓

Intrnl ID	Land Use Code		MBLU	Location	Land Nbhd	Use Code	Eff Area	Age	Eff Age	Sale Date	Sale Price	Appraised Value	A/S Ratio	S/A Ratio	Abs Disp
104273	101	SINGLE FAM	54/ 16/ 312/ /	26 JORDAN DRIVE	NH1	1010	1,918	16	9	6/9/2021	603,000	432,300	0.72	1.39	0.23
103682	101	SINGLE FAM	35/ 20/ 21/ /	10 HARDING ROAD	6615	1010	2,525	18	9	3/18/2022	585,000	458,400	0.78	1.28	0.17
4907	101	SINGLE FAM	107/ 3/ / /	94 NARRAGANSETT STRE	5182	1010	1,924	72	30	7/9/2021	385,000	310,100	0.81	1.24	0.14
105900	101	SINGLE FAM	15/ 1/ 501/ /	305 COUNTY ROAD	NH1	1010	2,353	9	8	6/18/2021	515,000	414,900	0.81	1.24	0.14
111043	101	SINGLE FAM	74/ 4/ 309/ /	15 BURTON DRIVE	NH1	1010	2,467	4	4	7/23/2021	580,000	470,600	0.81	1.23	0.14
2364	101	SINGLE FAM	53/ 20/ / /	186 HUSTON ROAD	5240	1010	1,251	53	21	8/4/2021	331,000	271,000	0.82	1.22	0.13
915	101	SINGLE FAM	17/ 9/ 3/ /	29 DEERING ROAD	NH1	1010	1,157	31	13	10/19/2021	350,000	287,300	0.82	1.22	0.13
1853	101	SINGLE FAM	39/ 32/ / /	53 BRIARWOOD LANE	5180	1010	1,393	49	19	6/28/2021	351,000	288,300	0.82	1.22	0.13
100140	101	SINGLE FAM	116/ 46/ / /	40 CLEARVIEW DRIVE	6151	1010	2,758	21	10	11/29/2021	554,000	455,500	0.82	1.22	0.13
3475	101	SINGLE FAM	81/ 12/ / /	23 SANBORN STREET	6650	1010	2,104	48	19	7/26/2021	436,000	359,700	0.82	1.21	0.13
111162	101	SINGLE FAM	75/ 9/ 110/ /	274 DINGLEY SPRING RO/	NH1	1010	2,176	5	5	8/23/2021	512,000	426,400	0.83	1.20	0.12
3269	101	SINGLE FAM	77/ 26/ 1/ /	123 BUCK STREET	NH2	1010	2,065	36	15	5/19/2021	460,000	384,200	0.84	1.20	0.11
3864	101	SINGLE FAM	90/ 3/ 1/ /	49 BARSTOW ROAD	NH2	1010	3,229	34	20	5/20/2021	410,000	342,900	0.84	1.20	0.11
5062	101	SINGLE FAM	109/ 83/ / /	74 GARDEN AVENUE	6175	1010	2,270	32	13	5/27/2021	426,000	356,600	0.84	1.19	0.11
101662	101	SINGLE FAM	6/ 1/ 2/ /	47 LADYS SLIPPER WAY	6580	1010	3,330	22	8	2/1/2022	810,000	679,000	0.84	1.19	0.11
105766	101	SINGLE FAM	1/ 14/ 10/ /	21 MOUNTVIEW DRIVE	6520	1010	2,809	3	3	1/22/2022	750,000	631,700	0.84	1.19	0.11
4808	101	SINGLE FAM	105/ 38/ / /	56 COLLEGE AVENUE	5190	1010	2,101	72	24	10/19/2021	396,500	335,000	0.84	1.18	0.11
104323	101	SINGLE FAM	15/ 43/ 101/ /	3 LOIS LANE	NH1	1010	1,568	18	9	9/10/2021	385,000	325,300	0.84	1.18	0.11
3933	101	SINGLE FAM	91/ 11/ 210/ /	57 UNDERHILL DRIVE	6840	1010	2,966	24	8	8/20/2021	650,000	549,900	0.85	1.18	0.10
110182	101	SINGLE FAM	50/ 6/ 72/ /	24 HESSIAN DRIVE	6241	1010	3,021	2	1	7/26/2021	646,170	551,100	0.85	1.17	0.10
494	101	SINGLE FAM	8/ 18/ / /	10 LOUISE STREET	NH3	1010	2,451	6	6	7/29/2021	550,000	472,500	0.86	1.16	0.09
4263	101	SINGLE FAM	99/ 48/ / /	58 HILLVIEW ROAD	6110	1010	1,710	70	30	7/2/2021	390,000	336,200	0.86	1.16	0.09
4637	101	SINGLE FAM	103/ 18/ / /	41 ROBIE STREET	5150	1010	1,933	72	30	12/8/2021	342,000	294,900	0.86	1.16	0.09
100006	101	SINGLE FAM	88/ 7/ 105/ /	24 CALISA LANE	NH3	1010	1,659	24	10	8/31/2021	390,000	336,700	0.86	1.16	0.09
2331	101	SINGLE FAM	52/ 3/ / /	588 GRAY ROAD	5210	1010	4,261	18	3	7/1/2021	1,243,000	1,075,800	0.87	1.16	0.08
2030	101	SINGLE FAM	45/ 1/ 20/ /	6 MEADOW CROSSING DR	6710	1010	3,195	36	7	12/29/2021	650,000	562,900	0.87	1.15	0.08
5209	101	SINGLE FAM	111/ 52/ / /	246 HUSTON ROAD	5220	1010	1,124	122	32	11/10/2021	280,000	242,900	0.87	1.15	0.08
2715	101	SINGLE FAM	63/ 15/ 3/ /	42 NORTH STREET	5740	1010	2,522	46	19	8/20/2021	480,000	416,400	0.87	1.15	0.08
5177	101	SINGLE FAM	111/ 19/ / /	752 GRAY ROAD	5220	1010	1,601	172	24	5/28/2021	315,000	273,900	0.87	1.15	0.08
113341	101	SINGLE FAM	100/ 80/ 1/ /	3 JOHNSON ROAD	5140	1010	1,861	0	0	4/1/2022	581,000	505,800	0.87	1.15	0.08

Parcel Detail by Land Use
GORHAM, ME

11/03/2022

Intrnl ID	Land Use Code	MBLU	Location	Land Nbhd	Use Code	Eff Area	Age	Eff Age	Sale Date	Sale Price	Appraised Value	A/S Ratio	S/A Ratio	Abs Disp
3794	101 SINGLE FAM	89/ 28/ / /	6 GEORGE STREET	NH3	1010	1,675	61	22	6/4/2021	350,000	305,800	0.87	1.14	0.08
2117	101 SINGLE FAM	47/ 19/ / /	199 GRAY ROAD	NH1	1010	1,135	82	24	11/30/2021	265,000	232,400	0.88	1.14	0.07
884	101 SINGLE FAM	15/ 34/ / /	215 COUNTY ROAD	NH1	1010	1,574	54	21	8/31/2021	356,000	312,900	0.88	1.14	0.07
305	101 SINGLE FAM	4/ 8/ / /	113 COUNTY ROAD	NH1	1010	1,595	69	24	12/3/2021	330,000	290,100	0.88	1.14	0.07
3751	101 SINGLE FAM	88/ 14/ 22/ /	7 WOODLAND ROAD	6815	1010	2,733	44	12	12/13/2021	571,500	503,000	0.88	1.14	0.07
533	101 SINGLE FAM	9/ 11/ / /	80 BRACKETT ROAD	NH1	1010	2,033	56	23	6/25/2021	375,000	330,200	0.88	1.14	0.07
3303	101 SINGLE FAM	78/ 1/ 2/ /	55 SPILLER ROAD	NH2	1010	1,170	33	13	4/5/2021	335,000	295,500	0.88	1.13	0.07
1103	101 SINGLE FAM	24/ 1/ 1/ /	1 CANTERBURY PINES DR	6170	1010	2,100	31	13	7/8/2021	460,000	406,600	0.88	1.13	0.07
3596	101 SINGLE FAM	84/ 17/ / /	750 FORT HILL ROAD	5776	1010	1,583	90	14	8/7/2021	435,000	385,500	0.89	1.13	0.06
105864	101 SINGLE FAM	45/ 23/ 435/ /	92 GORDON FARMS ROAI	6725	1010	3,543	16	9	7/2/2021	730,125	647,100	0.89	1.13	0.06
5030	101 SINGLE FAM	109/ 27/ / /	32 GARDEN AVENUE	6175	1010	1,662	49	19	6/24/2021	375,000	333,300	0.89	1.13	0.06
4239	101 SINGLE FAM	99/ 25/ / /	93 JOHNSON ROAD	6110	1010	2,146	69	30	6/7/2021	395,000	351,700	0.89	1.12	0.06
508	101 SINGLE FAM	8/ 31/ / /	14 SHIRLEY LANE	NH3	1010	1,172	49	13	10/8/2021	315,000	280,500	0.89	1.12	0.06
110191	101 SINGLE FAM	50/ 6/ 63/ /	63 ICHABOD LANE	6241	1010	2,954	1	1	11/10/2021	648,500	578,200	0.89	1.12	0.06
1715	101 SINGLE FAM	36/ 39/ 1/ /	280 FLAGGY MEADOW RC	5630	1010	2,169	38	15	8/12/2021	450,000	402,400	0.89	1.12	0.06
2706	101 SINGLE FAM	63/ 11/ 9/ /	1 QUAIL RIDGE DRIVE	6740	1010	2,585	33	9	4/26/2021	575,000	516,100	0.90	1.11	0.05
3600	101 SINGLE FAM	84/ 18/ 301/ /	7 MAPLE RIDGE ROAD	6760	1010	1,238	28	11	12/7/2021	316,500	284,200	0.90	1.11	0.05
101765	101 SINGLE FAM	117/ 32/ / /	2 CAITLIN DRIVE	6175	1010	2,880	20	9	12/15/2021	566,000	508,600	0.90	1.11	0.05
1722	101 SINGLE FAM	36/ 39/ 8/ /	26 FIELDCREST DRIVE	5630	1010	3,361	29	11	7/30/2021	589,000	529,500	0.90	1.11	0.05
5370	101 SINGLE FAM	43A/ 17/ 7/ /	25 SETTLERS WAY	6720	1010	2,714	38	10	6/18/2021	620,000	557,700	0.90	1.11	0.05
105310	101 SINGLE FAM	56/ 11/ 2/ /	113 DOW ROAD	NH1	1010	2,728	17	9	8/12/2021	500,000	450,800	0.90	1.11	0.05
2046	101 SINGLE FAM	45/ 10/ / /	218 FORT HILL ROAD	5772	1010	1,274	75	30	11/9/2021	312,000	281,900	0.90	1.11	0.05
105913	101 SINGLE FAM	77/ 48/ 115/ /	25 JENNIFER WAY	6637	1010	1,961	16	9	8/31/2021	475,000	429,400	0.90	1.11	0.05
4838	101 SINGLE FAM	106/ 17/ / /	34 MORRILL AVENUE	5160	1010	1,729	102	24	7/15/2021	347,700	314,500	0.90	1.11	0.05
110197	101 SINGLE FAM	50/ 6/ 57/ /	82 ICHABOD LANE	6241	1010	2,886	1	1	3/30/2022	626,000	567,400	0.91	1.10	0.04
3206	101 SINGLE FAM	76/ 29/ / /	163 DINGLEY SPRING RO/	NH2	1010	1,567	37	15	7/1/2021	330,000	300,300	0.91	1.10	0.04
4092	101 SINGLE FAM	96/ 1/ 1/ /	33 NASON ROAD	NH2	1010	1,495	29	11	12/23/2021	365,000	332,200	0.91	1.10	0.04
3739	101 SINGLE FAM	88/ 14/ 10/ /	22 WOODLAND ROAD	6815	1010	2,246	43	12	6/22/2021	475,000	433,000	0.91	1.10	0.04
3882	101 SINGLE FAM	90/ 19/ / /	26 WILSON ROAD	5850	1010	1,607	75	40	5/7/2021	320,000	292,500	0.91	1.09	0.04
3832	101 SINGLE FAM	89/ 57/ / /	416 SEBAGO LAKE ROAD	6820	1010	814	81	32	3/31/2022	215,000	196,700	0.91	1.09	0.04
4823	101 SINGLE FAM	106/ 1/ / /	141 SOUTH STREET	5110	1010	1,898	113	24	8/9/2021	423,500	388,500	0.92	1.09	0.03

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4910	101 SINGLE FAM	107/ 5/ / /	110 NARRAGANSETT STRI	5182	1010	1,583	67	25	7/22/2021	335,000	307,400	0.92	1.09	0.03
4458	101 SINGLE FAM	102/ 14/ / /	38 COLLEGE AVENUE	5195	1010	1,814	122	32	5/6/2021	310,000	285,200	0.92	1.09	0.03
106327	101 SINGLE FAM	81/ 26/ 201/ /	26 HANSEN WAY	NH2	1010	2,480	15	6	3/1/2022	515,000	473,800	0.92	1.09	0.03
4508	101 SINGLE FAM	102/ 59/ / /	97 STATE STREET	5195	1010	2,864	122	24	9/17/2021	400,000	368,700	0.92	1.08	0.03
102945	101 SINGLE FAM	1/ 6/ 204/ /	16 DISTANT PINES DRIVE	6518	1010	3,198	19	9	7/30/2021	577,000	532,400	0.92	1.08	0.03
106514	101 SINGLE FAM	45/ 23/ 422/ /	6 MADISON WAY	6725	1010	2,381	1	1	9/29/2021	549,900	507,700	0.92	1.08	0.03
103617	101 SINGLE FAM	85/ 17/ 517/ /	21 ANNIES WAY	6765	1010	2,509	16	9	8/20/2021	515,000	476,800	0.93	1.08	0.02
869	101 SINGLE FAM	15/ 21/ / /	3 HODGDON ROAD	NH1	1010	3,327	82	24	12/3/2021	415,000	384,500	0.93	1.08	0.02
110202	101 SINGLE FAM	50/ 6/ 52/ /	95 ICHABOD LANE	6241	1010	2,053	2	2	6/8/2021	508,000	470,700	0.93	1.08	0.02
4665	101 SINGLE FAM	103/ 45/ / /	15 LINCOLN STREET	5150	1010	1,285	90	24	4/7/2021	335,000	311,300	0.93	1.08	0.02
100132	101 SINGLE FAM	116/ 38/ / /	5 CLEARVIEW DRIVE	6151	1010	1,864	21	10	10/20/2021	377,500	352,000	0.93	1.07	0.02
311	101 SINGLE FAM	5/ 1/ / /	68 MCLELLAN ROAD	5530	1010	2,239	12	8	5/10/2021	519,000	485,000	0.93	1.07	0.02
109177	101 SINGLE FAM	79/ 12/ 1/ /	7 ANGELTUN LANE	NH2	1010	3,364	7	6	3/10/2022	926,000	865,700	0.93	1.07	0.02
1158	101 SINGLE FAM	25/ 1/ 21/ /	7 SHADY RUN LANE	6155	1010	3,155	39	15	10/22/2021	525,000	491,200	0.94	1.07	0.01
107327	101 SINGLE FAM	30/ 18/ 21/ /	47 OLD DYNAMITE WAY	6115	1010	3,245	5	5	6/21/2021	730,500	685,700	0.94	1.07	0.01
1109	101 SINGLE FAM	24/ 1/ 7/ /	12 CANTERBURY PINES D	6170	1010	1,757	32	13	8/27/2021	453,000	425,400	0.94	1.06	0.01
106951	101 SINGLE FAM	22/ 4/ 711/ /	18 MARYANN DRIVE	6591	1010	1,190	14	8	8/12/2021	335,000	314,800	0.94	1.06	0.01
106560	101 SINGLE FAM	83/ 11/ 207/ /	61 MURRAY DRIVE	NH2	1010	2,561	9	8	4/23/2021	505,000	475,200	0.94	1.06	0.01
609	101 SINGLE FAM	12/ 15/ / /	320 NEW PORTLAND ROA	5420	1010	2,733	20	7	5/28/2021	475,000	447,100	0.94	1.06	0.01
112236	101 SINGLE FAM	47/ 23/ 5/ /	14 HARRISON LANE	NH3	1010	3,523	2	2	8/25/2021	650,000	612,600	0.94	1.06	0.01
2524	101 SINGLE FAM	57/ 3/ / /	3 FARRINGTON ROAD	NH1	1010	1,490	6	6	6/30/2021	350,000	330,100	0.94	1.06	0.01
112081	101 SINGLE FAM	85/ 14/ 2/ /	763 FORT HILL ROAD	5776	1010	1,764	1	1	12/10/2021	450,000	424,700	0.94	1.06	0.01
4225	101 SINGLE FAM	99/ 11/ / /	110 JOHNSON ROAD	6110	1010	1,570	70	30	12/15/2021	327,000	309,100	0.95	1.06	0.00
4714	101 SINGLE FAM	104/ 6/ / /	15 RIDGEWAY AVENUE	6140	1010	1,948	66	11	12/17/2021	430,000	406,900	0.95	1.06	0.00
5174	101 SINGLE FAM	111/ 15/ / /	9 PLEASANT STREET	5220	1010	1,498	222	14	11/5/2021	325,420	308,000	0.95	1.06	0.00
103605	101 SINGLE FAM	85/ 17/ 504/ /	34 ANNIES WAY	6765	1010	4,709	17	9	9/30/2021	660,000	625,300	0.95	1.06	0.00
5006	101 SINGLE FAM	109/ 10/ 3/ /	113 LIBBY AVENUE	6129	1010	2,402	50	19	11/8/2021	400,000	379,000	0.95	1.06	0.00
2613	101 SINGLE FAM	60/ 4/ / /	139 OSSIPEE TRAIL	NH1	1010	1,393	62	25	11/12/2021	269,000	254,900	0.95	1.06	0.00
4217	101 SINGLE FAM	99/ 3/ / /	62 GRAY ROAD	6120	1010	1,262	71	30	9/10/2021	310,000	293,900	0.95	1.05	0.00
104954	101 SINGLE FAM	50/ 13/ 12/ /	202 HARDING BRIDGE RO	6245	1010	3,468	17	7	8/11/2021	580,000	551,000	0.95	1.05	0.00
111163	101 SINGLE FAM	75/ 9/ 109/ /	270 DINGLEY SPRING RO/	NH1	1010	1,734	4	4	8/6/2021	420,000	399,100	0.95	1.05	0.00

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2369	101 SINGLE FAM	53/ 25/ / /	175 HUSTON ROAD	5245	1010	1,515	82	32	10/29/2021	250,000	237,700	0.95	1.05	0.00
4096	101 SINGLE FAM	96/ 2/ 1/ /	196 NORTH GORHAM ROA	NH2	1010	3,484	22	10	11/18/2021	539,000	512,600	0.95	1.05	0.00
112740	101 SINGLE FAM	4/ 2/ / /	183 COUNTY ROAD	NH1	1010	2,206	1	1	8/11/2021	559,000	532,300	0.95	1.05	0.00
4636	101 SINGLE FAM	103/ 17/ / /	45 ROBIE STREET	5150	1010	1,849	71	30	1/18/2022	360,000	343,000	0.95	1.05	0.00
107834	101 SINGLE FAM	30/ 13/ 125/ /	12 WAGNER FARM ROAD	6133	1010	1,889	13	8	8/18/2021	420,000	400,200	0.95	1.05	0.00
1244	101 SINGLE FAM	25/ 4/ 27/ /	8 WINTERBERRY DRIVE	6165	1010	2,342	28	11	11/22/2021	477,000	455,500	0.95	1.05	0.00
107615	101 SINGLE FAM	89/ 65/ 3/ /	16 GREAT FALLS ROAD	NH3	1010	2,561	4	4	12/30/2021	550,000	526,800	0.96	1.04	0.01
259	101 SINGLE FAM	3/ 15/ 10/ /	25 TAPLEY DRIVE	NH3	1010	3,332	41	17	9/30/2021	515,000	493,800	0.96	1.04	0.01
958	101 SINGLE FAM	20/ 5/ 7/ /	28 SOLOMON DRIVE	6155	1010	3,064	41	17	8/2/2021	525,000	504,700	0.96	1.04	0.01
106558	101 SINGLE FAM	83/ 11/ 205/ /	46 MURRAY DRIVE	NH2	1010	2,323	10	8	12/29/2021	521,000	503,500	0.97	1.03	0.02
103805	101 SINGLE FAM	51/ 8/ 18/ /	26 ICHABOD LANE	6240	1010	2,561	18	9	7/15/2021	542,000	524,600	0.97	1.03	0.02
2478	101 SINGLE FAM	55/ 26/ 1/ /	37 DOW ROAD	NH1	1010	2,083	21	10	6/4/2021	375,000	363,400	0.97	1.03	0.02
112161	101 SINGLE FAM	5/ 11/ 1/ /	20 MASON LANE	5530	1010	2,173	2	2	12/9/2021	470,000	455,600	0.97	1.03	0.02
101866	101 SINGLE FAM	52/ 4/ 5/ /	56 SYDNEYS WAY	6230	1010	3,084	20	3	4/30/2021	735,000	712,700	0.97	1.03	0.02
1405	101 SINGLE FAM	27/ 14/ 4/ /	15 VERANDA DRIVE	6515	1010	1,929	35	9	8/20/2021	430,000	418,300	0.97	1.03	0.02
103663	101 SINGLE FAM	35/ 20/ 2/ /	24 HARDING ROAD	6615	1010	2,858	1	0	9/30/2021	600,000	583,800	0.97	1.03	0.02
2483	101 SINGLE FAM	55/ 29/ / /	51 DOW ROAD	NH1	1010	2,837	65	11	7/30/2021	475,000	464,400	0.98	1.02	0.03
104942	101 SINGLE FAM	30/ 7/ 412/ /	2 SHAMROCK DRIVE	3131	1010	3,196	17	9	5/24/2021	475,000	465,400	0.98	1.02	0.03
107820	101 SINGLE FAM	30/ 13/ 139/ /	80 WAGNER FARM ROAD	6133	1010	1,850	12	8	5/21/2021	420,000	411,700	0.98	1.02	0.03
4936	101 SINGLE FAM	107/ 31/ / /	139 NARRAGANSETT STRI	5182	1010	1,305	64	25	10/21/2021	280,000	274,600	0.98	1.02	0.03
102224	101 SINGLE FAM	55/ 26/ 3/ /	27 DOW ROAD	NH1	1010	2,703	21	8	10/19/2021	478,000	468,800	0.98	1.02	0.03
4978	101 SINGLE FAM	108/ 24/ / /	21 LAWN AVENUE	6180	1010	1,597	57	18	10/29/2021	320,000	314,000	0.98	1.02	0.03
5344	101 SINGLE FAM	114/ 10/ / /	15 MCQUILLIANS HILL DF	6560	1010	3,095	27	8	11/12/2021	555,000	544,700	0.98	1.02	0.03
5129	101 SINGLE FAM	110/ 55/ / /	15 ACORN STREET	5220	1010	1,391	120	32	9/28/2021	240,000	235,900	0.98	1.02	0.03
113361	101 SINGLE FAM	90/ 28/ 2/ /	255 SEBAGO LAKE ROAD	5850	1010	2,150	1	0	6/10/2021	100,000	98,300	0.98	1.02	0.03
109136	101 SINGLE FAM	27/ 3/ 201/ /	3 SHEPARDS WAY	6129	1010	2,258	1	1	6/11/2021	480,000	472,200	0.98	1.02	0.03
4159	101 SINGLE FAM	97/ 16/ / /	46 STANDISH NECK ROAL	NH2	1010	1,656	28	11	8/11/2021	361,500	355,800	0.98	1.02	0.03
4012	101 SINGLE FAM	92/ 27/ 3/ /	13 BRYDON LANE	NH2	1010	2,077	29	11	4/30/2021	345,000	339,900	0.99	1.02	0.04
1003	101 SINGLE FAM	20/ 6/ 1/ /	97 WEEKS ROAD	6155	1010	1,677	45	17	3/1/2022	390,000	385,500	0.99	1.01	0.04
103522	101 SINGLE FAM	74/ 7/ 2/ /	8 ELLIOTT ROAD	NH1	1010	2,935	20	9	10/15/2021	465,000	460,700	0.99	1.01	0.04
101806	101 SINGLE FAM	117/ 73/ / /	100 QUINCY DRIVE	6175	1010	2,475	21	10	4/30/2021	462,000	457,900	0.99	1.01	0.04

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4772	101 SINGLE FAM	105/ 17/ / /	52 NARRAGANSETT STRE	5180	1010	2,013	44	17	8/17/2021	365,000	362,400	0.99	1.01	0.04
1461	101 SINGLE FAM	28/ 27/ / /	119 DAY ROAD	5520	1010	1,614	57	23	11/9/2021	295,000	292,900	0.99	1.01	0.04
5267	101 SINGLE FAM	111/ 90/ / /	852 GRAY ROAD	5220	1010	3,251	107	32	4/16/2021	327,000	325,000	0.99	1.01	0.04
2346	101 SINGLE FAM	53/ 3/ / /	183 HUSTON ROAD	5240	1010	996	55	14	8/23/2021	270,000	268,700	1.00	1.00	0.05
106940	101 SINGLE FAM	22/ 4/ 702/ /	9 MARYANN DRIVE	6591	1010	1,250	13	8	5/28/2021	305,000	303,600	1.00	1.00	0.05
4433	101 SINGLE FAM	101/ 17/ / /	113 SCHOOL STREET	5120	1010	1,966	122	24	11/19/2021	306,000	305,300	1.00	1.00	0.05
106881	101 SINGLE FAM	5/ 21/ 504/ /	23 GERRYS WAY	6595	1010	2,234	14	8	4/9/2021	456,000	455,000	1.00	1.00	0.05
4881	101 SINGLE FAM	106/ 32/ 2/ /	15 BALL PARK ROAD	5160	1010	1,676	22	8	10/1/2021	360,000	359,600	1.00	1.00	0.05
107109	101 SINGLE FAM	57/ 10/ 203/ /	20 FARRINGTON ROAD	6652	1010	2,392	5	5	9/10/2021	450,000	450,300	1.00	1.00	0.05
1411	101 SINGLE FAM	27/ 15/ 2/ /	26 ELKINS ROAD	6512	1010	2,434	39	15	5/14/2021	412,000	412,500	1.00	1.00	0.05
1875	101 SINGLE FAM	40/ 7/ / /	73 FLAGGY MEADOW RO/	5190	1010	2,517	59	23	9/28/2021	350,000	351,000	1.00	1.00	0.05
1472	101 SINGLE FAM	29/ 4/ 1/ /	253 NEW PORTLAND ROA	5530	1010	1,657	41	17	11/12/2021	425,000	426,900	1.00	1.00	0.05
2305	101 SINGLE FAM	50/ 9/ 15/ /	57 LITTLE RIVER DRIVE	6320	1010	3,370	31	13	4/20/2021	515,000	517,500	1.00	1.00	0.05
5210	101 SINGLE FAM	111/ 53/ / /	250 HUSTON ROAD	5220	1010	1,340	69	30	9/10/2021	247,000	248,200	1.00	1.00	0.05
111165	101 SINGLE FAM	75/ 9/ 107/ /	264 DINGLEY SPRING RO/	NH1	1010	1,659	4	4	8/31/2021	402,500	404,900	1.01	0.99	0.06
2123	101 SINGLE FAM	47/ 22/ / /	346 LIBBY AVENUE	NH3	1010	1,142	42	17	11/22/2021	280,000	281,900	1.01	0.99	0.06
1665	101 SINGLE FAM	36/ 2/ / /	293 FLAGGY MEADOW RC	5630	1010	1,393	52	21	6/1/2021	325,000	328,000	1.01	0.99	0.06
874	101 SINGLE FAM	15/ 25/ / /	249 COUNTY ROAD	NH1	1010	2,318	5	4	11/19/2021	445,000	449,200	1.01	0.99	0.06
4706	101 SINGLE FAM	103/ 82/ / /	46 ROBIE STREET	5150	1010	2,171	57	23	12/17/2021	389,186	393,100	1.01	0.99	0.06
2360	101 SINGLE FAM	53/ 17/ / /	44 SEBAGO LAKE ROAD	5245	1010	2,026	55	21	6/2/2021	318,000	322,000	1.01	0.99	0.06
5142	101 SINGLE FAM	110/ 67/ / /	80 MOSHER ROAD	5220	1010	2,365	105	24	11/1/2021	302,500	306,400	1.01	0.99	0.06
2116	101 SINGLE FAM	47/ 18/ / /	206 GRAY ROAD	NH1	1010	1,772	102	32	4/30/2021	245,000	248,200	1.01	0.99	0.06
104740	101 SINGLE FAM	54/ 9/ 602/ /	16 DAISY LANE	6643	1010	1,918	1	1	7/16/2021	420,863	426,600	1.01	0.99	0.06
1776	101 SINGLE FAM	38/ 14/ / /	177 FLAGGY MEADOW RC	5630	1010	3,256	213	24	7/30/2021	428,000	433,900	1.01	0.99	0.06
3958	101 SINGLE FAM	92/ 7/ 4/ /	21 GEORGE STREET	NH2	1010	2,085	39	10	7/23/2021	380,000	385,600	1.01	0.99	0.06
3408	101 SINGLE FAM	80/ 8/ 2/ /	69 SHAWS MILL ROAD	NH2	1010	2,191	46	19	10/22/2021	350,000	355,300	1.02	0.99	0.07
107899	101 SINGLE FAM	93/ 29/ 204/ /	18 SHYANNES WAY	6890	1010	2,274	23	8	7/30/2021	385,000	390,900	1.02	0.98	0.07
113241	101 SINGLE FAM	51/ 3/ 601/ /	70 HARDING BRIDGE ROA	5740	1010	3,145	1	1	12/15/2021	500,000	507,800	1.02	0.98	0.07
1518	101 SINGLE FAM	30/ 8/ 821/ /	22 WILLOWDALE DRIVE	6128	1010	1,709	28	11	9/9/2021	400,000	407,900	1.02	0.98	0.07
1209	101 SINGLE FAM	25/ 1/ 72/ /	8 SAMUELS WAY	6155	1010	2,181	22	10	5/3/2021	396,500	405,900	1.02	0.98	0.07
111166	101 SINGLE FAM	75/ 9/ 106/ /	260 DINGLEY SPRING RO/	NH1	1010	1,739	4	4	11/16/2021	400,000	413,200	1.03	0.97	0.08

Parcel Detail by Land Use
GORHAM, ME

11/03/2022

Intrnl ID	Land Use Code		MBLU	Location	Land Nbhd	Use Code	Eff Area	Age	Eff Age	Sale Date	Sale Price	Appraised Value	A/S Ratio	S/A Ratio	Abs Disp
5412	101	SINGLE FAM	74A/ 18/ 1/ /	65 FILES ROAD	6630	1010	3,964	29	11	7/30/2021	605,000	625,800	1.03	0.97	0.08
110215	101	SINGLE FAM	50/ 6/ 38/ /	149 ICHABOD LANE EXTE	6241	1010	1,974	4	4	5/20/2021	461,000	477,900	1.04	0.96	0.09
103788	101	SINGLE FAM	84/ 17/ 1/ /	730 FORT HILL ROAD	5776	1010	2,261	18	9	9/28/2021	430,000	447,000	1.04	0.96	0.09
2536	101	SINGLE FAM	57/ 6/ / /	27 FARRINGTON ROAD	NH1	1010	1,635	50	8	9/15/2021	360,000	376,000	1.04	0.96	0.09
4544	101	SINGLE FAM	102/ 98/ / /	9 ELM STREET	5110	1010	3,780	122	24	9/30/2021	450,000	473,400	1.05	0.95	0.10
2183	101	SINGLE FAM	48/ 14/ 5/ /	35 LONGMEADOW DRIVE	NH3	1010	3,135	37	10	7/23/2021	410,000	431,500	1.05	0.95	0.10
106837	101	SINGLE FAM	79/ 3/ 201/ /	46 BLACK HORSE LANE	NH2	1010	4,453	18	9	7/7/2021	721,000	759,000	1.05	0.95	0.10
3127	101	SINGLE FAM	74/ 19/ 3/ /	54 FILES ROAD	NH1	1010	1,210	28	11	9/14/2021	275,000	289,500	1.05	0.95	0.10
3104	101	SINGLE FAM	74/ 5/ 1/ /	21 ELLIOTT ROAD	NH1	1010	2,000	29	11	4/8/2021	380,000	400,800	1.05	0.95	0.10
3329	101	SINGLE FAM	78/ 3/ 310/ /	89 ALEXANDER DRIVE	6640	1010	3,379	25	10	4/27/2021	550,000	581,100	1.06	0.95	0.11
2050	101	SINGLE FAM	45/ 13/ / /	219 FORT HILL ROAD	5772	1010	1,867	222	24	6/16/2021	360,000	382,100	1.06	0.94	0.11
444	101	SINGLE FAM	7/ 9/ / /	117 MCLELLAN ROAD	5525	1010	3,979	19	9	4/1/2021	497,500	529,800	1.06	0.94	0.11
110762	101	SINGLE FAM	3/ 21/ 1/ /	42 BURNHAM ROAD	NH1	1010	2,181	5	5	4/23/2021	455,000	485,200	1.07	0.94	0.12
4451	101	SINGLE FAM	102/ 7/ / /	16 COLLEGE AVENUE	5195	1010	4,283	203	24	12/17/2021	535,000	570,600	1.07	0.94	0.12
103443	101	SINGLE FAM	96/ 1/ 402/ /	32 AUTUMN BROOK WAY	NH3	1010	3,277	18	9	6/10/2021	485,000	521,300	1.07	0.93	0.12
3550	101	SINGLE FAM	82/ 8/ / /	135 SPILLER ROAD	NH2	1010	1,414	55	21	8/30/2021	260,000	283,300	1.09	0.92	0.14
1986	101	SINGLE FAM	44/ 2/ / /	20 LONGVIEW DRIVE	6750	1010	4,118	51	14	12/17/2021	585,000	641,300	1.10	0.91	0.15
3369	101	SINGLE FAM	79/ 5/ / /	65 SPILLER ROAD	NH2	1010	1,184	46	19	7/16/2021	275,000	302,100	1.10	0.91	0.15
103422	101	SINGLE FAM	5/ 21/ 1/ /	20 STRAW ROAD	NH1	1010	2,340	19	7	4/5/2021	424,900	469,800	1.11	0.90	0.16
2323	101	SINGLE FAM	51/ 3/ 5/ /	129 HUSTON ROAD	5740	1010	2,302	35	13	5/17/2021	350,000	388,600	1.11	0.90	0.16
3732	101	SINGLE FAM	88/ 14/ 3/ /	11 HIGHMEADOW DRIVE	6815	1010	2,526	46	13	9/10/2021	430,000	479,600	1.12	0.90	0.17
4728	101	SINGLE FAM	104/ 13/ / /	171 SOUTH STREET	5110	1010	2,009	52	21	4/2/2021	330,000	368,200	1.12	0.90	0.17
402	101	SINGLE FAM	6/ 27/ / /	66 COUNTY ROAD	NH1	1010	2,346	222	24	10/27/2021	352,200	395,200	1.12	0.89	0.17
106997	101	SINGLE FAM	79/ 10/ 2/ /	204 BUCK STREET	NH2	1010	1,768	11	8	10/20/2021	364,000	415,500	1.14	0.88	0.19
4888	101	SINGLE FAM	106/ 38/ / /	5 JERICHO LANE	5160	1010	1,135	42	17	9/15/2021	287,500	329,900	1.15	0.87	0.20
103003	101	SINGLE FAM	89/ 72/ 1/ /	5 HEBERT WAY	NH2	1010	2,269	21	10	5/20/2021	360,000	414,900	1.15	0.87	0.20
4011	101	SINGLE FAM	92/ 27/ 2/ /	11 BRYDON LANE	NH2	1010	2,143	2	2	11/1/2021	350,000	410,700	1.17	0.85	0.22

Summary by Style
GORHAM, ME

11/03/2022

Style		Count	Mean Sale Price	Mean Appraised	Mean A/S Ratio	Median SalePrice	Median Appraised	Median A/S Ratio	Median Abs Disp	COD	Weighted Average
01	Ranch	44	370,159	358,125	0.97	350,000	332,750	0.95	0.05	6.53%	0.97
02	Split-Level	3	420,000	416,667	0.99	420,000	418,300	0.97	0.02	3.44%	0.99
03	Colonial	56	523,466	490,088	0.94	523,000	492,500	0.94	0.05	6.48%	0.94
04	Cape Cod	46	423,417	396,354	0.94	398,250	385,500	0.95	0.06	7.41%	0.94
05	Bungalow	1	302,500	306,400	1.01	302,500	306,400	1.01	0.00	0.00%	1.01
06	Conventional	18	382,983	371,744	0.97	353,850	353,550	0.96	0.05	5.84%	0.97
07	Modern/Contemp	4	762,250	694,425	0.93	720,500	669,750	0.93	0.04	3.49%	0.91
08	Raised Ranch	9	356,167	343,311	0.96	356,000	312,900	1.00	0.05	8.11%	0.96
			440,823	**417,403**	**0.95**	**420,000**	**406,900**	**0.95**	**0.05**	**6.72%**	**0.95**

Parcel Detail by Style
GORHAM, ME

11/03/2022

Sort By ↓

Intrnl ID	Style		MBLU	Location	Land Nbhd	Use Code	Eff Area	Age	Eff Age	Sale Date	Sale Price	Appraised Value	A/S Ratio	S/A Ratio	Abs Disp
3832	01	Ranch	89/ 57/ / /	416 SEBAGO LAKE ROAD	6820	1010	814	81	32	3/31/2022	215,000	196,700	0.91	1.09	0.04
2346	01	Ranch	53/ 3/ / /	183 HUSTON ROAD	5240	1010	996	55	14	8/23/2021	270,000	268,700	1.00	1.00	0.05
4888	01	Ranch	106/ 38/ / /	5 JERICHO LANE	5160	1010	1,135	42	17	9/15/2021	287,500	329,900	1.15	0.87	0.20
915	01	Ranch	17/ 9/ 3/ /	29 DEERING ROAD	NH1	1010	1,157	31	13	10/19/2021	350,000	287,300	0.82	1.22	0.13
3303	01	Ranch	78/ 1/ 2/ /	55 SPILLER ROAD	NH2	1010	1,170	33	13	4/5/2021	335,000	295,500	0.88	1.13	0.07
508	01	Ranch	8/ 31/ / /	14 SHIRLEY LANE	NH3	1010	1,172	49	13	10/8/2021	315,000	280,500	0.89	1.12	0.06
106951	01	Ranch	22/ 4/ 711/ /	18 MARYANN DRIVE	6591	1010	1,190	14	8	8/12/2021	335,000	314,800	0.94	1.06	0.01
3127	01	Ranch	74/ 19/ 3/ /	54 FILES ROAD	NH1	1010	1,210	28	11	9/14/2021	275,000	289,500	1.05	0.95	0.10
3600	01	Ranch	84/ 18/ 301/ /	7 MAPLE RIDGE ROAD	6760	1010	1,238	28	11	12/7/2021	316,500	284,200	0.90	1.11	0.05
4217	01	Ranch	99/ 3/ / /	62 GRAY ROAD	6120	1010	1,262	71	30	9/10/2021	310,000	293,900	0.95	1.05	0.00
4936	01	Ranch	107/ 31/ / /	139 NARRAGANSETT STRI	5182	1010	1,305	64	25	10/21/2021	280,000	274,600	0.98	1.02	0.03
2524	01	Ranch	57/ 3/ / /	3 FARRINGTON ROAD	NH1	1010	1,490	6	6	6/30/2021	350,000	330,100	0.94	1.06	0.01
4092	01	Ranch	96/ 1/ 1/ /	33 NASON ROAD	NH2	1010	1,495	29	11	12/23/2021	365,000	332,200	0.91	1.10	0.04
4225	01	Ranch	99/ 11/ / /	110 JOHNSON ROAD	6110	1010	1,570	70	30	12/15/2021	327,000	309,100	0.95	1.06	0.00
4910	01	Ranch	107/ 5/ / /	110 NARRAGANSETT STRI	5182	1010	1,583	67	25	7/22/2021	335,000	307,400	0.92	1.09	0.03
305	01	Ranch	4/ 8/ / /	113 COUNTY ROAD	NH1	1010	1,595	69	24	12/3/2021	330,000	290,100	0.88	1.14	0.07
4978	01	Ranch	108/ 24/ / /	21 LAWN AVENUE	6180	1010	1,597	57	18	10/29/2021	320,000	314,000	0.98	1.02	0.03
1461	01	Ranch	28/ 27/ / /	119 DAY ROAD	5520	1010	1,614	57	23	11/9/2021	295,000	292,900	0.99	1.01	0.04
2536	01	Ranch	57/ 6/ / /	27 FARRINGTON ROAD	NH1	1010	1,635	50	8	9/15/2021	360,000	376,000	1.04	0.96	0.09
1472	01	Ranch	29/ 4/ 1/ /	253 NEW PORTLAND ROA	5530	1010	1,657	41	17	11/12/2021	425,000	426,900	1.00	1.00	0.05
5030	01	Ranch	109/ 27/ / /	32 GARDEN AVENUE	6175	1010	1,662	49	19	6/24/2021	375,000	333,300	0.89	1.13	0.06
3794	01	Ranch	89/ 28/ / /	6 GEORGE STREET	NH3	1010	1,675	61	22	6/4/2021	350,000	305,800	0.87	1.14	0.08
4881	01	Ranch	106/ 32/ 2/ /	15 BALL PARK ROAD	5160	1010	1,676	22	8	10/1/2021	360,000	359,600	1.00	1.00	0.05
112081	01	Ranch	85/ 14/ 2/ /	763 FORT HILL ROAD	5776	1010	1,764	1	1	12/10/2021	450,000	424,700	0.94	1.06	0.01
106997	01	Ranch	79/ 10/ 2/ /	204 BUCK STREET	NH2	1010	1,768	11	8	10/20/2021	364,000	415,500	1.14	0.88	0.19
4637	01	Ranch	103/ 18/ / /	41 ROBIE STREET	5150	1010	1,933	72	30	12/8/2021	342,000	294,900	0.86	1.16	0.09
105913	01	Ranch	77/ 48/ 115/ /	25 JENNIFER WAY	6637	1010	1,961	16	9	8/31/2021	475,000	429,400	0.90	1.11	0.05
110215	01	Ranch	50/ 6/ 38/ /	149 ICHABOD LANE EXTE	6241	1010	1,974	4	4	5/20/2021	461,000	477,900	1.04	0.96	0.09
4728	01	Ranch	104/ 13/ / /	171 SOUTH STREET	5110	1010	2,009	52	21	4/2/2021	330,000	368,200	1.12	0.90	0.17
2360	01	Ranch	53/ 17/ / /	44 SEBAGO LAKE ROAD	5245	1010	2,026	55	21	6/2/2021	318,000	322,000	1.01	0.99	0.06

Parcel Detail by Style
GORHAM, ME

11/03/2022

Intrnl ID	Style		MBLU	Location	Land Nbhd	Use Code	Eff Area	Age	Eff Age	Sale Date	Sale Price	Appraised Value	A/S Ratio	S/A Ratio	Abs Disp
110202	01	Ranch	50/ 6/ 52/ /	95 ICHABOD LANE	6241	1010	2,053	2	2	6/8/2021	508,000	470,700	0.93	1.08	0.02
4011	01	Ranch	92/ 27/ 2/ /	11 BRYDON LANE	NH2	1010	2,143	2	2	11/1/2021	350,000	410,700	1.17	0.85	0.22
4239	01	Ranch	99/ 25/ / /	93 JOHNSON ROAD	6110	1010	2,146	69	30	6/7/2021	395,000	351,700	0.89	1.12	0.06
113361	01	Ranch	90/ 28/ 2/ /	255 SEBAGO LAKE ROAD	5850	1010	2,150	1	0	6/10/2021	100,000	98,300	0.98	1.02	0.03
112161	01	Ranch	5/ 11/ 1/ /	20 MASON LANE	5530	1010	2,173	2	2	12/9/2021	470,000	455,600	0.97	1.03	0.02
110762	01	Ranch	3/ 21/ 1/ /	42 BURNHAM ROAD	NH1	1010	2,181	5	5	4/23/2021	455,000	485,200	1.07	0.94	0.12
106881	01	Ranch	5/ 21/ 504/ /	23 GERRYS WAY	6595	1010	2,234	14	8	4/9/2021	456,000	455,000	1.00	1.00	0.05
311	01	Ranch	5/ 1/ / /	68 MCLELLAN ROAD	5530	1010	2,239	12	8	5/10/2021	519,000	485,000	0.93	1.07	0.02
107899	01	Ranch	93/ 29/ 204/ /	18 SHYANNES WAY	6890	1010	2,274	23	8	7/30/2021	385,000	390,900	1.02	0.98	0.07
1244	01	Ranch	25/ 4/ 27/ /	8 WINTERBERRY DRIVE	6165	1010	2,342	28	11	11/22/2021	477,000	455,500	0.95	1.05	0.00
1875	01	Ranch	40/ 7/ / /	73 FLAGGY MEADOW RO/	5190	1010	2,517	59	23	9/28/2021	350,000	351,000	1.00	1.00	0.05
609	01	Ranch	12/ 15/ / /	320 NEW PORTLAND ROA	5420	1010	2,733	20	7	5/28/2021	475,000	447,100	0.94	1.06	0.01
110197	01	Ranch	50/ 6/ 57/ /	82 ICHABOD LANE	6241	1010	2,886	1	1	3/30/2022	626,000	567,400	0.91	1.10	0.04
113241	01	Ranch	51/ 3/ 601/ /	70 HARDING BRIDGE ROA	5740	1010	3,145	1	1	12/15/2021	500,000	507,800	1.02	0.98	0.07
107834	02	Split-Level	30/ 13/ 125/ /	12 WAGNER FARM ROAD	6133	1010	1,889	13	8	8/18/2021	420,000	400,200	0.95	1.05	0.02
1405	02	Split-Level	27/ 14/ 4/ /	15 VERANDA DRIVE	6515	1010	1,929	35	9	8/20/2021	430,000	418,300	0.97	1.03	0.00
2183	02	Split-Level	48/ 14/ 5/ /	35 LONGMEADOW DRIVE	NH3	1010	3,135	37	10	7/23/2021	410,000	431,500	1.05	0.95	0.08
4665	03	Colonial	103/ 45/ / /	15 LINCOLN STREET	5150	1010	1,285	90	24	4/7/2021	335,000	311,300	0.93	1.08	0.01
5174	03	Colonial	111/ 15/ / /	9 PLEASANT STREET	5220	1010	1,498	222	14	11/5/2021	325,420	308,000	0.95	1.06	0.01
5177	03	Colonial	111/ 19/ / /	752 GRAY ROAD	5220	1010	1,601	172	24	5/28/2021	315,000	273,900	0.87	1.15	0.07
1518	03	Colonial	30/ 8/ 821/ /	22 WILLOWDALE DRIVE	6128	1010	1,709	28	11	9/9/2021	400,000	407,900	1.02	0.98	0.08
107820	03	Colonial	30/ 13/ 139/ /	80 WAGNER FARM ROAD	6133	1010	1,850	12	8	5/21/2021	420,000	411,700	0.98	1.02	0.04
113341	03	Colonial	100/ 80/ 1/ /	3 JOHNSON ROAD	5140	1010	1,861	0	0	4/1/2022	581,000	505,800	0.87	1.15	0.07
100132	03	Colonial	116/ 38/ / /	5 CLEARVIEW DRIVE	6151	1010	1,864	21	10	10/20/2021	377,500	352,000	0.93	1.07	0.01
104740	03	Colonial	54/ 9/ 602/ /	16 DAISY LANE	6643	1010	1,918	1	1	7/16/2021	420,863	426,600	1.01	0.99	0.07
3475	03	Colonial	81/ 12/ / /	23 SANBORN STREET	6650	1010	2,104	48	19	7/26/2021	436,000	359,700	0.82	1.21	0.12
1715	03	Colonial	36/ 39/ 1/ /	280 FLAGGY MEADOW RC	5630	1010	2,169	38	15	8/12/2021	450,000	402,400	0.89	1.12	0.05
111162	03	Colonial	75/ 9/ 110/ /	274 DINGLEY SPRING RO/	NH1	1010	2,176	5	5	8/23/2021	512,000	426,400	0.83	1.20	0.11
3408	03	Colonial	80/ 8/ 2/ /	69 SHAWS MILL ROAD	NH2	1010	2,191	46	19	10/22/2021	350,000	355,300	1.02	0.99	0.08

Intrnl ID	Style		MBLU	Location	Land Nbhd	Use Code	Eff Area	Age	Eff Age	Sale Date	Sale Price	Appraised Value	A/S Ratio	S/A Ratio	Abs Disp
112740	03	Colonial	4/ 2/ / /	183 COUNTY ROAD	NH1	1010	2,206	1	1	8/11/2021	559,000	532,300	0.95	1.05	0.01
3739	03	Colonial	88/ 14/ 10/ /	22 WOODLAND ROAD	6815	1010	2,246	43	12	6/22/2021	475,000	433,000	0.91	1.10	0.03
109136	03	Colonial	27/ 3/ 201/ /	3 SHEPARDS WAY	6129	1010	2,258	1	1	6/11/2021	480,000	472,200	0.98	1.02	0.04
874	03	Colonial	15/ 25/ / /	249 COUNTY ROAD	NH1	1010	2,318	5	4	11/19/2021	445,000	449,200	1.01	0.99	0.07
106558	03	Colonial	83/ 11/ 205/ /	46 MURRAY DRIVE	NH2	1010	2,323	10	8	12/29/2021	521,000	503,500	0.97	1.03	0.03
103422	03	Colonial	5/ 21/ 1/ /	20 STRAW ROAD	NH1	1010	2,340	19	7	4/5/2021	424,900	469,800	1.11	0.90	0.17
402	03	Colonial	6/ 27/ / /	66 COUNTY ROAD	NH1	1010	2,346	222	24	10/27/2021	352,200	395,200	1.12	0.89	0.18
106514	03	Colonial	45/ 23/ 422/ /	6 MADISON WAY	6725	1010	2,381	1	1	9/29/2021	549,900	507,700	0.92	1.08	0.02
107109	03	Colonial	57/ 10/ 203/ /	20 FARRINGTON ROAD	6652	1010	2,392	5	5	9/10/2021	450,000	450,300	1.00	1.00	0.06
494	03	Colonial	8/ 18/ / /	10 LOUISE STREET	NH3	1010	2,451	6	6	7/29/2021	550,000	472,500	0.86	1.16	0.08
111043	03	Colonial	74/ 4/ 309/ /	15 BURTON DRIVE	NH1	1010	2,467	4	4	7/23/2021	580,000	470,600	0.81	1.23	0.13
103617	03	Colonial	85/ 17/ 517/ /	21 ANNIES WAY	6765	1010	2,509	16	9	8/20/2021	515,000	476,800	0.93	1.08	0.01
2715	03	Colonial	63/ 15/ 3/ /	42 NORTH STREET	5740	1010	2,522	46	19	8/20/2021	480,000	416,400	0.87	1.15	0.07
103805	03	Colonial	51/ 8/ 18/ /	26 ICHABOD LANE	6240	1010	2,561	18	9	7/15/2021	542,000	524,600	0.97	1.03	0.03
106560	03	Colonial	83/ 11/ 207/ /	61 MURRAY DRIVE	NH2	1010	2,561	9	8	4/23/2021	505,000	475,200	0.94	1.06	0.00
107615	03	Colonial	89/ 65/ 3/ /	16 GREAT FALLS ROAD	NH3	1010	2,561	4	4	12/30/2021	550,000	526,800	0.96	1.04	0.02
2706	03	Colonial	63/ 11/ 9/ /	1 QUAIL RIDGE DRIVE	6740	1010	2,585	33	9	4/26/2021	575,000	516,100	0.90	1.11	0.04
105310	03	Colonial	56/ 11/ 2/ /	113 DOW ROAD	NH1	1010	2,728	17	9	8/12/2021	500,000	450,800	0.90	1.11	0.04
3751	03	Colonial	88/ 14/ 22/ /	7 WOODLAND ROAD	6815	1010	2,733	44	12	12/13/2021	571,500	503,000	0.88	1.14	0.06
100140	03	Colonial	116/ 46/ / /	40 CLEARVIEW DRIVE	6151	1010	2,758	21	10	11/29/2021	554,000	455,500	0.82	1.22	0.12
105766	03	Colonial	1/ 14/ 10/ /	21 MOUNTVIEW DRIVE	6520	1010	2,809	3	3	1/22/2022	750,000	631,700	0.84	1.19	0.10
103663	03	Colonial	35/ 20/ 2/ /	24 HARDING ROAD	6615	1010	2,858	1	0	9/30/2021	600,000	583,800	0.97	1.03	0.03
4508	03	Colonial	102/ 59/ / /	97 STATE STREET	5195	1010	2,864	122	24	9/17/2021	400,000	368,700	0.92	1.08	0.02
101765	03	Colonial	117/ 32/ / /	2 CAITLIN DRIVE	6175	1010	2,880	20	9	12/15/2021	566,000	508,600	0.90	1.11	0.04
103522	03	Colonial	74/ 7/ 2/ /	8 ELLIOTT ROAD	NH1	1010	2,935	20	9	10/15/2021	465,000	460,700	0.99	1.01	0.05
110191	03	Colonial	50/ 6/ 63/ /	63 ICHABOD LANE	6241	1010	2,954	1	1	11/10/2021	648,500	578,200	0.89	1.12	0.05
3933	03	Colonial	91/ 11/ 210/ /	57 UNDERHILL DRIVE	6840	1010	2,966	24	8	8/20/2021	650,000	549,900	0.85	1.18	0.09
110182	03	Colonial	50/ 6/ 72/ /	24 HESSIAN DRIVE	6241	1010	3,021	2	1	7/26/2021	646,170	551,100	0.85	1.17	0.09
958	03	Colonial	20/ 5/ 7/ /	28 SOLOMON DRIVE	6155	1010	3,064	41	17	8/2/2021	525,000	504,700	0.96	1.04	0.02
5344	03	Colonial	114/ 10/ / /	15 MCQUILLIANS HILL DF	6560	1010	3,095	27	8	11/12/2021	555,000	544,700	0.98	1.02	0.04
1158	03	Colonial	25/ 1/ 21/ /	7 SHADY RUN LANE	6155	1010	3,155	39	15	10/22/2021	525,000	491,200	0.94	1.07	0.00

Intrnl ID	Style		MBLU	Location	Land Nbhd	Use Code	Eff Area	Age	Eff Age	Sale Date	Sale Price	Appraised Value	A/S Ratio	S/A Ratio	Abs Disp
2030	03	Colonial	45/ 1/ 20/ /	6 MEADOW CROSSING DR	6710	1010	3,195	36	7	12/29/2021	650,000	562,900	0.87	1.15	0.07
107327	03	Colonial	30/ 18/ 21/ /	47 OLD DYNAMITE WAY	6115	1010	3,245	5	5	6/21/2021	730,500	685,700	0.94	1.07	0.00
1776	03	Colonial	38/ 14/ / /	177 FLAGGY MEADOW RC	5630	1010	3,256	213	24	7/30/2021	428,000	433,900	1.01	0.99	0.07
103443	03	Colonial	96/ 1/ 402/ /	32 AUTUMN BROOK WAY	NH3	1010	3,277	18	9	6/10/2021	485,000	521,300	1.07	0.93	0.13
101662	03	Colonial	6/ 1/ 2/ /	47 LADYS SLIPPER WAY	6580	1010	3,330	22	8	2/1/2022	810,000	679,000	0.84	1.19	0.10
259	03	Colonial	3/ 15/ 10/ /	25 TAPLEY DRIVE	NH3	1010	3,332	41	17	9/30/2021	515,000	493,800	0.96	1.04	0.02
112236	03	Colonial	47/ 23/ 5/ /	14 HARRISON LANE	NH3	1010	3,523	2	2	8/25/2021	650,000	612,600	0.94	1.06	0.00
105864	03	Colonial	45/ 23/ 435/ /	92 GORDON FARMS ROAI	6725	1010	3,543	16	9	7/2/2021	730,125	647,100	0.89	1.13	0.05
5412	03	Colonial	74A/ 18/ 1/ /	65 FILES ROAD	6630	1010	3,964	29	11	7/30/2021	605,000	625,800	1.03	0.97	0.09
444	03	Colonial	7/ 9/ / /	117 MCLELLAN ROAD	5525	1010	3,979	19	9	4/1/2021	497,500	529,800	1.06	0.94	0.12
1986	03	Colonial	44/ 2/ / /	20 LONGVIEW DRIVE	6750	1010	4,118	51	14	12/17/2021	585,000	641,300	1.10	0.91	0.16
4451	03	Colonial	102/ 7/ / /	16 COLLEGE AVENUE	5195	1010	4,283	203	24	12/17/2021	535,000	570,600	1.07	0.94	0.13
103605	03	Colonial	85/ 17/ 504/ /	34 ANNIES WAY	6765	1010	4,709	17	9	9/30/2021	660,000	625,300	0.95	1.06	0.01
5209	04	Cape Cod	111/ 52/ / /	246 HUSTON ROAD	5220	1010	1,124	122	32	11/10/2021	280,000	242,900	0.87	1.15	0.08
3369	04	Cape Cod	79/ 5/ / /	65 SPILLER ROAD	NH2	1010	1,184	46	19	7/16/2021	275,000	302,100	1.10	0.91	0.15
5210	04	Cape Cod	111/ 53/ / /	250 HUSTON ROAD	5220	1010	1,340	69	30	9/10/2021	247,000	248,200	1.00	1.00	0.05
5129	04	Cape Cod	110/ 55/ / /	15 ACORN STREET	5220	1010	1,391	120	32	9/28/2021	240,000	235,900	0.98	1.02	0.03
1665	04	Cape Cod	36/ 2/ / /	293 FLAGGY MEADOW RC	5630	1010	1,393	52	21	6/1/2021	325,000	328,000	1.01	0.99	0.06
2613	04	Cape Cod	60/ 4/ / /	139 OSSIPEE TRAIL	NH1	1010	1,393	62	25	11/12/2021	269,000	254,900	0.95	1.06	0.00
3550	04	Cape Cod	82/ 8/ / /	135 SPILLER ROAD	NH2	1010	1,414	55	21	8/30/2021	260,000	283,300	1.09	0.92	0.14
3206	04	Cape Cod	76/ 29/ / /	163 DINGLEY SPRING RO/	NH2	1010	1,567	37	15	7/1/2021	330,000	300,300	0.91	1.10	0.04
104323	04	Cape Cod	15/ 43/ 101/ /	3 LOIS LANE	NH1	1010	1,568	18	9	9/10/2021	385,000	325,300	0.84	1.18	0.11
3596	04	Cape Cod	84/ 17/ / /	750 FORT HILL ROAD	5776	1010	1,583	90	14	8/7/2021	435,000	385,500	0.89	1.13	0.06
4159	04	Cape Cod	97/ 16/ / /	46 STANDISH NECK ROAL	NH2	1010	1,656	28	11	8/11/2021	361,500	355,800	0.98	1.02	0.03
100006	04	Cape Cod	88/ 7/ 105/ /	24 CALISA LANE	NH3	1010	1,659	24	10	8/31/2021	390,000	336,700	0.86	1.16	0.09
1003	04	Cape Cod	20/ 6/ 1/ /	97 WEEKS ROAD	6155	1010	1,677	45	17	3/1/2022	390,000	385,500	0.99	1.01	0.04
4263	04	Cape Cod	99/ 48/ / /	58 HILLVIEW ROAD	6110	1010	1,710	70	30	7/2/2021	390,000	336,200	0.86	1.16	0.09
1109	04	Cape Cod	24/ 1/ 7/ /	12 CANTERBURY PINES D	6170	1010	1,757	32	13	8/27/2021	453,000	425,400	0.94	1.06	0.01
4636	04	Cape Cod	103/ 17/ / /	45 ROBIE STREET	5150	1010	1,849	71	30	1/18/2022	360,000	343,000	0.95	1.05	0.00
104273	04	Cape Cod	54/ 16/ 312/ /	26 JORDAN DRIVE	NH1	1010	1,918	16	9	6/9/2021	603,000	432,300	0.72	1.39	0.23

Intrnl ID	Style		MBLU	Location	Land Nbhd	Use Code	Eff Area	Age	Eff Age	Sale Date	Sale Price	Appraised Value	A/S Ratio	S/A Ratio	Abs Disp
4907	04	Cape Cod	107/ 3/ / /	94 NARRAGANSETT STRE	5182	1010	1,924	72	30	7/9/2021	385,000	310,100	0.81	1.24	0.14
4714	04	Cape Cod	104/ 6/ / /	15 RIDGEWAY AVENUE	6140	1010	1,948	66	11	12/17/2021	430,000	406,900	0.95	1.06	0.00
3104	04	Cape Cod	74/ 5/ 1/ /	21 ELLIOTT ROAD	NH1	1010	2,000	29	11	4/8/2021	380,000	400,800	1.05	0.95	0.10
533	04	Cape Cod	9/ 11/ / /	80 BRACKETT ROAD	NH1	1010	2,033	56	23	6/25/2021	375,000	330,200	0.88	1.14	0.07
3269	04	Cape Cod	77/ 26/ 1/ /	123 BUCK STREET	NH2	1010	2,065	36	15	5/19/2021	460,000	384,200	0.84	1.20	0.11
4012	04	Cape Cod	92/ 27/ 3/ /	13 BRYDON LANE	NH2	1010	2,077	29	11	4/30/2021	345,000	339,900	0.99	1.02	0.04
2478	04	Cape Cod	55/ 26/ 1/ /	37 DOW ROAD	NH1	1010	2,083	21	10	6/4/2021	375,000	363,400	0.97	1.03	0.02
3958	04	Cape Cod	92/ 7/ 4/ /	21 GEORGE STREET	NH2	1010	2,085	39	10	7/23/2021	380,000	385,600	1.01	0.99	0.06
1103	04	Cape Cod	24/ 1/ 1/ /	1 CANTERBURY PINES DR	6170	1010	2,100	31	13	7/8/2021	460,000	406,600	0.88	1.13	0.07
4808	04	Cape Cod	105/ 38/ / /	56 COLLEGE AVENUE	5190	1010	2,101	72	24	10/19/2021	396,500	335,000	0.84	1.18	0.11
4706	04	Cape Cod	103/ 82/ / /	46 ROBIE STREET	5150	1010	2,171	57	23	12/17/2021	389,186	393,100	1.01	0.99	0.06
103788	04	Cape Cod	84/ 17/ 1/ /	730 FORT HILL ROAD	5776	1010	2,261	18	9	9/28/2021	430,000	447,000	1.04	0.96	0.09
5062	04	Cape Cod	109/ 83/ / /	74 GARDEN AVENUE	6175	1010	2,270	32	13	5/27/2021	426,000	356,600	0.84	1.19	0.11
2323	04	Cape Cod	51/ 3/ 5/ /	129 HUSTON ROAD	5740	1010	2,302	35	13	5/17/2021	350,000	388,600	1.11	0.90	0.16
105900	04	Cape Cod	15/ 1/ 501/ /	305 COUNTY ROAD	NH1	1010	2,353	9	8	6/18/2021	515,000	414,900	0.81	1.24	0.14
5006	04	Cape Cod	109/ 10/ 3/ /	113 LIBBY AVENUE	6129	1010	2,402	50	19	11/8/2021	400,000	379,000	0.95	1.06	0.00
101806	04	Cape Cod	117/ 73/ / /	100 QUINCY DRIVE	6175	1010	2,475	21	10	4/30/2021	462,000	457,900	0.99	1.01	0.04
103682	04	Cape Cod	35/ 20/ 21/ /	10 HARDING ROAD	6615	1010	2,525	18	9	3/18/2022	585,000	458,400	0.78	1.28	0.17
102224	04	Cape Cod	55/ 26/ 3/ /	27 DOW ROAD	NH1	1010	2,703	21	8	10/19/2021	478,000	468,800	0.98	1.02	0.03
5370	04	Cape Cod	43A/ 17/ 7/ /	25 SETTLERS WAY	6720	1010	2,714	38	10	6/18/2021	620,000	557,700	0.90	1.11	0.05
2483	04	Cape Cod	55/ 29/ / /	51 DOW ROAD	NH1	1010	2,837	65	11	7/30/2021	475,000	464,400	0.98	1.02	0.03
104942	04	Cape Cod	30/ 7/ 412/ /	2 SHAMROCK DRIVE	3131	1010	3,196	17	9	5/24/2021	475,000	465,400	0.98	1.02	0.03
102945	04	Cape Cod	1/ 6/ 204/ /	16 DISTANT PINES DRIVE	6518	1010	3,198	19	9	7/30/2021	577,000	532,400	0.92	1.08	0.03
3864	04	Cape Cod	90/ 3/ 1/ /	49 BARSTOW ROAD	NH2	1010	3,229	34	20	5/20/2021	410,000	342,900	0.84	1.20	0.11
2305	04	Cape Cod	50/ 9/ 15/ /	57 LITTLE RIVER DRIVE	6320	1010	3,370	31	13	4/20/2021	515,000	517,500	1.00	1.00	0.05
3329	04	Cape Cod	78/ 3/ 310/ /	89 ALEXANDER DRIVE	6640	1010	3,379	25	10	4/27/2021	550,000	581,100	1.06	0.95	0.11
104954	04	Cape Cod	50/ 13/ 12/ /	202 HARDING BRIDGE RO	6245	1010	3,468	17	7	8/11/2021	580,000	551,000	0.95	1.05	0.00
4096	04	Cape Cod	96/ 2/ 1/ /	196 NORTH GORHAM ROA	NH2	1010	3,484	22	10	11/18/2021	539,000	512,600	0.95	1.05	0.00
106837	04	Cape Cod	79/ 3/ 201/ /	46 BLACK HORSE LANE	NH2	1010	4,453	18	9	7/7/2021	721,000	759,000	1.05	0.95	0.10
5142	05	Bungalow	110/ 67/ / /	80 MOSHER ROAD	5220	1010	2,365	105	24	11/1/2021	302,500	306,400	1.01	0.99	0.00

Intrnl ID	Style		MBLU	Location	Land Nbhd	Use Code	Eff Area	Age	Eff Age	Sale Date	Sale Price	Appraised Value	A/S Ratio	S/A Ratio	Abs Disp
2117	06	Conventional	47/ 19/ / /	199 GRAY ROAD	NH1	1010	1,135	82	24	11/30/2021	265,000	232,400	0.88	1.14	0.08
2046	06	Conventional	45/ 10/ / /	218 FORT HILL ROAD	5772	1010	1,274	75	30	11/9/2021	312,000	281,900	0.90	1.11	0.06
2369	06	Conventional	53/ 25/ / /	175 HUSTON ROAD	5245	1010	1,515	82	32	10/29/2021	250,000	237,700	0.95	1.05	0.01
3882	06	Conventional	90/ 19/ / /	26 WILSON ROAD	5850	1010	1,607	75	40	5/7/2021	320,000	292,500	0.91	1.09	0.05
4838	06	Conventional	106/ 17/ / /	34 MORRILL AVENUE	5160	1010	1,729	102	24	7/15/2021	347,700	314,500	0.90	1.11	0.06
2116	06	Conventional	47/ 18/ / /	206 GRAY ROAD	NH1	1010	1,772	102	32	4/30/2021	245,000	248,200	1.01	0.99	0.05
4458	06	Conventional	102/ 14/ / /	38 COLLEGE AVENUE	5195	1010	1,814	122	32	5/6/2021	310,000	285,200	0.92	1.09	0.04
2050	06	Conventional	45/ 13/ / /	219 FORT HILL ROAD	5772	1010	1,867	222	24	6/16/2021	360,000	382,100	1.06	0.94	0.10
4823	06	Conventional	106/ 1/ / /	141 SOUTH STREET	5110	1010	1,898	113	24	8/9/2021	423,500	388,500	0.92	1.09	0.04
4433	06	Conventional	101/ 17/ / /	113 SCHOOL STREET	5120	1010	1,966	122	24	11/19/2021	306,000	305,300	1.00	1.00	0.04
1209	06	Conventional	25/ 1/ 72/ /	8 SAMUELS WAY	6155	1010	2,181	22	10	5/3/2021	396,500	405,900	1.02	0.98	0.06
1411	06	Conventional	27/ 15/ 2/ /	26 ELKINS ROAD	6512	1010	2,434	39	15	5/14/2021	412,000	412,500	1.00	1.00	0.04
3732	06	Conventional	88/ 14/ 3/ /	11 HIGHMEADOW DRIVE	6815	1010	2,526	46	13	9/10/2021	430,000	479,600	1.12	0.90	0.16
101866	06	Conventional	52/ 4/ 5/ /	56 SYDNEYS WAY	6230	1010	3,084	20	3	4/30/2021	735,000	712,700	0.97	1.03	0.01
5267	06	Conventional	111/ 90/ / /	852 GRAY ROAD	5220	1010	3,251	107	32	4/16/2021	327,000	325,000	0.99	1.01	0.03
869	06	Conventional	15/ 21/ / /	3 HODGDON ROAD	NH1	1010	3,327	82	24	12/3/2021	415,000	384,500	0.93	1.08	0.03
1722	06	Conventional	36/ 39/ 8/ /	26 FIELDCREST DRIVE	5630	1010	3,361	29	11	7/30/2021	589,000	529,500	0.90	1.11	0.06
4544	06	Conventional	102/ 98/ / /	9 ELM STREET	5110	1010	3,780	122	24	9/30/2021	450,000	473,400	1.05	0.95	0.09
4772	07	Modern/Contem	105/ 17/ / /	52 NARRAGANSETT STRE	5180	1010	2,013	44	17	8/17/2021	365,000	362,400	0.99	1.01	0.06
106327	07	Modern/Contem	81/ 26/ 201/ /	26 HANSEN WAY	NH2	1010	2,480	15	6	3/1/2022	515,000	473,800	0.92	1.09	0.01
109177	07	Modern/Contem	79/ 12/ 1/ /	7 ANGELTUN LANE	NH2	1010	3,364	7	6	3/10/2022	926,000	865,700	0.93	1.07	0.00
2331	07	Modern/Contem	52/ 3/ / /	588 GRAY ROAD	5210	1010	4,261	18	3	7/1/2021	1,243,000	1,075,800	0.87	1.16	0.06
2123	08	Raised Ranch	47/ 22/ / /	346 LIBBY AVENUE	NH3	1010	1,142	42	17	11/22/2021	280,000	281,900	1.01	0.99	0.01
106940	08	Raised Ranch	22/ 4/ 702/ /	9 MARYANN DRIVE	6591	1010	1,250	13	8	5/28/2021	305,000	303,600	1.00	1.00	0.00
2364	08	Raised Ranch	53/ 20/ / /	186 HUSTON ROAD	5240	1010	1,251	53	21	8/4/2021	331,000	271,000	0.82	1.22	0.18
1853	08	Raised Ranch	39/ 32/ / /	53 BRIARWOOD LANE	5180	1010	1,393	49	19	6/28/2021	351,000	288,300	0.82	1.22	0.18
884	08	Raised Ranch	15/ 34/ / /	215 COUNTY ROAD	NH1	1010	1,574	54	21	8/31/2021	356,000	312,900	0.88	1.14	0.12
111165	08	Raised Ranch	75/ 9/ 107/ /	264 DINGLEY SPRING RO/	NH1	1010	1,659	4	4	8/31/2021	402,500	404,900	1.01	0.99	0.01
111163	08	Raised Ranch	75/ 9/ 109/ /	270 DINGLEY SPRING RO/	NH1	1010	1,734	4	4	8/6/2021	420,000	399,100	0.95	1.05	0.05

Parcel Detail by Style
GORHAM, ME

11/03/2022

Intrnl ID	Style		MBLU	Location	Land Nbhd	Use Code	Eff Area	Age	Eff Age	Sale Date	Sale Price	Appraised Value	A/S Ratio	S/A Ratio	Abs Disp
111166	08	Raised Ranch	75/ 9/ 106/ /	260 DINGLEY SPRING RO/	NH1	1010	1,739	4	4	11/16/2021	400,000	413,200	1.03	0.97	0.03
103003	08	Raised Ranch	89/ 72/ 1/ /	5 HEBERT WAY	NH2	1010	2,269	21	10	5/20/2021	360,000	414,900	1.15	0.87	0.15

Summary by Land Neighborhood
GORHAM, ME

11/03/2022

Land NBHD	Count	Mean Sale Price	Mean Appraised	Mean A/S Ratio	Median SalePrice	Median Appraised	Median A/S Ratio	Median Abs Disp	COD	Weighted Average
3131	1	475,000	465,400	0.98	475,000	465,400	0.98	0.00	0.00%	0.98
5110	3	401,167	410,033	1.03	423,500	388,500	1.05	0.07	6.35%	1.02
5120	1	306,000	305,300	1.00	306,000	305,300	1.00	0.00	0.00%	1.00
5140	1	581,000	505,800	0.87	581,000	505,800	0.87	0.00	0.00%	0.87
5150	4	356,546	335,575	0.94	351,000	327,150	0.94	0.04	4.52%	0.94
5160	3	331,733	334,667	1.02	347,700	329,900	1.00	0.10	8.33%	1.01
5180	2	358,000	325,350	0.91	358,000	325,350	0.91	0.09	9.34%	0.91
5182	3	333,333	297,367	0.90	335,000	307,400	0.92	0.06	6.16%	0.89
5190	2	373,250	343,000	0.92	373,250	343,000	0.92	0.08	8.70%	0.92
5195	3	415,000	408,167	0.97	400,000	368,700	0.92	0.00	5.43%	0.98
5210	1	1,243,000	1,075,800	0.87	1,243,000	1,075,800	0.87	0.00	0.00%	0.87
5220	7	290,989	277,186	0.95	302,500	273,900	0.98	0.03	4.52%	0.95
5240	2	300,500	269,850	0.91	300,500	269,850	0.91	0.09	9.89%	0.90
5245	2	284,000	279,850	0.98	284,000	279,850	0.98	0.03	3.06%	0.99
5420	1	475,000	447,100	0.94	475,000	447,100	0.94	0.00	0.00%	0.94
5520	1	295,000	292,900	0.99	295,000	292,900	0.99	0.00	0.00%	0.99
5525	1	497,500	529,800	1.06	497,500	529,800	1.06	0.00	0.00%	1.06
5530	3	471,333	455,833	0.97	470,000	455,600	0.97	0.03	2.41%	0.97
5630	4	448,000	423,450	0.95	439,000	418,150	0.95	0.06	6.05%	0.95
5740	3	443,333	437,600	1.00	480,000	416,400	1.02	0.09	7.84%	0.99
5772	2	336,000	332,000	0.98	336,000	332,000	0.98	0.08	8.16%	0.99
5776	3	438,333	419,067	0.96	435,000	424,700	0.94	0.05	5.32%	0.96
5850	2	210,000	195,400	0.95	210,000	195,400	0.95	0.03	3.68%	0.93
6110	3	370,667	332,333	0.90	390,000	336,200	0.89	0.03	3.37%	0.90
6115	1	730,500	685,700	0.94	730,500	685,700	0.94	0.00	0.00%	0.94
6120	1	310,000	293,900	0.95	310,000	293,900	0.95	0.00	0.00%	0.95
6128	1	400,000	407,900	1.02	400,000	407,900	1.02	0.00	0.00%	1.02
6129	2	440,000	425,600	0.97	440,000	425,600	0.97	0.02	1.55%	0.97
6133	2	420,000	405,950	0.97	420,000	405,950	0.97	0.01	1.55%	0.97
6140	1	430,000	406,900	0.95	430,000	406,900	0.95	0.00	0.00%	0.95
6151	2	465,750	403,750	0.88	465,750	403,750	0.88	0.06	6.25%	0.87
6155	4	459,125	446,825	0.98	460,750	448,550	0.97	0.03	2.84%	0.97

Summary by Land Neighborhood
GORHAM, ME

11/03/2022

Land NBHD	Count	Mean Sale Price	Mean Appraised	Mean A/S Ratio	Median SalePrice	Median Appraised	Median A/S Ratio	Median Abs Disp	COD	Weighted Average
6165	1	477,000	455,500	0.95	477,000	455,500	0.95	0.00	0.00%	0.95
6170	2	456,500	416,000	0.91	456,500	416,000	0.91	0.03	3.30%	0.91
6175	4	457,250	414,100	0.90	444,000	407,250	0.89	0.03	4.49%	0.91
6180	1	320,000	314,000	0.98	320,000	314,000	0.98	0.00	0.00%	0.98
6230	1	735,000	712,700	0.97	735,000	712,700	0.97	0.00	0.00%	0.97
6240	1	542,000	524,600	0.97	542,000	524,600	0.97	0.00	0.00%	0.97
6241	5	577,934	529,060	0.92	626,000	551,100	0.91	0.02	5.05%	0.92
6245	1	580,000	551,000	0.95	580,000	551,000	0.95	0.00	0.00%	0.95
6320	1	515,000	517,500	1.00	515,000	517,500	1.00	0.00	0.00%	1.00
6512	1	412,000	412,500	1.00	412,000	412,500	1.00	0.00	0.00%	1.00
6515	1	430,000	418,300	0.97	430,000	418,300	0.97	0.00	0.00%	0.97
6518	1	577,000	532,400	0.92	577,000	532,400	0.92	0.00	0.00%	0.92
6520	1	750,000	631,700	0.84	750,000	631,700	0.84	0.00	0.00%	0.84
6560	1	555,000	544,700	0.98	555,000	544,700	0.98	0.00	0.00%	0.98
6580	1	810,000	679,000	0.84	810,000	679,000	0.84	0.00	0.00%	0.84
6591	2	320,000	309,200	0.97	320,000	309,200	0.97	0.03	3.09%	0.97
6595	1	456,000	455,000	1.00	456,000	455,000	1.00	0.00	0.00%	1.00
6615	2	592,500	521,100	0.88	592,500	521,100	0.88	0.09	10.80%	0.88
6630	1	605,000	625,800	1.03	605,000	625,800	1.03	0.00	0.00%	1.03
6637	1	475,000	429,400	0.90	475,000	429,400	0.90	0.00	0.00%	0.90
6640	1	550,000	581,100	1.06	550,000	581,100	1.06	0.00	0.00%	1.06
6643	1	420,863	426,600	1.01	420,863	426,600	1.01	0.00	0.00%	1.01
6650	1	436,000	359,700	0.82	436,000	359,700	0.82	0.00	0.00%	0.82
6652	1	450,000	450,300	1.00	450,000	450,300	1.00	0.00	0.00%	1.00
6710	1	650,000	562,900	0.87	650,000	562,900	0.87	0.00	0.00%	0.87
6720	1	620,000	557,700	0.90	620,000	557,700	0.90	0.00	0.00%	0.90
6725	2	640,012	577,400	0.90	640,012	577,400	0.90	0.02	1.67%	0.90
6740	1	575,000	516,100	0.90	575,000	516,100	0.90	0.00	0.00%	0.90
6750	1	585,000	641,300	1.10	585,000	641,300	1.10	0.00	0.00%	1.10
6760	1	316,500	284,200	0.90	316,500	284,200	0.90	0.00	0.00%	0.90
6765	2	587,500	551,050	0.94	587,500	551,050	0.94	0.01	1.06%	0.94
6815	3	492,167	471,867	0.97	475,000	479,600	0.91	0.03	8.79%	0.96

Summary by Land Neighborhood
GORHAM, ME

11/03/2022

Land NBHD	Count	Mean Sale Price	Mean Appraised	Mean A/S Ratio	Median SalePrice	Median Appraised	Median A/S Ratio	Median Abs Disp	COD	Weighted Average
6820	1	215,000	196,700	0.91	215,000	196,700	0.91	0.00	0.00%	0.91
6840	1	650,000	549,900	0.85	650,000	549,900	0.85	0.00	0.00%	0.85
6890	1	385,000	390,900	1.02	385,000	390,900	1.02	0.00	0.00%	1.02
NH1	30	410,553	385,447	0.95	401,250	399,950	0.95	0.07	8.25%	0.94
NH2	20	433,625	425,400	0.99	364,500	384,900	0.98	0.07	8.21%	0.98
NH3	10	449,500	426,340	0.95	447,500	452,000	0.95	0.07	6.63%	0.95
		440,823	**417,403**	**0.95**	**420,000**	**406,900**	**0.95**	**0.03**	**6.72%**	**0.95**

Parcel Detail by Land Neighborhood
GORHAM, ME

11/03/2022

Sort By ↓

Intrnl ID	Land NBHD	MBLU	Location	Land Nbhd	Use Code	Eff Area	Age	Eff Age	Sale Date	Sale Price	Appraised Value	A/S Ratio	S/A Ratio	Abs Disp
104942	3131	30/ 7/ 412/ /	2 SHAMROCK DRIVE	3131	1010	3,196	17	9	5/24/2021	475,000	465,400	0.98	1.02	0.00
4544	5110	102/ 98/ / /	9 ELM STREET	5110	1010	3,780	122	24	9/30/2021	450,000	473,400	1.05	0.95	0.00
4823	5110	106/ 1/ / /	141 SOUTH STREET	5110	1010	1,898	113	24	8/9/2021	423,500	388,500	0.92	1.09	0.13
4728	5110	104/ 13/ / /	171 SOUTH STREET	5110	1010	2,009	52	21	4/2/2021	330,000	368,200	1.12	0.90	0.07
4433	5120	101/ 17/ / /	113 SCHOOL STREET	5120	1010	1,966	122	24	11/19/2021	306,000	305,300	1.00	1.00	0.00
113341	5140	100/ 80/ 1/ /	3 JOHNSON ROAD	5140	1010	1,861	0	0	4/1/2022	581,000	505,800	0.87	1.15	0.00
4665	5150	103/ 45/ / /	15 LINCOLN STREET	5150	1010	1,285	90	24	4/7/2021	335,000	311,300	0.93	1.08	0.01
4637	5150	103/ 18/ / /	41 ROBIE STREET	5150	1010	1,933	72	30	12/8/2021	342,000	294,900	0.86	1.16	0.08
4636	5150	103/ 17/ / /	45 ROBIE STREET	5150	1010	1,849	71	30	1/18/2022	360,000	343,000	0.95	1.05	0.01
4706	5150	103/ 82/ / /	46 ROBIE STREET	5150	1010	2,171	57	23	12/17/2021	389,186	393,100	1.01	0.99	0.07
4881	5160	106/ 32/ 2/ /	15 BALL PARK ROAD	5160	1010	1,676	22	8	10/1/2021	360,000	359,600	1.00	1.00	0.00
4888	5160	106/ 38/ / /	5 JERICHO LANE	5160	1010	1,135	42	17	9/15/2021	287,500	329,900	1.15	0.87	0.15
4838	5160	106/ 17/ / /	34 MORRILL AVENUE	5160	1010	1,729	102	24	7/15/2021	347,700	314,500	0.90	1.11	0.10
1853	5180	39/ 32/ / /	53 BRIARWOOD LANE	5180	1010	1,393	49	19	6/28/2021	351,000	288,300	0.82	1.22	0.09
4772	5180	105/ 17/ / /	52 NARRAGANSETT STRE	5180	1010	2,013	44	17	8/17/2021	365,000	362,400	0.99	1.01	0.08
4910	5182	107/ 5/ / /	110 NARRAGANSETT STRI	5182	1010	1,583	67	25	7/22/2021	335,000	307,400	0.92	1.09	0.00
4936	5182	107/ 31/ / /	139 NARRAGANSETT STRI	5182	1010	1,305	64	25	10/21/2021	280,000	274,600	0.98	1.02	0.06
4907	5182	107/ 3/ / /	94 NARRAGANSETT STRE	5182	1010	1,924	72	30	7/9/2021	385,000	310,100	0.81	1.24	0.11
4808	5190	105/ 38/ / /	56 COLLEGE AVENUE	5190	1010	2,101	72	24	10/19/2021	396,500	335,000	0.84	1.18	0.08
1875	5190	40/ 7/ / /	73 FLAGGY MEADOW RO/	5190	1010	2,517	59	23	9/28/2021	350,000	351,000	1.00	1.00	0.08
4451	5195	102/ 7/ / /	16 COLLEGE AVENUE	5195	1010	4,283	203	24	12/17/2021	535,000	570,600	1.07	0.94	0.15
4458	5195	102/ 14/ / /	38 COLLEGE AVENUE	5195	1010	1,814	122	32	5/6/2021	310,000	285,200	0.92	1.09	0.00
4508	5195	102/ 59/ / /	97 STATE STREET	5195	1010	2,864	122	24	9/17/2021	400,000	368,700	0.92	1.08	0.00
2331	5210	52/ 3/ / /	588 GRAY ROAD	5210	1010	4,261	18	3	7/1/2021	1,243,000	1,075,800	0.87	1.16	0.00

Parcel Detail by Land Neighborhood
GORHAM, ME

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Intrnl ID	Land NBHD	MBLU	Location	Land Nbhd	Use Code	Eff Area	Age	Eff Age	Sale Date	Sale Price	Appraised Value	A/S Ratio	S/A Ratio	Abs Disp
5129	5220	110/ 55/ / /	15 ACORN STREET	5220	1010	1,391	120	32	9/28/2021	240,000	235,900	0.98	1.02	0.00
5177	5220	111/ 19/ / /	752 GRAY ROAD	5220	1010	1,601	172	24	5/28/2021	315,000	273,900	0.87	1.15	0.11
5267	5220	111/ 90/ / /	852 GRAY ROAD	5220	1010	3,251	107	32	4/16/2021	327,000	325,000	0.99	1.01	0.01
5209	5220	111/ 52/ / /	246 HUSTON ROAD	5220	1010	1,124	122	32	11/10/2021	280,000	242,900	0.87	1.15	0.11
5210	5220	111/ 53/ / /	250 HUSTON ROAD	5220	1010	1,340	69	30	9/10/2021	247,000	248,200	1.00	1.00	0.02
5142	5220	110/ 67/ / /	80 MOSHER ROAD	5220	1010	2,365	105	24	11/1/2021	302,500	306,400	1.01	0.99	0.03
5174	5220	111/ 15/ / /	9 PLEASANT STREET	5220	1010	1,498	222	14	11/5/2021	325,420	308,000	0.95	1.06	0.03
2346	5240	53/ 3/ / /	183 HUSTON ROAD	5240	1010	996	55	14	8/23/2021	270,000	268,700	1.00	1.00	0.09
2364	5240	53/ 20/ / /	186 HUSTON ROAD	5240	1010	1,251	53	21	8/4/2021	331,000	271,000	0.82	1.22	0.09
2369	5245	53/ 25/ / /	175 HUSTON ROAD	5245	1010	1,515	82	32	10/29/2021	250,000	237,700	0.95	1.05	0.03
2360	5245	53/ 17/ / /	44 SEBAGO LAKE ROAD	5245	1010	2,026	55	21	6/2/2021	318,000	322,000	1.01	0.99	0.03
609	5420	12/ 15/ / /	320 NEW PORTLAND ROA	5420	1010	2,733	20	7	5/28/2021	475,000	447,100	0.94	1.06	0.00
1461	5520	28/ 27/ / /	119 DAY ROAD	5520	1010	1,614	57	23	11/9/2021	295,000	292,900	0.99	1.01	0.00
444	5525	7/ 9/ / /	117 MCLELLAN ROAD	5525	1010	3,979	19	9	4/1/2021	497,500	529,800	1.06	0.94	0.00
112161	5530	5/ 11/ 1/ /	20 MASON LANE	5530	1010	2,173	2	2	12/9/2021	470,000	455,600	0.97	1.03	0.00
311	5530	5/ 1/ / /	68 MCLELLAN ROAD	5530	1010	2,239	12	8	5/10/2021	519,000	485,000	0.93	1.07	0.04
1472	5530	29/ 4/ 1/ /	253 NEW PORTLAND ROA	5530	1010	1,657	41	17	11/12/2021	425,000	426,900	1.00	1.00	0.03
1722	5630	36/ 39/ 8/ /	26 FIELDCREST DRIVE	5630	1010	3,361	29	11	7/30/2021	589,000	529,500	0.90	1.11	0.05
1776	5630	38/ 14/ / /	177 FLAGGY MEADOW RC	5630	1010	3,256	213	24	7/30/2021	428,000	433,900	1.01	0.99	0.06
1715	5630	36/ 39/ 1/ /	280 FLAGGY MEADOW RC	5630	1010	2,169	38	15	8/12/2021	450,000	402,400	0.89	1.12	0.06
1665	5630	36/ 2/ / /	293 FLAGGY MEADOW RC	5630	1010	1,393	52	21	6/1/2021	325,000	328,000	1.01	0.99	0.06
113241	5740	51/ 3/ 601/ /	70 HARDING BRIDGE ROA	5740	1010	3,145	1	1	12/15/2021	500,000	507,800	1.02	0.98	0.00
2323	5740	51/ 3/ 5/ /	129 HUSTON ROAD	5740	1010	2,302	35	13	5/17/2021	350,000	388,600	1.11	0.90	0.09
2715	5740	63/ 15/ 3/ /	42 NORTH STREET	5740	1010	2,522	46	19	8/20/2021	480,000	416,400	0.87	1.15	0.15

Parcel Detail by Land Neighborhood
GORHAM, ME

11/03/2022

Intrnl ID	Land NBHD	MBLU	Location	Land Nbhd	Use Code	Eff Area	Age	Eff Age	Sale Date	Sale Price	Appraised Value	A/S Ratio	S/A Ratio	Abs Disp
2046	5772	45/ 10/ / /	218 FORT HILL ROAD	5772	1010	1,274	75	30	11/9/2021	312,000	281,900	0.90	1.11	0.08
2050	5772	45/ 13/ / /	219 FORT HILL ROAD	5772	1010	1,867	222	24	6/16/2021	360,000	382,100	1.06	0.94	0.08
103788	5776	84/ 17/ 1/ /	730 FORT HILL ROAD	5776	1010	2,261	18	9	9/28/2021	430,000	447,000	1.04	0.96	0.10
3596	5776	84/ 17/ / /	750 FORT HILL ROAD	5776	1010	1,583	90	14	8/7/2021	435,000	385,500	0.89	1.13	0.05
112081	5776	85/ 14/ 2/ /	763 FORT HILL ROAD	5776	1010	1,764	1	1	12/10/2021	450,000	424,700	0.94	1.06	0.00
113361	5850	90/ 28/ 2/ /	255 SEBAGO LAKE ROAD	5850	1010	2,150	1	0	6/10/2021	100,000	98,300	0.98	1.02	0.03
3882	5850	90/ 19/ / /	26 WILSON ROAD	5850	1010	1,607	75	40	5/7/2021	320,000	292,500	0.91	1.09	0.04
4263	6110	99/ 48/ / /	58 HILLVIEW ROAD	6110	1010	1,710	70	30	7/2/2021	390,000	336,200	0.86	1.16	0.03
4225	6110	99/ 11/ / /	110 JOHNSON ROAD	6110	1010	1,570	70	30	12/15/2021	327,000	309,100	0.95	1.06	0.06
4239	6110	99/ 25/ / /	93 JOHNSON ROAD	6110	1010	2,146	69	30	6/7/2021	395,000	351,700	0.89	1.12	0.00
107327	6115	30/ 18/ 21/ /	47 OLD DYNAMITE WAY	6115	1010	3,245	5	5	6/21/2021	730,500	685,700	0.94	1.07	0.00
4217	6120	99/ 3/ / /	62 GRAY ROAD	6120	1010	1,262	71	30	9/10/2021	310,000	293,900	0.95	1.05	0.00
1518	6128	30/ 8/ 821/ /	22 WILLOWDALE DRIVE	6128	1010	1,709	28	11	9/9/2021	400,000	407,900	1.02	0.98	0.00
5006	6129	109/ 10/ 3/ /	113 LIBBY AVENUE	6129	1010	2,402	50	19	11/8/2021	400,000	379,000	0.95	1.06	0.02
109136	6129	27/ 3/ 201/ /	3 SHEPARDS WAY	6129	1010	2,258	1	1	6/11/2021	480,000	472,200	0.98	1.02	0.01
107834	6133	30/ 13/ 125/ /	12 WAGNER FARM ROAD	6133	1010	1,889	13	8	8/18/2021	420,000	400,200	0.95	1.05	0.02
107820	6133	30/ 13/ 139/ /	80 WAGNER FARM ROAD	6133	1010	1,850	12	8	5/21/2021	420,000	411,700	0.98	1.02	0.01
4714	6140	104/ 6/ / /	15 RIDGEWAY AVENUE	6140	1010	1,948	66	11	12/17/2021	430,000	406,900	0.95	1.06	0.00
100140	6151	116/ 46/ / /	40 CLEARVIEW DRIVE	6151	1010	2,758	21	10	11/29/2021	554,000	455,500	0.82	1.22	0.06
100132	6151	116/ 38/ / /	5 CLEARVIEW DRIVE	6151	1010	1,864	21	10	10/20/2021	377,500	352,000	0.93	1.07	0.05
1209	6155	25/ 1/ 72/ /	8 SAMUELS WAY	6155	1010	2,181	22	10	5/3/2021	396,500	405,900	1.02	0.98	0.05
1158	6155	25/ 1/ 21/ /	7 SHADY RUN LANE	6155	1010	3,155	39	15	10/22/2021	525,000	491,200	0.94	1.07	0.03
958	6155	20/ 5/ 7/ /	28 SOLOMON DRIVE	6155	1010	3,064	41	17	8/2/2021	525,000	504,700	0.96	1.04	0.01

Parcel Detail by Land Neighborhood
GORHAM, ME

11/03/2022

Intrnl ID	Land NBHD	MBLU	Location	Land Nbhd	Use Code	Eff Area	Age	Eff Age	Sale Date	Sale Price	Appraised Value	A/S Ratio	S/A Ratio	Abs Disp
1003	6155	20/ 6/ 1/ /	97 WEEKS ROAD	6155	1010	1,677	45	17	3/1/2022	390,000	385,500	0.99	1.01	0.02
1244	6165	25/ 4/ 27/ /	8 WINTERBERRY DRIVE	6165	1010	2,342	28	11	11/22/2021	477,000	455,500	0.95	1.05	0.00
1103	6170	24/ 1/ 1/ /	1 CANTERBURY PINES DR	6170	1010	2,100	31	13	7/8/2021	460,000	406,600	0.88	1.13	0.03
1109	6170	24/ 1/ 7/ /	12 CANTERBURY PINES D	6170	1010	1,757	32	13	8/27/2021	453,000	425,400	0.94	1.06	0.03
101765	6175	117/ 32/ / /	2 CAITLIN DRIVE	6175	1010	2,880	20	9	12/15/2021	566,000	508,600	0.90	1.11	0.01
5030	6175	109/ 27/ / /	32 GARDEN AVENUE	6175	1010	1,662	49	19	6/24/2021	375,000	333,300	0.89	1.13	0.00
5062	6175	109/ 83/ / /	74 GARDEN AVENUE	6175	1010	2,270	32	13	5/27/2021	426,000	356,600	0.84	1.19	0.05
101806	6175	117/ 73/ / /	100 QUINCY DRIVE	6175	1010	2,475	21	10	4/30/2021	462,000	457,900	0.99	1.01	0.10
4978	6180	108/ 24/ / /	21 LAWN AVENUE	6180	1010	1,597	57	18	10/29/2021	320,000	314,000	0.98	1.02	0.00
101866	6230	52/ 4/ 5/ /	56 SYDNEYS WAY	6230	1010	3,084	20	3	4/30/2021	735,000	712,700	0.97	1.03	0.00
103805	6240	51/ 8/ 18/ /	26 ICHABOD LANE	6240	1010	2,561	18	9	7/15/2021	542,000	524,600	0.97	1.03	0.00
110182	6241	50/ 6/ 72/ /	24 HESSIAN DRIVE	6241	1010	3,021	2	1	7/26/2021	646,170	551,100	0.85	1.17	0.06
110191	6241	50/ 6/ 63/ /	63 ICHABOD LANE	6241	1010	2,954	1	1	11/10/2021	648,500	578,200	0.89	1.12	0.02
110197	6241	50/ 6/ 57/ /	82 ICHABOD LANE	6241	1010	2,886	1	1	3/30/2022	626,000	567,400	0.91	1.10	0.00
110202	6241	50/ 6/ 52/ /	95 ICHABOD LANE	6241	1010	2,053	2	2	6/8/2021	508,000	470,700	0.93	1.08	0.02
110215	6241	50/ 6/ 38/ /	149 ICHABOD LANE EXTE	6241	1010	1,974	4	4	5/20/2021	461,000	477,900	1.04	0.96	0.13
104954	6245	50/ 13/ 12/ /	202 HARDING BRIDGE RO	6245	1010	3,468	17	7	8/11/2021	580,000	551,000	0.95	1.05	0.00
2305	6320	50/ 9/ 15/ /	57 LITTLE RIVER DRIVE	6320	1010	3,370	31	13	4/20/2021	515,000	517,500	1.00	1.00	0.00
1411	6512	27/ 15/ 2/ /	26 ELKINS ROAD	6512	1010	2,434	39	15	5/14/2021	412,000	412,500	1.00	1.00	0.00
1405	6515	27/ 14/ 4/ /	15 VERANDA DRIVE	6515	1010	1,929	35	9	8/20/2021	430,000	418,300	0.97	1.03	0.00
102945	6518	1/ 6/ 204/ /	16 DISTANT PINES DRIVE	6518	1010	3,198	19	9	7/30/2021	577,000	532,400	0.92	1.08	0.00
105766	6520	1/ 14/ 10/ /	21 MOUNTVIEW DRIVE	6520	1010	2,809	3	3	1/22/2022	750,000	631,700	0.84	1.19	0.00

Intrnl ID	Land NBHD	MBLU	Location	Land Nbhd	Use Code	Eff Area	Age	Eff Age	Sale Date	Sale Price	Appraised Value	A/S Ratio	S/A Ratio	Abs Disp
5344	6560	114/ 10/ / /	15 MCQUILLIANS HILL DF	6560	1010	3,095	27	8	11/12/2021	555,000	544,700	0.98	1.02	0.00
101662	6580	6/ 1/ 2/ /	47 LADYS SLIPPER WAY	6580	1010	3,330	22	8	2/1/2022	810,000	679,000	0.84	1.19	0.00
106951	6591	22/ 4/ 711/ /	18 MARYANN DRIVE	6591	1010	1,190	14	8	8/12/2021	335,000	314,800	0.94	1.06	0.03
106940	6591	22/ 4/ 702/ /	9 MARYANN DRIVE	6591	1010	1,250	13	8	5/28/2021	305,000	303,600	1.00	1.00	0.03
106881	6595	5/ 21/ 504/ /	23 GERRYS WAY	6595	1010	2,234	14	8	4/9/2021	456,000	455,000	1.00	1.00	0.00
103682	6615	35/ 20/ 21/ /	10 HARDING ROAD	6615	1010	2,525	18	9	3/18/2022	585,000	458,400	0.78	1.28	0.10
103663	6615	35/ 20/ 2/ /	24 HARDING ROAD	6615	1010	2,858	1	0	9/30/2021	600,000	583,800	0.97	1.03	0.09
5412	6630	74A/ 18/ 1/ /	65 FILES ROAD	6630	1010	3,964	29	11	7/30/2021	605,000	625,800	1.03	0.97	0.00
105913	6637	77/ 48/ 115/ /	25 JENNIFER WAY	6637	1010	1,961	16	9	8/31/2021	475,000	429,400	0.90	1.11	0.00
3329	6640	78/ 3/ 310/ /	89 ALEXANDER DRIVE	6640	1010	3,379	25	10	4/27/2021	550,000	581,100	1.06	0.95	0.00
104740	6643	54/ 9/ 602/ /	16 DAISY LANE	6643	1010	1,918	1	1	7/16/2021	420,863	426,600	1.01	0.99	0.00
3475	6650	81/ 12/ / /	23 SANBORN STREET	6650	1010	2,104	48	19	7/26/2021	436,000	359,700	0.82	1.21	0.00
107109	6652	57/ 10/ 203/ /	20 FARRINGTON ROAD	6652	1010	2,392	5	5	9/10/2021	450,000	450,300	1.00	1.00	0.00
2030	6710	45/ 1/ 20/ /	6 MEADOW CROSSING DR	6710	1010	3,195	36	7	12/29/2021	650,000	562,900	0.87	1.15	0.00
5370	6720	43A/ 17/ 7/ /	25 SETTLERS WAY	6720	1010	2,714	38	10	6/18/2021	620,000	557,700	0.90	1.11	0.00
105864	6725	45/ 23/ 435/ /	92 GORDON FARMS ROAI	6725	1010	3,543	16	9	7/2/2021	730,125	647,100	0.89	1.13	0.01
106514	6725	45/ 23/ 422/ /	6 MADISON WAY	6725	1010	2,381	1	1	9/29/2021	549,900	507,700	0.92	1.08	0.02
2706	6740	63/ 11/ 9/ /	1 QUAIL RIDGE DRIVE	6740	1010	2,585	33	9	4/26/2021	575,000	516,100	0.90	1.11	0.00
1986	6750	44/ 2/ / /	20 LONGVIEW DRIVE	6750	1010	4,118	51	14	12/17/2021	585,000	641,300	1.10	0.91	0.00
3600	6760	84/ 18/ 301/ /	7 MAPLE RIDGE ROAD	6760	1010	1,238	28	11	12/7/2021	316,500	284,200	0.90	1.11	0.00

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Intrnl ID	Land NBHD	MBLU	Location	Land Nbhd	Use Code	Eff Area	Age	Eff Age	Sale Date	Sale Price	Appraised Value	A/S Ratio	S/A Ratio	Abs Disp
103617	6765	85/ 17/ 517/ /	21 ANNIES WAY	6765	1010	2,509	16	9	8/20/2021	515,000	476,800	0.93	1.08	0.01
103605	6765	85/ 17/ 504/ /	34 ANNIES WAY	6765	1010	4,709	17	9	9/30/2021	660,000	625,300	0.95	1.06	0.01
3732	6815	88/ 14/ 3/ /	11 HIGHMEADOW DRIVE	6815	1010	2,526	46	13	9/10/2021	430,000	479,600	1.12	0.90	0.21
3739	6815	88/ 14/ 10/ /	22 WOODLAND ROAD	6815	1010	2,246	43	12	6/22/2021	475,000	433,000	0.91	1.10	0.00
3751	6815	88/ 14/ 22/ /	7 WOODLAND ROAD	6815	1010	2,733	44	12	12/13/2021	571,500	503,000	0.88	1.14	0.03
3832	6820	89/ 57/ / /	416 SEBAGO LAKE ROAD	6820	1010	814	81	32	3/31/2022	215,000	196,700	0.91	1.09	0.00
3933	6840	91/ 11/ 210/ /	57 UNDERHILL DRIVE	6840	1010	2,966	24	8	8/20/2021	650,000	549,900	0.85	1.18	0.00
107899	6890	93/ 29/ 204/ /	18 SHYANNES WAY	6890	1010	2,274	23	8	7/30/2021	385,000	390,900	1.02	0.98	0.00
533	NH1	9/ 11/ / /	80 BRACKETT ROAD	NH1	1010	2,033	56	23	6/25/2021	375,000	330,200	0.88	1.14	0.07
110762	NH1	3/ 21/ 1/ /	42 BURNHAM ROAD	NH1	1010	2,181	5	5	4/23/2021	455,000	485,200	1.07	0.94	0.12
111043	NH1	74/ 4/ 309/ /	15 BURTON DRIVE	NH1	1010	2,467	4	4	7/23/2021	580,000	470,600	0.81	1.23	0.14
305	NH1	4/ 8/ / /	113 COUNTY ROAD	NH1	1010	1,595	69	24	12/3/2021	330,000	290,100	0.88	1.14	0.07
112740	NH1	4/ 2/ / /	183 COUNTY ROAD	NH1	1010	2,206	1	1	8/11/2021	559,000	532,300	0.95	1.05	0.00
884	NH1	15/ 34/ / /	215 COUNTY ROAD	NH1	1010	1,574	54	21	8/31/2021	356,000	312,900	0.88	1.14	0.07
874	NH1	15/ 25/ / /	249 COUNTY ROAD	NH1	1010	2,318	5	4	11/19/2021	445,000	449,200	1.01	0.99	0.06
105900	NH1	15/ 1/ 501/ /	305 COUNTY ROAD	NH1	1010	2,353	9	8	6/18/2021	515,000	414,900	0.81	1.24	0.14
402	NH1	6/ 27/ / /	66 COUNTY ROAD	NH1	1010	2,346	222	24	10/27/2021	352,200	395,200	1.12	0.89	0.17
915	NH1	17/ 9/ 3/ /	29 DEERING ROAD	NH1	1010	1,157	31	13	10/19/2021	350,000	287,300	0.82	1.22	0.13
111166	NH1	75/ 9/ 106/ /	260 DINGLEY SPRING RO/	NH1	1010	1,739	4	4	11/16/2021	400,000	413,200	1.03	0.97	0.08
111165	NH1	75/ 9/ 107/ /	264 DINGLEY SPRING RO/	NH1	1010	1,659	4	4	8/31/2021	402,500	404,900	1.01	0.99	0.06
111163	NH1	75/ 9/ 109/ /	270 DINGLEY SPRING RO/	NH1	1010	1,734	4	4	8/6/2021	420,000	399,100	0.95	1.05	0.00
111162	NH1	75/ 9/ 110/ /	274 DINGLEY SPRING RO/	NH1	1010	2,176	5	5	8/23/2021	512,000	426,400	0.83	1.20	0.12
105310	NH1	56/ 11/ 2/ /	113 DOW ROAD	NH1	1010	2,728	17	9	8/12/2021	500,000	450,800	0.90	1.11	0.05
102224	NH1	55/ 26/ 3/ /	27 DOW ROAD	NH1	1010	2,703	21	8	10/19/2021	478,000	468,800	0.98	1.02	0.03
2478	NH1	55/ 26/ 1/ /	37 DOW ROAD	NH1	1010	2,083	21	10	6/4/2021	375,000	363,400	0.97	1.03	0.02
2483	NH1	55/ 29/ / /	51 DOW ROAD	NH1	1010	2,837	65	11	7/30/2021	475,000	464,400	0.98	1.02	0.03
3104	NH1	74/ 5/ 1/ /	21 ELLIOTT ROAD	NH1	1010	2,000	29	11	4/8/2021	380,000	400,800	1.05	0.95	0.10

Parcel Detail by Land Neighborhood
GORHAM, ME

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Intrnl ID	Land NBHD	MBLU	Location	Land Nbhd	Use Code	Eff Area	Age	Eff Age	Sale Date	Sale Price	Appraised Value	A/S Ratio	S/A Ratio	Abs Disp
103522	NH1	74/ 7/ 2/ /	8 ELLIOTT ROAD	NH1	1010	2,935	20	9	10/15/2021	465,000	460,700	0.99	1.01	0.04
2536	NH1	57/ 6/ / /	27 FARRINGTON ROAD	NH1	1010	1,635	50	8	9/15/2021	360,000	376,000	1.04	0.96	0.09
2524	NH1	57/ 3/ / /	3 FARRINGTON ROAD	NH1	1010	1,490	6	6	6/30/2021	350,000	330,100	0.94	1.06	0.01
3127	NH1	74/ 19/ 3/ /	54 FILES ROAD	NH1	1010	1,210	28	11	9/14/2021	275,000	289,500	1.05	0.95	0.10
2117	NH1	47/ 19/ / /	199 GRAY ROAD	NH1	1010	1,135	82	24	11/30/2021	265,000	232,400	0.88	1.14	0.07
2116	NH1	47/ 18/ / /	206 GRAY ROAD	NH1	1010	1,772	102	32	4/30/2021	245,000	248,200	1.01	0.99	0.06
869	NH1	15/ 21/ / /	3 HODGDON ROAD	NH1	1010	3,327	82	24	12/3/2021	415,000	384,500	0.93	1.08	0.02
104273	NH1	54/ 16/ 312/ /	26 JORDAN DRIVE	NH1	1010	1,918	16	9	6/9/2021	603,000	432,300	0.72	1.39	0.23
104323	NH1	15/ 43/ 101/ /	3 LOIS LANE	NH1	1010	1,568	18	9	9/10/2021	385,000	325,300	0.84	1.18	0.11
2613	NH1	60/ 4/ / /	139 OSSIPEE TRAIL	NH1	1010	1,393	62	25	11/12/2021	269,000	254,900	0.95	1.06	0.00
103422	NH1	5/ 21/ 1/ /	20 STRAW ROAD	NH1	1010	2,340	19	7	4/5/2021	424,900	469,800	1.11	0.90	0.16
109177	NH2	79/ 12/ 1/ /	7 ANGELTUN LANE	NH2	1010	3,364	7	6	3/10/2022	926,000	865,700	0.93	1.07	0.05
3864	NH2	90/ 3/ 1/ /	49 BARSTOW ROAD	NH2	1010	3,229	34	20	5/20/2021	410,000	342,900	0.84	1.20	0.14
106837	NH2	79/ 3/ 201/ /	46 BLACK HORSE LANE	NH2	1010	4,453	18	9	7/7/2021	721,000	759,000	1.05	0.95	0.07
4011	NH2	92/ 27/ 2/ /	11 BRYDON LANE	NH2	1010	2,143	2	2	11/1/2021	350,000	410,700	1.17	0.85	0.19
4012	NH2	92/ 27/ 3/ /	13 BRYDON LANE	NH2	1010	2,077	29	11	4/30/2021	345,000	339,900	0.99	1.02	0.01
3269	NH2	77/ 26/ 1/ /	123 BUCK STREET	NH2	1010	2,065	36	15	5/19/2021	460,000	384,200	0.84	1.20	0.14
106997	NH2	79/ 10/ 2/ /	204 BUCK STREET	NH2	1010	1,768	11	8	10/20/2021	364,000	415,500	1.14	0.88	0.16
3206	NH2	76/ 29/ / /	163 DINGLEY SPRING RO/	NH2	1010	1,567	37	15	7/1/2021	330,000	300,300	0.91	1.10	0.07
3958	NH2	92/ 7/ 4/ /	21 GEORGE STREET	NH2	1010	2,085	39	10	7/23/2021	380,000	385,600	1.01	0.99	0.03
106327	NH2	81/ 26/ 201/ /	26 HANSEN WAY	NH2	1010	2,480	15	6	3/1/2022	515,000	473,800	0.92	1.09	0.06
103003	NH2	89/ 72/ 1/ /	5 HEBERT WAY	NH2	1010	2,269	21	10	5/20/2021	360,000	414,900	1.15	0.87	0.17
106558	NH2	83/ 11/ 205/ /	46 MURRAY DRIVE	NH2	1010	2,323	10	8	12/29/2021	521,000	503,500	0.97	1.03	0.01
106560	NH2	83/ 11/ 207/ /	61 MURRAY DRIVE	NH2	1010	2,561	9	8	4/23/2021	505,000	475,200	0.94	1.06	0.04
4092	NH2	96/ 1/ 1/ /	33 NASON ROAD	NH2	1010	1,495	29	11	12/23/2021	365,000	332,200	0.91	1.10	0.07
4096	NH2	96/ 2/ 1/ /	196 NORTH GORHAM ROA	NH2	1010	3,484	22	10	11/18/2021	539,000	512,600	0.95	1.05	0.03
3408	NH2	80/ 8/ 2/ /	69 SHAWS MILL ROAD	NH2	1010	2,191	46	19	10/22/2021	350,000	355,300	1.02	0.99	0.04
3550	NH2	82/ 8/ / /	135 SPILLER ROAD	NH2	1010	1,414	55	21	8/30/2021	260,000	283,300	1.09	0.92	0.11
3303	NH2	78/ 1/ 2/ /	55 SPILLER ROAD	NH2	1010	1,170	33	13	4/5/2021	335,000	295,500	0.88	1.13	0.10
3369	NH2	79/ 5/ / /	65 SPILLER ROAD	NH2	1010	1,184	46	19	7/16/2021	275,000	302,100	1.10	0.91	0.12

Intrnl ID	Land NBHD	MBLU	Location	Land Nbhd	Use Code	Eff Area	Age	Eff Age	Sale Date	Sale Price	Appraised Value	A/S Ratio	S/A Ratio	Abs Disp
4159	NH2	97/ 16/ / /	46 STANDISH NECK ROAD	NH2	1010	1,656	28	11	8/11/2021	361,500	355,800	0.98	1.02	0.00
103443	NH3	96/ 1/ 402/ /	32 AUTUMN BROOK WAY	NH3	1010	3,277	18	9	6/10/2021	485,000	521,300	1.07	0.93	0.12
100006	NH3	88/ 7/ 105/ /	24 CALISA LANE	NH3	1010	1,659	24	10	8/31/2021	390,000	336,700	0.86	1.16	0.09
3794	NH3	89/ 28/ / /	6 GEORGE STREET	NH3	1010	1,675	61	22	6/4/2021	350,000	305,800	0.87	1.14	0.08
107615	NH3	89/ 65/ 3/ /	16 GREAT FALLS ROAD	NH3	1010	2,561	4	4	12/30/2021	550,000	526,800	0.96	1.04	0.01
112236	NH3	47/ 23/ 5/ /	14 HARRISON LANE	NH3	1010	3,523	2	2	8/25/2021	650,000	612,600	0.94	1.06	0.01
2123	NH3	47/ 22/ / /	346 LIBBY AVENUE	NH3	1010	1,142	42	17	11/22/2021	280,000	281,900	1.01	0.99	0.06
2183	NH3	48/ 14/ 5/ /	35 LONGMEADOW DRIVE	NH3	1010	3,135	37	10	7/23/2021	410,000	431,500	1.05	0.95	0.10
494	NH3	8/ 18/ / /	10 LOUISE STREET	NH3	1010	2,451	6	6	7/29/2021	550,000	472,500	0.86	1.16	0.09
508	NH3	8/ 31/ / /	14 SHIRLEY LANE	NH3	1010	1,172	49	13	10/8/2021	315,000	280,500	0.89	1.12	0.06
259	NH3	3/ 15/ 10/ /	25 TAPLEY DRIVE	NH3	1010	3,332	41	17	9/30/2021	515,000	493,800	0.96	1.04	0.01

Summary by Sale Price Quartile
GORHAM, ME

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Sale Price Quartile	Count	Mean Sale Price	Mean Appraised	Mean A/S Ratio	Median SalePrice	Median Appraised	Median A/S Ratio	Median Abs Disp	COD	Weighted Average
1	44	297,355	284,989	0.96	311,000	292,700	0.95	0.05	6.00%	0.96
2	47	379,551	367,202	0.97	380,000	368,700	0.98	0.06	7.58%	0.97
3	42	460,090	443,857	0.97	460,000	449,750	0.98	0.05	6.05%	0.96
4	48	615,473	564,792	0.92	580,000	532,350	0.92	0.04	6.20%	0.92
		440,823	**417,403**	**0.95**	**420,000**	**406,900**	**0.95**	**0.05**	**6.72%**	**0.95**

Parcel Detail by Sale Price Quartile
GORHAM, ME

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Sort By ↓

Intrnl ID	Sale Price Quartile	MBLU	Location	Land Nbhd	Use Code	Eff Area	Age	Eff Age	Sale Date	Sale Price	Appraised Value	A/S Ratio	S/A Ratio	Abs Disp
113361	1	90/ 28/ 2/ /	255 SEBAGO LAKE ROAD	5850	1010	2,150	1	0	6/10/2021	100,000	98,300	0.98	1.02	0.03
3832	1	89/ 57/ / /	416 SEBAGO LAKE ROAD	6820	1010	814	81	32	3/31/2022	215,000	196,700	0.91	1.09	0.04
5129	1	110/ 55/ / /	15 ACORN STREET	5220	1010	1,391	120	32	9/28/2021	240,000	235,900	0.98	1.02	0.03
2116	1	47/ 18/ / /	206 GRAY ROAD	NH1	1010	1,772	102	32	4/30/2021	245,000	248,200	1.01	0.99	0.06
5210	1	111/ 53/ / /	250 HUSTON ROAD	5220	1010	1,340	69	30	9/10/2021	247,000	248,200	1.00	1.00	0.05
2369	1	53/ 25/ / /	175 HUSTON ROAD	5245	1010	1,515	82	32	10/29/2021	250,000	237,700	0.95	1.05	0.00
3550	1	82/ 8/ / /	135 SPILLER ROAD	NH2	1010	1,414	55	21	8/30/2021	260,000	283,300	1.09	0.92	0.14
2117	1	47/ 19/ / /	199 GRAY ROAD	NH1	1010	1,135	82	24	11/30/2021	265,000	232,400	0.88	1.14	0.07
2613	1	60/ 4/ / /	139 OSSIPEE TRAIL	NH1	1010	1,393	62	25	11/12/2021	269,000	254,900	0.95	1.06	0.00
2346	1	53/ 3/ / /	183 HUSTON ROAD	5240	1010	996	55	14	8/23/2021	270,000	268,700	1.00	1.00	0.05
3127	1	74/ 19/ 3/ /	54 FILES ROAD	NH1	1010	1,210	28	11	9/14/2021	275,000	289,500	1.05	0.95	0.10
3369	1	79/ 5/ / /	65 SPILLER ROAD	NH2	1010	1,184	46	19	7/16/2021	275,000	302,100	1.10	0.91	0.15
2123	1	47/ 22/ / /	346 LIBBY AVENUE	NH3	1010	1,142	42	17	11/22/2021	280,000	281,900	1.01	0.99	0.06
4936	1	107/ 31/ / /	139 NARRAGANSETT STRI	5182	1010	1,305	64	25	10/21/2021	280,000	274,600	0.98	1.02	0.03
5209	1	111/ 52/ / /	246 HUSTON ROAD	5220	1010	1,124	122	32	11/10/2021	280,000	242,900	0.87	1.15	0.08
4888	1	106/ 38/ / /	5 JERICHO LANE	5160	1010	1,135	42	17	9/15/2021	287,500	329,900	1.15	0.87	0.20
1461	1	28/ 27/ / /	119 DAY ROAD	5520	1010	1,614	57	23	11/9/2021	295,000	292,900	0.99	1.01	0.04
5142	1	110/ 67/ / /	80 MOSHER ROAD	5220	1010	2,365	105	24	11/1/2021	302,500	306,400	1.01	0.99	0.06
106940	1	22/ 4/ 702/ /	9 MARYANN DRIVE	6591	1010	1,250	13	8	5/28/2021	305,000	303,600	1.00	1.00	0.05
4433	1	101/ 17/ / /	113 SCHOOL STREET	5120	1010	1,966	122	24	11/19/2021	306,000	305,300	1.00	1.00	0.05
4217	1	99/ 3/ / /	62 GRAY ROAD	6120	1010	1,262	71	30	9/10/2021	310,000	293,900	0.95	1.05	0.00
4458	1	102/ 14/ / /	38 COLLEGE AVENUE	5195	1010	1,814	122	32	5/6/2021	310,000	285,200	0.92	1.09	0.03
2046	1	45/ 10/ / /	218 FORT HILL ROAD	5772	1010	1,274	75	30	11/9/2021	312,000	281,900	0.90	1.11	0.05
508	1	8/ 31/ / /	14 SHIRLEY LANE	NH3	1010	1,172	49	13	10/8/2021	315,000	280,500	0.89	1.12	0.06
5177	1	111/ 19/ / /	752 GRAY ROAD	5220	1010	1,601	172	24	5/28/2021	315,000	273,900	0.87	1.15	0.08
3600	1	84/ 18/ 301/ /	7 MAPLE RIDGE ROAD	6760	1010	1,238	28	11	12/7/2021	316,500	284,200	0.90	1.11	0.05
2360	1	53/ 17/ / /	44 SEBAGO LAKE ROAD	5245	1010	2,026	55	21	6/2/2021	318,000	322,000	1.01	0.99	0.06
3882	1	90/ 19/ / /	26 WILSON ROAD	5850	1010	1,607	75	40	5/7/2021	320,000	292,500	0.91	1.09	0.04
4978	1	108/ 24/ / /	21 LAWN AVENUE	6180	1010	1,597	57	18	10/29/2021	320,000	314,000	0.98	1.02	0.03
1665	1	36/ 2/ / /	293 FLAGGY MEADOW RC	5630	1010	1,393	52	21	6/1/2021	325,000	328,000	1.01	0.99	0.06

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5174	1	111/ 15/ / /	9 PLEASANT STREET	5220	1010	1,498	222	14	11/5/2021	325,420	308,000	0.95	1.06	0.00
4225	1	99/ 11/ / /	110 JOHNSON ROAD	6110	1010	1,570	70	30	12/15/2021	327,000	309,100	0.95	1.06	0.00
5267	1	111/ 90/ / /	852 GRAY ROAD	5220	1010	3,251	107	32	4/16/2021	327,000	325,000	0.99	1.01	0.04
305	1	4/ 8/ / /	113 COUNTY ROAD	NH1	1010	1,595	69	24	12/3/2021	330,000	290,100	0.88	1.14	0.07
3206	1	76/ 29/ / /	163 DINGLEY SPRING RO/	NH2	1010	1,567	37	15	7/1/2021	330,000	300,300	0.91	1.10	0.04
4728	1	104/ 13/ / /	171 SOUTH STREET	5110	1010	2,009	52	21	4/2/2021	330,000	368,200	1.12	0.90	0.17
2364	1	53/ 20/ / /	186 HUSTON ROAD	5240	1010	1,251	53	21	8/4/2021	331,000	271,000	0.82	1.22	0.13
3303	1	78/ 1/ 2/ /	55 SPILLER ROAD	NH2	1010	1,170	33	13	4/5/2021	335,000	295,500	0.88	1.13	0.07
4665	1	103/ 45/ / /	15 LINCOLN STREET	5150	1010	1,285	90	24	4/7/2021	335,000	311,300	0.93	1.08	0.02
4910	1	107/ 5/ / /	110 NARRAGANSETT STRI	5182	1010	1,583	67	25	7/22/2021	335,000	307,400	0.92	1.09	0.03
106951	1	22/ 4/ 711/ /	18 MARYANN DRIVE	6591	1010	1,190	14	8	8/12/2021	335,000	314,800	0.94	1.06	0.01
4637	1	103/ 18/ / /	41 ROBIE STREET	5150	1010	1,933	72	30	12/8/2021	342,000	294,900	0.86	1.16	0.09
4012	1	92/ 27/ 3/ /	13 BRYDON LANE	NH2	1010	2,077	29	11	4/30/2021	345,000	339,900	0.99	1.02	0.04
4838	1	106/ 17/ / /	34 MORRILL AVENUE	5160	1010	1,729	102	24	7/15/2021	347,700	314,500	0.90	1.11	0.05
915	2	17/ 9/ 3/ /	29 DEERING ROAD	NH1	1010	1,157	31	13	10/19/2021	350,000	287,300	0.82	1.22	0.16
1875	2	40/ 7/ / /	73 FLAGGY MEADOW RO/	5190	1010	2,517	59	23	9/28/2021	350,000	351,000	1.00	1.00	0.02
2323	2	51/ 3/ 5/ /	129 HUSTON ROAD	5740	1010	2,302	35	13	5/17/2021	350,000	388,600	1.11	0.90	0.13
2524	2	57/ 3/ / /	3 FARRINGTON ROAD	NH1	1010	1,490	6	6	6/30/2021	350,000	330,100	0.94	1.06	0.04
3408	2	80/ 8/ 2/ /	69 SHAWS MILL ROAD	NH2	1010	2,191	46	19	10/22/2021	350,000	355,300	1.02	0.99	0.04
3794	2	89/ 28/ / /	6 GEORGE STREET	NH3	1010	1,675	61	22	6/4/2021	350,000	305,800	0.87	1.14	0.11
4011	2	92/ 27/ 2/ /	11 BRYDON LANE	NH2	1010	2,143	2	2	11/1/2021	350,000	410,700	1.17	0.85	0.19
1853	2	39/ 32/ / /	53 BRIARWOOD LANE	5180	1010	1,393	49	19	6/28/2021	351,000	288,300	0.82	1.22	0.16
402	2	6/ 27/ / /	66 COUNTY ROAD	NH1	1010	2,346	222	24	10/27/2021	352,200	395,200	1.12	0.89	0.14
884	2	15/ 34/ / /	215 COUNTY ROAD	NH1	1010	1,574	54	21	8/31/2021	356,000	312,900	0.88	1.14	0.10
2050	2	45/ 13/ / /	219 FORT HILL ROAD	5772	1010	1,867	222	24	6/16/2021	360,000	382,100	1.06	0.94	0.08
2536	2	57/ 6/ / /	27 FARRINGTON ROAD	NH1	1010	1,635	50	8	9/15/2021	360,000	376,000	1.04	0.96	0.06
4636	2	103/ 17/ / /	45 ROBIE STREET	5150	1010	1,849	71	30	1/18/2022	360,000	343,000	0.95	1.05	0.03
4881	2	106/ 32/ 2/ /	15 BALL PARK ROAD	5160	1010	1,676	22	8	10/1/2021	360,000	359,600	1.00	1.00	0.02
103003	2	89/ 72/ 1/ /	5 HEBERT WAY	NH2	1010	2,269	21	10	5/20/2021	360,000	414,900	1.15	0.87	0.17
4159	2	97/ 16/ / /	46 STANDISH NECK ROAL	NH2	1010	1,656	28	11	8/11/2021	361,500	355,800	0.98	1.02	0.00

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106997	2	79/ 10/ 2/ /	204 BUCK STREET	NH2	1010	1,768	11	8	10/20/2021	364,000	415,500	1.14	0.88	0.16
4092	2	96/ 1/ 1/ /	33 NASON ROAD	NH2	1010	1,495	29	11	12/23/2021	365,000	332,200	0.91	1.10	0.07
4772	2	105/ 17/ / /	52 NARRAGANSETT STRE	5180	1010	2,013	44	17	8/17/2021	365,000	362,400	0.99	1.01	0.01
533	2	9/ 11/ / /	80 BRACKETT ROAD	NH1	1010	2,033	56	23	6/25/2021	375,000	330,200	0.88	1.14	0.10
2478	2	55/ 26/ 1/ /	37 DOW ROAD	NH1	1010	2,083	21	10	6/4/2021	375,000	363,400	0.97	1.03	0.01
5030	2	109/ 27/ / /	32 GARDEN AVENUE	6175	1010	1,662	49	19	6/24/2021	375,000	333,300	0.89	1.13	0.09
100132	2	116/ 38/ / /	5 CLEARVIEW DRIVE	6151	1010	1,864	21	10	10/20/2021	377,500	352,000	0.93	1.07	0.05
3104	2	74/ 5/ 1/ /	21 ELLIOTT ROAD	NH1	1010	2,000	29	11	4/8/2021	380,000	400,800	1.05	0.95	0.07
3958	2	92/ 7/ 4/ /	21 GEORGE STREET	NH2	1010	2,085	39	10	7/23/2021	380,000	385,600	1.01	0.99	0.03
4907	2	107/ 3/ / /	94 NARRAGANSETT STRE	5182	1010	1,924	72	30	7/9/2021	385,000	310,100	0.81	1.24	0.17
104323	2	15/ 43/ 101/ /	3 LOIS LANE	NH1	1010	1,568	18	9	9/10/2021	385,000	325,300	0.84	1.18	0.14
107899	2	93/ 29/ 204/ /	18 SHYANNES WAY	6890	1010	2,274	23	8	7/30/2021	385,000	390,900	1.02	0.98	0.04
4706	2	103/ 82/ / /	46 ROBIE STREET	5150	1010	2,171	57	23	12/17/2021	389,186	393,100	1.01	0.99	0.03
1003	2	20/ 6/ 1/ /	97 WEEKS ROAD	6155	1010	1,677	45	17	3/1/2022	390,000	385,500	0.99	1.01	0.01
4263	2	99/ 48/ / /	58 HILLVIEW ROAD	6110	1010	1,710	70	30	7/2/2021	390,000	336,200	0.86	1.16	0.12
100006	2	88/ 7/ 105/ /	24 CALISA LANE	NH3	1010	1,659	24	10	8/31/2021	390,000	336,700	0.86	1.16	0.12
4239	2	99/ 25/ / /	93 JOHNSON ROAD	6110	1010	2,146	69	30	6/7/2021	395,000	351,700	0.89	1.12	0.09
1209	2	25/ 1/ 72/ /	8 SAMUELS WAY	6155	1010	2,181	22	10	5/3/2021	396,500	405,900	1.02	0.98	0.04
4808	2	105/ 38/ / /	56 COLLEGE AVENUE	5190	1010	2,101	72	24	10/19/2021	396,500	335,000	0.84	1.18	0.14
1518	2	30/ 8/ 821/ /	22 WILLOWDALE DRIVE	6128	1010	1,709	28	11	9/9/2021	400,000	407,900	1.02	0.98	0.04
4508	2	102/ 59/ / /	97 STATE STREET	5195	1010	2,864	122	24	9/17/2021	400,000	368,700	0.92	1.08	0.06
5006	2	109/ 10/ 3/ /	113 LIBBY AVENUE	6129	1010	2,402	50	19	11/8/2021	400,000	379,000	0.95	1.06	0.03
111166	2	75/ 9/ 106/ /	260 DINGLEY SPRING RO/	NH1	1010	1,739	4	4	11/16/2021	400,000	413,200	1.03	0.97	0.05
111165	2	75/ 9/ 107/ /	264 DINGLEY SPRING RO/	NH1	1010	1,659	4	4	8/31/2021	402,500	404,900	1.01	0.99	0.03
2183	2	48/ 14/ 5/ /	35 LONGMEADOW DRIVE	NH3	1010	3,135	37	10	7/23/2021	410,000	431,500	1.05	0.95	0.07
3864	2	90/ 3/ 1/ /	49 BARSTOW ROAD	NH2	1010	3,229	34	20	5/20/2021	410,000	342,900	0.84	1.20	0.14
1411	2	27/ 15/ 2/ /	26 ELKINS ROAD	6512	1010	2,434	39	15	5/14/2021	412,000	412,500	1.00	1.00	0.02
869	2	15/ 21/ / /	3 HODGDON ROAD	NH1	1010	3,327	82	24	12/3/2021	415,000	384,500	0.93	1.08	0.05
107820	2	30/ 13/ 139/ /	80 WAGNER FARM ROAD	6133	1010	1,850	12	8	5/21/2021	420,000	411,700	0.98	1.02	0.00
107834	2	30/ 13/ 125/ /	12 WAGNER FARM ROAD	6133	1010	1,889	13	8	8/18/2021	420,000	400,200	0.95	1.05	0.03
111163	2	75/ 9/ 109/ /	270 DINGLEY SPRING RO/	NH1	1010	1,734	4	4	8/6/2021	420,000	399,100	0.95	1.05	0.03

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104740	3	54/ 9/ 602/ /	16 DAISY LANE	6643	1010	1,918	1	1	7/16/2021	420,863	426,600	1.01	0.99	0.03
4823	3	106/ 1/ / /	141 SOUTH STREET	5110	1010	1,898	113	24	8/9/2021	423,500	388,500	0.92	1.09	0.06
103422	3	5/ 21/ 1/ /	20 STRAW ROAD	NH1	1010	2,340	19	7	4/5/2021	424,900	469,800	1.11	0.90	0.13
1472	3	29/ 4/ 1/ /	253 NEW PORTLAND ROA	5530	1010	1,657	41	17	11/12/2021	425,000	426,900	1.00	1.00	0.02
5062	3	109/ 83/ / /	74 GARDEN AVENUE	6175	1010	2,270	32	13	5/27/2021	426,000	356,600	0.84	1.19	0.14
1776	3	38/ 14/ / /	177 FLAGGY MEADOW RC	5630	1010	3,256	213	24	7/30/2021	428,000	433,900	1.01	0.99	0.03
1405	3	27/ 14/ 4/ /	15 VERANDA DRIVE	6515	1010	1,929	35	9	8/20/2021	430,000	418,300	0.97	1.03	0.01
3732	3	88/ 14/ 3/ /	11 HIGHMEADOW DRIVE	6815	1010	2,526	46	13	9/10/2021	430,000	479,600	1.12	0.90	0.14
4714	3	104/ 6/ / /	15 RIDGEWAY AVENUE	6140	1010	1,948	66	11	12/17/2021	430,000	406,900	0.95	1.06	0.03
103788	3	84/ 17/ 1/ /	730 FORT HILL ROAD	5776	1010	2,261	18	9	9/28/2021	430,000	447,000	1.04	0.96	0.06
3596	3	84/ 17/ / /	750 FORT HILL ROAD	5776	1010	1,583	90	14	8/7/2021	435,000	385,500	0.89	1.13	0.09
3475	3	81/ 12/ / /	23 SANBORN STREET	6650	1010	2,104	48	19	7/26/2021	436,000	359,700	0.82	1.21	0.16
874	3	15/ 25/ / /	249 COUNTY ROAD	NH1	1010	2,318	5	4	11/19/2021	445,000	449,200	1.01	0.99	0.03
1715	3	36/ 39/ 1/ /	280 FLAGGY MEADOW RC	5630	1010	2,169	38	15	8/12/2021	450,000	402,400	0.89	1.12	0.09
4544	3	102/ 98/ / /	9 ELM STREET	5110	1010	3,780	122	24	9/30/2021	450,000	473,400	1.05	0.95	0.07
107109	3	57/ 10/ 203/ /	20 FARRINGTON ROAD	6652	1010	2,392	5	5	9/10/2021	450,000	450,300	1.00	1.00	0.02
112081	3	85/ 14/ 2/ /	763 FORT HILL ROAD	5776	1010	1,764	1	1	12/10/2021	450,000	424,700	0.94	1.06	0.04
1109	3	24/ 1/ 7/ /	12 CANTERBURY PINES D	6170	1010	1,757	32	13	8/27/2021	453,000	425,400	0.94	1.06	0.04
110762	3	3/ 21/ 1/ /	42 BURNHAM ROAD	NH1	1010	2,181	5	5	4/23/2021	455,000	485,200	1.07	0.94	0.09
106881	3	5/ 21/ 504/ /	23 GERRYS WAY	6595	1010	2,234	14	8	4/9/2021	456,000	455,000	1.00	1.00	0.02
1103	3	24/ 1/ 1/ /	1 CANTERBURY PINES DR	6170	1010	2,100	31	13	7/8/2021	460,000	406,600	0.88	1.13	0.10
3269	3	77/ 26/ 1/ /	123 BUCK STREET	NH2	1010	2,065	36	15	5/19/2021	460,000	384,200	0.84	1.20	0.14
110215	3	50/ 6/ 38/ /	149 ICHABOD LANE EXTE	6241	1010	1,974	4	4	5/20/2021	461,000	477,900	1.04	0.96	0.06
101806	3	117/ 73/ / /	100 QUINCY DRIVE	6175	1010	2,475	21	10	4/30/2021	462,000	457,900	0.99	1.01	0.01
103522	3	74/ 7/ 2/ /	8 ELLIOTT ROAD	NH1	1010	2,935	20	9	10/15/2021	465,000	460,700	0.99	1.01	0.01
112161	3	5/ 11/ 1/ /	20 MASON LANE	5530	1010	2,173	2	2	12/9/2021	470,000	455,600	0.97	1.03	0.01
609	3	12/ 15/ / /	320 NEW PORTLAND ROA	5420	1010	2,733	20	7	5/28/2021	475,000	447,100	0.94	1.06	0.04
2483	3	55/ 29/ / /	51 DOW ROAD	NH1	1010	2,837	65	11	7/30/2021	475,000	464,400	0.98	1.02	0.00
3739	3	88/ 14/ 10/ /	22 WOODLAND ROAD	6815	1010	2,246	43	12	6/22/2021	475,000	433,000	0.91	1.10	0.07
104942	3	30/ 7/ 412/ /	2 SHAMROCK DRIVE	3131	1010	3,196	17	9	5/24/2021	475,000	465,400	0.98	1.02	0.00

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105913	3	77/ 48/ 115/ /	25 JENNIFER WAY	6637	1010	1,961	16	9	8/31/2021	475,000	429,400	0.90	1.11	0.08
1244	3	25/ 4/ 27/ /	8 WINTERBERRY DRIVE	6165	1010	2,342	28	11	11/22/2021	477,000	455,500	0.95	1.05	0.03
102224	3	55/ 26/ 3/ /	27 DOW ROAD	NH1	1010	2,703	21	8	10/19/2021	478,000	468,800	0.98	1.02	0.00
2715	3	63/ 15/ 3/ /	42 NORTH STREET	5740	1010	2,522	46	19	8/20/2021	480,000	416,400	0.87	1.15	0.11
109136	3	27/ 3/ 201/ /	3 SHEPARDS WAY	6129	1010	2,258	1	1	6/11/2021	480,000	472,200	0.98	1.02	0.00
103443	3	96/ 1/ 402/ /	32 AUTUMN BROOK WAY	NH3	1010	3,277	18	9	6/10/2021	485,000	521,300	1.07	0.93	0.09
444	3	7/ 9/ / /	117 MCLELLAN ROAD	5525	1010	3,979	19	9	4/1/2021	497,500	529,800	1.06	0.94	0.08
105310	3	56/ 11/ 2/ /	113 DOW ROAD	NH1	1010	2,728	17	9	8/12/2021	500,000	450,800	0.90	1.11	0.08
113241	3	51/ 3/ 601/ /	70 HARDING BRIDGE ROA	5740	1010	3,145	1	1	12/15/2021	500,000	507,800	1.02	0.98	0.04
106560	3	83/ 11/ 207/ /	61 MURRAY DRIVE	NH2	1010	2,561	9	8	4/23/2021	505,000	475,200	0.94	1.06	0.04
110202	3	50/ 6/ 52/ /	95 ICHABOD LANE	6241	1010	2,053	2	2	6/8/2021	508,000	470,700	0.93	1.08	0.05
111162	3	75/ 9/ 110/ /	274 DINGLEY SPRING RO/	NH1	1010	2,176	5	5	8/23/2021	512,000	426,400	0.83	1.20	0.15
259	4	3/ 15/ 10/ /	25 TAPLEY DRIVE	NH3	1010	3,332	41	17	9/30/2021	515,000	493,800	0.96	1.04	0.04
2305	4	50/ 9/ 15/ /	57 LITTLE RIVER DRIVE	6320	1010	3,370	31	13	4/20/2021	515,000	517,500	1.00	1.00	0.08
103617	4	85/ 17/ 517/ /	21 ANNIES WAY	6765	1010	2,509	16	9	8/20/2021	515,000	476,800	0.93	1.08	0.01
105900	4	15/ 1/ 501/ /	305 COUNTY ROAD	NH1	1010	2,353	9	8	6/18/2021	515,000	414,900	0.81	1.24	0.11
106327	4	81/ 26/ 201/ /	26 HANSEN WAY	NH2	1010	2,480	15	6	3/1/2022	515,000	473,800	0.92	1.09	0.00
311	4	5/ 1/ / /	68 MCLELLAN ROAD	5530	1010	2,239	12	8	5/10/2021	519,000	485,000	0.93	1.07	0.01
106558	4	83/ 11/ 205/ /	46 MURRAY DRIVE	NH2	1010	2,323	10	8	12/29/2021	521,000	503,500	0.97	1.03	0.05
958	4	20/ 5/ 7/ /	28 SOLOMON DRIVE	6155	1010	3,064	41	17	8/2/2021	525,000	504,700	0.96	1.04	0.04
1158	4	25/ 1/ 21/ /	7 SHADY RUN LANE	6155	1010	3,155	39	15	10/22/2021	525,000	491,200	0.94	1.07	0.02
4451	4	102/ 7/ / /	16 COLLEGE AVENUE	5195	1010	4,283	203	24	12/17/2021	535,000	570,600	1.07	0.94	0.15
4096	4	96/ 2/ 1/ /	196 NORTH GORHAM ROA	NH2	1010	3,484	22	10	11/18/2021	539,000	512,600	0.95	1.05	0.03
103805	4	51/ 8/ 18/ /	26 ICHABOD LANE	6240	1010	2,561	18	9	7/15/2021	542,000	524,600	0.97	1.03	0.05
106514	4	45/ 23/ 422/ /	6 MADISON WAY	6725	1010	2,381	1	1	9/29/2021	549,900	507,700	0.92	1.08	0.00
494	4	8/ 18/ / /	10 LOUISE STREET	NH3	1010	2,451	6	6	7/29/2021	550,000	472,500	0.86	1.16	0.06
3329	4	78/ 3/ 310/ /	89 ALEXANDER DRIVE	6640	1010	3,379	25	10	4/27/2021	550,000	581,100	1.06	0.95	0.14
107615	4	89/ 65/ 3/ /	16 GREAT FALLS ROAD	NH3	1010	2,561	4	4	12/30/2021	550,000	526,800	0.96	1.04	0.04
100140	4	116/ 46/ / /	40 CLEARVIEW DRIVE	6151	1010	2,758	21	10	11/29/2021	554,000	455,500	0.82	1.22	0.10
5344	4	114/ 10/ / /	15 MCQUILLIANS HILL DF	6560	1010	3,095	27	8	11/12/2021	555,000	544,700	0.98	1.02	0.06

Parcel Detail by Sale Price Quartile
GORHAM, ME

11/03/2022

Intrnl ID	Sale Price Quartile	MBLU	Location	Land Nbhd	Use Code	Eff Area	Age	Eff Age	Sale Date	Sale Price	Appraised Value	A/S Ratio	S/A Ratio	Abs Disp
112740	4	4/ 2/ / /	183 COUNTY ROAD	NH1	1010	2,206	1	1	8/11/2021	559,000	532,300	0.95	1.05	0.03
101765	4	117/ 32/ / /	2 CAITLIN DRIVE	6175	1010	2,880	20	9	12/15/2021	566,000	508,600	0.90	1.11	0.02
3751	4	88/ 14/ 22/ /	7 WOODLAND ROAD	6815	1010	2,733	44	12	12/13/2021	571,500	503,000	0.88	1.14	0.04
2706	4	63/ 11/ 9/ /	1 QUAIL RIDGE DRIVE	6740	1010	2,585	33	9	4/26/2021	575,000	516,100	0.90	1.11	0.02
102945	4	1/ 6/ 204/ /	16 DISTANT PINES DRIVE	6518	1010	3,198	19	9	7/30/2021	577,000	532,400	0.92	1.08	0.00
104954	4	50/ 13/ 12/ /	202 HARDING BRIDGE RO	6245	1010	3,468	17	7	8/11/2021	580,000	551,000	0.95	1.05	0.03
111043	4	74/ 4/ 309/ /	15 BURTON DRIVE	NH1	1010	2,467	4	4	7/23/2021	580,000	470,600	0.81	1.23	0.11
113341	4	100/ 80/ 1/ /	3 JOHNSON ROAD	5140	1010	1,861	0	0	4/1/2022	581,000	505,800	0.87	1.15	0.05
1986	4	44/ 2/ / /	20 LONGVIEW DRIVE	6750	1010	4,118	51	14	12/17/2021	585,000	641,300	1.10	0.91	0.18
103682	4	35/ 20/ 21/ /	10 HARDING ROAD	6615	1010	2,525	18	9	3/18/2022	585,000	458,400	0.78	1.28	0.14
1722	4	36/ 39/ 8/ /	26 FIELDCREST DRIVE	5630	1010	3,361	29	11	7/30/2021	589,000	529,500	0.90	1.11	0.02
103663	4	35/ 20/ 2/ /	24 HARDING ROAD	6615	1010	2,858	1	0	9/30/2021	600,000	583,800	0.97	1.03	0.05
104273	4	54/ 16/ 312/ /	26 JORDAN DRIVE	NH1	1010	1,918	16	9	6/9/2021	603,000	432,300	0.72	1.39	0.20
5412	4	74A/ 18/ 1/ /	65 FILES ROAD	6630	1010	3,964	29	11	7/30/2021	605,000	625,800	1.03	0.97	0.11
5370	4	43A/ 17/ 7/ /	25 SETTLERS WAY	6720	1010	2,714	38	10	6/18/2021	620,000	557,700	0.90	1.11	0.02
110197	4	50/ 6/ 57/ /	82 ICHABOD LANE	6241	1010	2,886	1	1	3/30/2022	626,000	567,400	0.91	1.10	0.01
110182	4	50/ 6/ 72/ /	24 HESSIAN DRIVE	6241	1010	3,021	2	1	7/26/2021	646,170	551,100	0.85	1.17	0.07
110191	4	50/ 6/ 63/ /	63 ICHABOD LANE	6241	1010	2,954	1	1	11/10/2021	648,500	578,200	0.89	1.12	0.03
2030	4	45/ 1/ 20/ /	6 MEADOW CROSSING DR	6710	1010	3,195	36	7	12/29/2021	650,000	562,900	0.87	1.15	0.05
3933	4	91/ 11/ 210/ /	57 UNDERHILL DRIVE	6840	1010	2,966	24	8	8/20/2021	650,000	549,900	0.85	1.18	0.07
112236	4	47/ 23/ 5/ /	14 HARRISON LANE	NH3	1010	3,523	2	2	8/25/2021	650,000	612,600	0.94	1.06	0.02
103605	4	85/ 17/ 504/ /	34 ANNIES WAY	6765	1010	4,709	17	9	9/30/2021	660,000	625,300	0.95	1.06	0.03
106837	4	79/ 3/ 201/ /	46 BLACK HORSE LANE	NH2	1010	4,453	18	9	7/7/2021	721,000	759,000	1.05	0.95	0.13
105864	4	45/ 23/ 435/ /	92 GORDON FARMS ROAI	6725	1010	3,543	16	9	7/2/2021	730,125	647,100	0.89	1.13	0.03
107327	4	30/ 18/ 21/ /	47 OLD DYNAMITE WAY	6115	1010	3,245	5	5	6/21/2021	730,500	685,700	0.94	1.07	0.02
101866	4	52/ 4/ 5/ /	56 SYDNEYS WAY	6230	1010	3,084	20	3	4/30/2021	735,000	712,700	0.97	1.03	0.05
105766	4	1/ 14/ 10/ /	21 MOUNTVIEW DRIVE	6520	1010	2,809	3	3	1/22/2022	750,000	631,700	0.84	1.19	0.08
101662	4	6/ 1/ 2/ /	47 LADYS SLIPPER WAY	6580	1010	3,330	22	8	2/1/2022	810,000	679,000	0.84	1.19	0.08
109177	4	79/ 12/ 1/ /	7 ANGELTUN LANE	NH2	1010	3,364	7	6	3/10/2022	926,000	865,700	0.93	1.07	0.01
2331	4	52/ 3/ / /	588 GRAY ROAD	5210	1010	4,261	18	3	7/1/2021	1,243,000	1,075,800	0.87	1.16	0.05

Summary by Sale Date
GORHAM, ME

11/03/2022

Sale Date Quarter	Count	Mean Sale Price	Mean Appraised	Mean A/S Ratio	Median SalePrice	Median Appraised	Median A/S Ratio	Median Abs Disp	COD	Weighted Average
2021, Q 2	52	422,642	404,963	0.96	411,000	403,350	0.97	0.06	7.26%	0.96
2021, Q 3	68	457,776	431,259	0.95	430,000	412,150	0.95	0.06	6.61%	0.94
2021, Q 4	51	410,290	393,320	0.96	389,186	393,100	0.95	0.05	6.01%	0.96
2022, Q 1	9	575,222	511,244	0.90	585,000	473,800	0.91	0.04	5.13%	0.89
2022, Q 2	1	581,000	505,800	0.87	581,000	505,800	0.87	0.00	0.00%	0.87
		440,823	**417,403**	**0.95**	**420,000**	**406,900**	**0.95**	**0.05**	**6.72%**	**0.95**

Parcel Detail by Sale Date
GORHAM, ME

11/03/2022

Sort By ↓

Intrnl ID	Sale Date Quarter	MBLU	Location	Land Nbhd	Use Code	Eff Area	Age	Eff Age	Sale Date	Sale Price	Appraised Value	A/S Ratio	S/A Ratio	Abs Disp
444	2021, Q 2	7/ 9/ / /	117 MCLELLAN ROAD	5525	1010	3,979	19	9	4/1/2021	497,500	529,800	1.06	0.94	0.09
4728	2021, Q 2	104/ 13/ / /	171 SOUTH STREET	5110	1010	2,009	52	21	4/2/2021	330,000	368,200	1.12	0.90	0.15
3303	2021, Q 2	78/ 1/ 2/ /	55 SPILLER ROAD	NH2	1010	1,170	33	13	4/5/2021	335,000	295,500	0.88	1.13	0.09
103422	2021, Q 2	5/ 21/ 1/ /	20 STRAW ROAD	NH1	1010	2,340	19	7	4/5/2021	424,900	469,800	1.11	0.90	0.14
4665	2021, Q 2	103/ 45/ / /	15 LINCOLN STREET	5150	1010	1,285	90	24	4/7/2021	335,000	311,300	0.93	1.08	0.04
3104	2021, Q 2	74/ 5/ 1/ /	21 ELLIOTT ROAD	NH1	1010	2,000	29	11	4/8/2021	380,000	400,800	1.05	0.95	0.08
106881	2021, Q 2	5/ 21/ 504/ /	23 GERRYS WAY	6595	1010	2,234	14	8	4/9/2021	456,000	455,000	1.00	1.00	0.03
5267	2021, Q 2	111/ 90/ / /	852 GRAY ROAD	5220	1010	3,251	107	32	4/16/2021	327,000	325,000	0.99	1.01	0.02
2305	2021, Q 2	50/ 9/ 15/ /	57 LITTLE RIVER DRIVE	6320	1010	3,370	31	13	4/20/2021	515,000	517,500	1.00	1.00	0.03
106560	2021, Q 2	83/ 11/ 207/ /	61 MURRAY DRIVE	NH2	1010	2,561	9	8	4/23/2021	505,000	475,200	0.94	1.06	0.03
110762	2021, Q 2	3/ 21/ 1/ /	42 BURNHAM ROAD	NH1	1010	2,181	5	5	4/23/2021	455,000	485,200	1.07	0.94	0.10
2706	2021, Q 2	63/ 11/ 9/ /	1 QUAIL RIDGE DRIVE	6740	1010	2,585	33	9	4/26/2021	575,000	516,100	0.90	1.11	0.07
3329	2021, Q 2	78/ 3/ 310/ /	89 ALEXANDER DRIVE	6640	1010	3,379	25	10	4/27/2021	550,000	581,100	1.06	0.95	0.09
2116	2021, Q 2	47/ 18/ / /	206 GRAY ROAD	NH1	1010	1,772	102	32	4/30/2021	245,000	248,200	1.01	0.99	0.04
4012	2021, Q 2	92/ 27/ 3/ /	13 BRYDON LANE	NH2	1010	2,077	29	11	4/30/2021	345,000	339,900	0.99	1.02	0.02
101806	2021, Q 2	117/ 73/ / /	100 QUINCY DRIVE	6175	1010	2,475	21	10	4/30/2021	462,000	457,900	0.99	1.01	0.02
101866	2021, Q 2	52/ 4/ 5/ /	56 SYDNEYS WAY	6230	1010	3,084	20	3	4/30/2021	735,000	712,700	0.97	1.03	0.00
1209	2021, Q 2	25/ 1/ 72/ /	8 SAMUELS WAY	6155	1010	2,181	22	10	5/3/2021	396,500	405,900	1.02	0.98	0.05
4458	2021, Q 2	102/ 14/ / /	38 COLLEGE AVENUE	5195	1010	1,814	122	32	5/6/2021	310,000	285,200	0.92	1.09	0.05
3882	2021, Q 2	90/ 19/ / /	26 WILSON ROAD	5850	1010	1,607	75	40	5/7/2021	320,000	292,500	0.91	1.09	0.06
311	2021, Q 2	5/ 1/ / /	68 MCLELLAN ROAD	5530	1010	2,239	12	8	5/10/2021	519,000	485,000	0.93	1.07	0.04
1411	2021, Q 2	27/ 15/ 2/ /	26 ELKINS ROAD	6512	1010	2,434	39	15	5/14/2021	412,000	412,500	1.00	1.00	0.03
2323	2021, Q 2	51/ 3/ 5/ /	129 HUSTON ROAD	5740	1010	2,302	35	13	5/17/2021	350,000	388,600	1.11	0.90	0.14
3269	2021, Q 2	77/ 26/ 1/ /	123 BUCK STREET	NH2	1010	2,065	36	15	5/19/2021	460,000	384,200	0.84	1.20	0.13
3864	2021, Q 2	90/ 3/ 1/ /	49 BARSTOW ROAD	NH2	1010	3,229	34	20	5/20/2021	410,000	342,900	0.84	1.20	0.13
103003	2021, Q 2	89/ 72/ 1/ /	5 HEBERT WAY	NH2	1010	2,269	21	10	5/20/2021	360,000	414,900	1.15	0.87	0.18
110215	2021, Q 2	50/ 6/ 38/ /	149 ICHABOD LANE EXTE	6241	1010	1,974	4	4	5/20/2021	461,000	477,900	1.04	0.96	0.07
107820	2021, Q 2	30/ 13/ 139/ /	80 WAGNER FARM ROAD	6133	1010	1,850	12	8	5/21/2021	420,000	411,700	0.98	1.02	0.01
104942	2021, Q 2	30/ 7/ 412/ /	2 SHAMROCK DRIVE	3131	1010	3,196	17	9	5/24/2021	475,000	465,400	0.98	1.02	0.01
5062	2021, Q 2	109/ 83/ / /	74 GARDEN AVENUE	6175	1010	2,270	32	13	5/27/2021	426,000	356,600	0.84	1.19	0.13

Parcel Detail by Sale Date
GORHAM, ME

11/03/2022

Intrnl ID	Sale Date Quarter	MBLU	Location	Land Nbhd	Use Code	Eff Area	Age	Eff Age	Sale Date	Sale Price	Appraised Value	A/S Ratio	S/A Ratio	Abs Disp
609	2021, Q 2	12/ 15/ / /	320 NEW PORTLAND ROA	5420	1010	2,733	20	7	5/28/2021	475,000	447,100	0.94	1.06	0.03
5177	2021, Q 2	111/ 19/ / /	752 GRAY ROAD	5220	1010	1,601	172	24	5/28/2021	315,000	273,900	0.87	1.15	0.10
106940	2021, Q 2	22/ 4/ 702/ /	9 MARYANN DRIVE	6591	1010	1,250	13	8	5/28/2021	305,000	303,600	1.00	1.00	0.03
1665	2021, Q 2	36/ 2/ / /	293 FLAGGY MEADOW RC	5630	1010	1,393	52	21	6/1/2021	325,000	328,000	1.01	0.99	0.04
2360	2021, Q 2	53/ 17/ / /	44 SEBAGO LAKE ROAD	5245	1010	2,026	55	21	6/2/2021	318,000	322,000	1.01	0.99	0.04
2478	2021, Q 2	55/ 26/ 1/ /	37 DOW ROAD	NH1	1010	2,083	21	10	6/4/2021	375,000	363,400	0.97	1.03	0.00
3794	2021, Q 2	89/ 28/ / /	6 GEORGE STREET	NH3	1010	1,675	61	22	6/4/2021	350,000	305,800	0.87	1.14	0.10
4239	2021, Q 2	99/ 25/ / /	93 JOHNSON ROAD	6110	1010	2,146	69	30	6/7/2021	395,000	351,700	0.89	1.12	0.08
110202	2021, Q 2	50/ 6/ 52/ /	95 ICHABOD LANE	6241	1010	2,053	2	2	6/8/2021	508,000	470,700	0.93	1.08	0.04
104273	2021, Q 2	54/ 16/ 312/ /	26 JORDAN DRIVE	NH1	1010	1,918	16	9	6/9/2021	603,000	432,300	0.72	1.39	0.25
103443	2021, Q 2	96/ 1/ 402/ /	32 AUTUMN BROOK WAY	NH3	1010	3,277	18	9	6/10/2021	485,000	521,300	1.07	0.93	0.10
113361	2021, Q 2	90/ 28/ 2/ /	255 SEBAGO LAKE ROAD	5850	1010	2,150	1	0	6/10/2021	100,000	98,300	0.98	1.02	0.01
109136	2021, Q 2	27/ 3/ 201/ /	3 SHEPARDS WAY	6129	1010	2,258	1	1	6/11/2021	480,000	472,200	0.98	1.02	0.01
2050	2021, Q 2	45/ 13/ / /	219 FORT HILL ROAD	5772	1010	1,867	222	24	6/16/2021	360,000	382,100	1.06	0.94	0.09
5370	2021, Q 2	43A/ 17/ 7/ /	25 SETTLERS WAY	6720	1010	2,714	38	10	6/18/2021	620,000	557,700	0.90	1.11	0.07
105900	2021, Q 2	15/ 1/ 501/ /	305 COUNTY ROAD	NH1	1010	2,353	9	8	6/18/2021	515,000	414,900	0.81	1.24	0.16
107327	2021, Q 2	30/ 18/ 21/ /	47 OLD DYNAMITE WAY	6115	1010	3,245	5	5	6/21/2021	730,500	685,700	0.94	1.07	0.03
3739	2021, Q 2	88/ 14/ 10/ /	22 WOODLAND ROAD	6815	1010	2,246	43	12	6/22/2021	475,000	433,000	0.91	1.10	0.06
5030	2021, Q 2	109/ 27/ / /	32 GARDEN AVENUE	6175	1010	1,662	49	19	6/24/2021	375,000	333,300	0.89	1.13	0.08
533	2021, Q 2	9/ 11/ / /	80 BRACKETT ROAD	NH1	1010	2,033	56	23	6/25/2021	375,000	330,200	0.88	1.14	0.09
1853	2021, Q 2	39/ 32/ / /	53 BRIARWOOD LANE	5180	1010	1,393	49	19	6/28/2021	351,000	288,300	0.82	1.22	0.15
2524	2021, Q 2	57/ 3/ / /	3 FARRINGTON ROAD	NH1	1010	1,490	6	6	6/30/2021	350,000	330,100	0.94	1.06	0.03
2331	2021, Q 3	52/ 3/ / /	588 GRAY ROAD	5210	1010	4,261	18	3	7/1/2021	1,243,000	1,075,800	0.87	1.16	0.08
3206	2021, Q 3	76/ 29/ / /	163 DINGLEY SPRING RO/	NH2	1010	1,567	37	15	7/1/2021	330,000	300,300	0.91	1.10	0.04
4263	2021, Q 3	99/ 48/ / /	58 HILLVIEW ROAD	6110	1010	1,710	70	30	7/2/2021	390,000	336,200	0.86	1.16	0.09
105864	2021, Q 3	45/ 23/ 435/ /	92 GORDON FARMS ROAI	6725	1010	3,543	16	9	7/2/2021	730,125	647,100	0.89	1.13	0.06
106837	2021, Q 3	79/ 3/ 201/ /	46 BLACK HORSE LANE	NH2	1010	4,453	18	9	7/7/2021	721,000	759,000	1.05	0.95	0.10
1103	2021, Q 3	24/ 1/ 1/ /	1 CANTERBURY PINES DR	6170	1010	2,100	31	13	7/8/2021	460,000	406,600	0.88	1.13	0.07
4907	2021, Q 3	107/ 3/ / /	94 NARRAGANSETT STRE	5182	1010	1,924	72	30	7/9/2021	385,000	310,100	0.81	1.24	0.14
4838	2021, Q 3	106/ 17/ / /	34 MORRILL AVENUE	5160	1010	1,729	102	24	7/15/2021	347,700	314,500	0.90	1.11	0.05

Parcel Detail by Sale Date
GORHAM, ME

11/03/2022

Intrnl ID	Sale Date Quarter	MBLU	Location	Land Nbhd	Use Code	Eff Area	Age	Eff Age	Sale Date	Sale Price	Appraised Value	A/S Ratio	S/A Ratio	Abs Disp
103805	2021, Q 3	51/ 8/ 18/ /	26 ICHABOD LANE	6240	1010	2,561	18	9	7/15/2021	542,000	524,600	0.97	1.03	0.02
3369	2021, Q 3	79/ 5/ / /	65 SPILLER ROAD	NH2	1010	1,184	46	19	7/16/2021	275,000	302,100	1.10	0.91	0.15
104740	2021, Q 3	54/ 9/ 602/ /	16 DAISY LANE	6643	1010	1,918	1	1	7/16/2021	420,863	426,600	1.01	0.99	0.06
4910	2021, Q 3	107/ 5/ / /	110 NARRAGANSETT STRI	5182	1010	1,583	67	25	7/22/2021	335,000	307,400	0.92	1.09	0.03
2183	2021, Q 3	48/ 14/ 5/ /	35 LONGMEADOW DRIVE	NH3	1010	3,135	37	10	7/23/2021	410,000	431,500	1.05	0.95	0.10
3958	2021, Q 3	92/ 7/ 4/ /	21 GEORGE STREET	NH2	1010	2,085	39	10	7/23/2021	380,000	385,600	1.01	0.99	0.06
111043	2021, Q 3	74/ 4/ 309/ /	15 BURTON DRIVE	NH1	1010	2,467	4	4	7/23/2021	580,000	470,600	0.81	1.23	0.14
3475	2021, Q 3	81/ 12/ / /	23 SANBORN STREET	6650	1010	2,104	48	19	7/26/2021	436,000	359,700	0.82	1.21	0.13
110182	2021, Q 3	50/ 6/ 72/ /	24 HESSIAN DRIVE	6241	1010	3,021	2	1	7/26/2021	646,170	551,100	0.85	1.17	0.10
494	2021, Q 3	8/ 18/ / /	10 LOUISE STREET	NH3	1010	2,451	6	6	7/29/2021	550,000	472,500	0.86	1.16	0.09
1722	2021, Q 3	36/ 39/ 8/ /	26 FIELDCREST DRIVE	5630	1010	3,361	29	11	7/30/2021	589,000	529,500	0.90	1.11	0.05
1776	2021, Q 3	38/ 14/ / /	177 FLAGGY MEADOW RC	5630	1010	3,256	213	24	7/30/2021	428,000	433,900	1.01	0.99	0.06
2483	2021, Q 3	55/ 29/ / /	51 DOW ROAD	NH1	1010	2,837	65	11	7/30/2021	475,000	464,400	0.98	1.02	0.03
5412	2021, Q 3	74A/ 18/ 1/ /	65 FILES ROAD	6630	1010	3,964	29	11	7/30/2021	605,000	625,800	1.03	0.97	0.08
102945	2021, Q 3	1/ 6/ 204/ /	16 DISTANT PINES DRIVE	6518	1010	3,198	19	9	7/30/2021	577,000	532,400	0.92	1.08	0.03
107899	2021, Q 3	93/ 29/ 204/ /	18 SHYANNES WAY	6890	1010	2,274	23	8	7/30/2021	385,000	390,900	1.02	0.98	0.07
958	2021, Q 3	20/ 5/ 7/ /	28 SOLOMON DRIVE	6155	1010	3,064	41	17	8/2/2021	525,000	504,700	0.96	1.04	0.01
2364	2021, Q 3	53/ 20/ / /	186 HUSTON ROAD	5240	1010	1,251	53	21	8/4/2021	331,000	271,000	0.82	1.22	0.13
111163	2021, Q 3	75/ 9/ 109/ /	270 DINGLEY SPRING RO/	NH1	1010	1,734	4	4	8/6/2021	420,000	399,100	0.95	1.05	0.00
3596	2021, Q 3	84/ 17/ / /	750 FORT HILL ROAD	5776	1010	1,583	90	14	8/7/2021	435,000	385,500	0.89	1.13	0.06
4823	2021, Q 3	106/ 1/ / /	141 SOUTH STREET	5110	1010	1,898	113	24	8/9/2021	423,500	388,500	0.92	1.09	0.03
4159	2021, Q 3	97/ 16/ / /	46 STANDISH NECK ROAL	NH2	1010	1,656	28	11	8/11/2021	361,500	355,800	0.98	1.02	0.03
104954	2021, Q 3	50/ 13/ 12/ /	202 HARDING BRIDGE RO	6245	1010	3,468	17	7	8/11/2021	580,000	551,000	0.95	1.05	0.00
112740	2021, Q 3	4/ 2/ / /	183 COUNTY ROAD	NH1	1010	2,206	1	1	8/11/2021	559,000	532,300	0.95	1.05	0.00
1715	2021, Q 3	36/ 39/ 1/ /	280 FLAGGY MEADOW RC	5630	1010	2,169	38	15	8/12/2021	450,000	402,400	0.89	1.12	0.06
105310	2021, Q 3	56/ 11/ 2/ /	113 DOW ROAD	NH1	1010	2,728	17	9	8/12/2021	500,000	450,800	0.90	1.11	0.05
106951	2021, Q 3	22/ 4/ 711/ /	18 MARYANN DRIVE	6591	1010	1,190	14	8	8/12/2021	335,000	314,800	0.94	1.06	0.01
4772	2021, Q 3	105/ 17/ / /	52 NARRAGANSETT STRE	5180	1010	2,013	44	17	8/17/2021	365,000	362,400	0.99	1.01	0.04
107834	2021, Q 3	30/ 13/ 125/ /	12 WAGNER FARM ROAD	6133	1010	1,889	13	8	8/18/2021	420,000	400,200	0.95	1.05	0.00
1405	2021, Q 3	27/ 14/ 4/ /	15 VERANDA DRIVE	6515	1010	1,929	35	9	8/20/2021	430,000	418,300	0.97	1.03	0.02
2715	2021, Q 3	63/ 15/ 3/ /	42 NORTH STREET	5740	1010	2,522	46	19	8/20/2021	480,000	416,400	0.87	1.15	0.08

Parcel Detail by Sale Date
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Intrnl ID	Sale Date Quarter	MBLU	Location	Land Nbhd	Use Code	Eff Area	Age	Eff Age	Sale Date	Sale Price	Appraised Value	A/S Ratio	S/A Ratio	Abs Disp
3933	2021, Q 3	91/ 11/ 210/ /	57 UNDERHILL DRIVE	6840	1010	2,966	24	8	8/20/2021	650,000	549,900	0.85	1.18	0.10
103617	2021, Q 3	85/ 17/ 517/ /	21 ANNIES WAY	6765	1010	2,509	16	9	8/20/2021	515,000	476,800	0.93	1.08	0.02
2346	2021, Q 3	53/ 3/ / /	183 HUSTON ROAD	5240	1010	996	55	14	8/23/2021	270,000	268,700	1.00	1.00	0.05
111162	2021, Q 3	75/ 9/ 110/ /	274 DINGLEY SPRING RO/	NH1	1010	2,176	5	5	8/23/2021	512,000	426,400	0.83	1.20	0.12
112236	2021, Q 3	47/ 23/ 5/ /	14 HARRISON LANE	NH3	1010	3,523	2	2	8/25/2021	650,000	612,600	0.94	1.06	0.01
1109	2021, Q 3	24/ 1/ 7/ /	12 CANTERBURY PINES D	6170	1010	1,757	32	13	8/27/2021	453,000	425,400	0.94	1.06	0.01
3550	2021, Q 3	82/ 8/ / /	135 SPILLER ROAD	NH2	1010	1,414	55	21	8/30/2021	260,000	283,300	1.09	0.92	0.14
884	2021, Q 3	15/ 34/ / /	215 COUNTY ROAD	NH1	1010	1,574	54	21	8/31/2021	356,000	312,900	0.88	1.14	0.07
100006	2021, Q 3	88/ 7/ 105/ /	24 CALISA LANE	NH3	1010	1,659	24	10	8/31/2021	390,000	336,700	0.86	1.16	0.09
105913	2021, Q 3	77/ 48/ 115/ /	25 JENNIFER WAY	6637	1010	1,961	16	9	8/31/2021	475,000	429,400	0.90	1.11	0.05
111165	2021, Q 3	75/ 9/ 107/ /	264 DINGLEY SPRING RO/	NH1	1010	1,659	4	4	8/31/2021	402,500	404,900	1.01	0.99	0.06
1518	2021, Q 3	30/ 8/ 821/ /	22 WILLOWDALE DRIVE	6128	1010	1,709	28	11	9/9/2021	400,000	407,900	1.02	0.98	0.07
3732	2021, Q 3	88/ 14/ 3/ /	11 HIGHMEADOW DRIVE	6815	1010	2,526	46	13	9/10/2021	430,000	479,600	1.12	0.90	0.17
4217	2021, Q 3	99/ 3/ / /	62 GRAY ROAD	6120	1010	1,262	71	30	9/10/2021	310,000	293,900	0.95	1.05	0.00
5210	2021, Q 3	111/ 53/ / /	250 HUSTON ROAD	5220	1010	1,340	69	30	9/10/2021	247,000	248,200	1.00	1.00	0.05
104323	2021, Q 3	15/ 43/ 101/ /	3 LOIS LANE	NH1	1010	1,568	18	9	9/10/2021	385,000	325,300	0.84	1.18	0.11
107109	2021, Q 3	57/ 10/ 203/ /	20 FARRINGTON ROAD	6652	1010	2,392	5	5	9/10/2021	450,000	450,300	1.00	1.00	0.05
3127	2021, Q 3	74/ 19/ 3/ /	54 FILES ROAD	NH1	1010	1,210	28	11	9/14/2021	275,000	289,500	1.05	0.95	0.10
2536	2021, Q 3	57/ 6/ / /	27 FARRINGTON ROAD	NH1	1010	1,635	50	8	9/15/2021	360,000	376,000	1.04	0.96	0.09
4888	2021, Q 3	106/ 38/ / /	5 JERICHO LANE	5160	1010	1,135	42	17	9/15/2021	287,500	329,900	1.15	0.87	0.20
4508	2021, Q 3	102/ 59/ / /	97 STATE STREET	5195	1010	2,864	122	24	9/17/2021	400,000	368,700	0.92	1.08	0.03
1875	2021, Q 3	40/ 7/ / /	73 FLAGGY MEADOW RO/	5190	1010	2,517	59	23	9/28/2021	350,000	351,000	1.00	1.00	0.05
5129	2021, Q 3	110/ 55/ / /	15 ACORN STREET	5220	1010	1,391	120	32	9/28/2021	240,000	235,900	0.98	1.02	0.03
103788	2021, Q 3	84/ 17/ 1/ /	730 FORT HILL ROAD	5776	1010	2,261	18	9	9/28/2021	430,000	447,000	1.04	0.96	0.09
106514	2021, Q 3	45/ 23/ 422/ /	6 MADISON WAY	6725	1010	2,381	1	1	9/29/2021	549,900	507,700	0.92	1.08	0.03
259	2021, Q 3	3/ 15/ 10/ /	25 TAPLEY DRIVE	NH3	1010	3,332	41	17	9/30/2021	515,000	493,800	0.96	1.04	0.01
4544	2021, Q 3	102/ 98/ / /	9 ELM STREET	5110	1010	3,780	122	24	9/30/2021	450,000	473,400	1.05	0.95	0.10
103605	2021, Q 3	85/ 17/ 504/ /	34 ANNIES WAY	6765	1010	4,709	17	9	9/30/2021	660,000	625,300	0.95	1.06	0.00
103663	2021, Q 3	35/ 20/ 2/ /	24 HARDING ROAD	6615	1010	2,858	1	0	9/30/2021	600,000	583,800	0.97	1.03	0.02
4881	2021, Q 4	106/ 32/ 2/ /	15 BALL PARK ROAD	5160	1010	1,676	22	8	10/1/2021	360,000	359,600	1.00	1.00	0.05

Parcel Detail by Sale Date
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Intrnl ID	Sale Date Quarter	MBLU	Location	Land Nbhd	Use Code	Eff Area	Age	Eff Age	Sale Date	Sale Price	Appraised Value	A/S Ratio	S/A Ratio	Abs Disp
508	2021, Q 4	8/ 31/ / /	14 SHIRLEY LANE	NH3	1010	1,172	49	13	10/8/2021	315,000	280,500	0.89	1.12	0.06
103522	2021, Q 4	74/ 7/ 2/ /	8 ELLIOTT ROAD	NH1	1010	2,935	20	9	10/15/2021	465,000	460,700	0.99	1.01	0.04
915	2021, Q 4	17/ 9/ 3/ /	29 DEERING ROAD	NH1	1010	1,157	31	13	10/19/2021	350,000	287,300	0.82	1.22	0.13
4808	2021, Q 4	105/ 38/ / /	56 COLLEGE AVENUE	5190	1010	2,101	72	24	10/19/2021	396,500	335,000	0.84	1.18	0.11
102224	2021, Q 4	55/ 26/ 3/ /	27 DOW ROAD	NH1	1010	2,703	21	8	10/19/2021	478,000	468,800	0.98	1.02	0.03
100132	2021, Q 4	116/ 38/ / /	5 CLEARVIEW DRIVE	6151	1010	1,864	21	10	10/20/2021	377,500	352,000	0.93	1.07	0.02
106997	2021, Q 4	79/ 10/ 2/ /	204 BUCK STREET	NH2	1010	1,768	11	8	10/20/2021	364,000	415,500	1.14	0.88	0.19
4936	2021, Q 4	107/ 31/ / /	139 NARRAGANSETT STRI	5182	1010	1,305	64	25	10/21/2021	280,000	274,600	0.98	1.02	0.03
1158	2021, Q 4	25/ 1/ 21/ /	7 SHADY RUN LANE	6155	1010	3,155	39	15	10/22/2021	525,000	491,200	0.94	1.07	0.01
3408	2021, Q 4	80/ 8/ 2/ /	69 SHAWS MILL ROAD	NH2	1010	2,191	46	19	10/22/2021	350,000	355,300	1.02	0.99	0.07
402	2021, Q 4	6/ 27/ / /	66 COUNTY ROAD	NH1	1010	2,346	222	24	10/27/2021	352,200	395,200	1.12	0.89	0.17
2369	2021, Q 4	53/ 25/ / /	175 HUSTON ROAD	5245	1010	1,515	82	32	10/29/2021	250,000	237,700	0.95	1.05	0.00
4978	2021, Q 4	108/ 24/ / /	21 LAWN AVENUE	6180	1010	1,597	57	18	10/29/2021	320,000	314,000	0.98	1.02	0.03
4011	2021, Q 4	92/ 27/ 2/ /	11 BRYDON LANE	NH2	1010	2,143	2	2	11/1/2021	350,000	410,700	1.17	0.85	0.22
5142	2021, Q 4	110/ 67/ / /	80 MOSHER ROAD	5220	1010	2,365	105	24	11/1/2021	302,500	306,400	1.01	0.99	0.06
5174	2021, Q 4	111/ 15/ / /	9 PLEASANT STREET	5220	1010	1,498	222	14	11/5/2021	325,420	308,000	0.95	1.06	0.00
5006	2021, Q 4	109/ 10/ 3/ /	113 LIBBY AVENUE	6129	1010	2,402	50	19	11/8/2021	400,000	379,000	0.95	1.06	0.00
1461	2021, Q 4	28/ 27/ / /	119 DAY ROAD	5520	1010	1,614	57	23	11/9/2021	295,000	292,900	0.99	1.01	0.04
2046	2021, Q 4	45/ 10/ / /	218 FORT HILL ROAD	5772	1010	1,274	75	30	11/9/2021	312,000	281,900	0.90	1.11	0.05
5209	2021, Q 4	111/ 52/ / /	246 HUSTON ROAD	5220	1010	1,124	122	32	11/10/2021	280,000	242,900	0.87	1.15	0.08
110191	2021, Q 4	50/ 6/ 63/ /	63 ICHABOD LANE	6241	1010	2,954	1	1	11/10/2021	648,500	578,200	0.89	1.12	0.06
1472	2021, Q 4	29/ 4/ 1/ /	253 NEW PORTLAND ROA	5530	1010	1,657	41	17	11/12/2021	425,000	426,900	1.00	1.00	0.05
2613	2021, Q 4	60/ 4/ / /	139 OSSIPEE TRAIL	NH1	1010	1,393	62	25	11/12/2021	269,000	254,900	0.95	1.06	0.00
5344	2021, Q 4	114/ 10/ / /	15 MCQUILLIANS HILL DF	6560	1010	3,095	27	8	11/12/2021	555,000	544,700	0.98	1.02	0.03
111166	2021, Q 4	75/ 9/ 106/ /	260 DINGLEY SPRING RO/	NH1	1010	1,739	4	4	11/16/2021	400,000	413,200	1.03	0.97	0.08
4096	2021, Q 4	96/ 2/ 1/ /	196 NORTH GORHAM ROA	NH2	1010	3,484	22	10	11/18/2021	539,000	512,600	0.95	1.05	0.00
874	2021, Q 4	15/ 25/ / /	249 COUNTY ROAD	NH1	1010	2,318	5	4	11/19/2021	445,000	449,200	1.01	0.99	0.06
4433	2021, Q 4	101/ 17/ / /	113 SCHOOL STREET	5120	1010	1,966	122	24	11/19/2021	306,000	305,300	1.00	1.00	0.05
1244	2021, Q 4	25/ 4/ 27/ /	8 WINTERBERRY DRIVE	6165	1010	2,342	28	11	11/22/2021	477,000	455,500	0.95	1.05	0.00
2123	2021, Q 4	47/ 22/ / /	346 LIBBY AVENUE	NH3	1010	1,142	42	17	11/22/2021	280,000	281,900	1.01	0.99	0.06
100140	2021, Q 4	116/ 46/ / /	40 CLEARVIEW DRIVE	6151	1010	2,758	21	10	11/29/2021	554,000	455,500	0.82	1.22	0.13

Parcel Detail by Sale Date
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11/03/2022

Intrnl ID	Sale Date Quarter	MBLU	Location	Land Nbhd	Use Code	Eff Area	Age	Eff Age	Sale Date	Sale Price	Appraised Value	A/S Ratio	S/A Ratio	Abs Disp
2117	2021, Q 4	47/ 19/ / /	199 GRAY ROAD	NH1	1010	1,135	82	24	11/30/2021	265,000	232,400	0.88	1.14	0.07
305	2021, Q 4	4/ 8/ / /	113 COUNTY ROAD	NH1	1010	1,595	69	24	12/3/2021	330,000	290,100	0.88	1.14	0.07
869	2021, Q 4	15/ 21/ / /	3 HODGDON ROAD	NH1	1010	3,327	82	24	12/3/2021	415,000	384,500	0.93	1.08	0.02
3600	2021, Q 4	84/ 18/ 301/ /	7 MAPLE RIDGE ROAD	6760	1010	1,238	28	11	12/7/2021	316,500	284,200	0.90	1.11	0.05
4637	2021, Q 4	103/ 18/ / /	41 ROBIE STREET	5150	1010	1,933	72	30	12/8/2021	342,000	294,900	0.86	1.16	0.09
112161	2021, Q 4	5/ 11/ 1/ /	20 MASON LANE	5530	1010	2,173	2	2	12/9/2021	470,000	455,600	0.97	1.03	0.02
112081	2021, Q 4	85/ 14/ 2/ /	763 FORT HILL ROAD	5776	1010	1,764	1	1	12/10/2021	450,000	424,700	0.94	1.06	0.01
3751	2021, Q 4	88/ 14/ 22/ /	7 WOODLAND ROAD	6815	1010	2,733	44	12	12/13/2021	571,500	503,000	0.88	1.14	0.07
4225	2021, Q 4	99/ 11/ / /	110 JOHNSON ROAD	6110	1010	1,570	70	30	12/15/2021	327,000	309,100	0.95	1.06	0.00
101765	2021, Q 4	117/ 32/ / /	2 CAITLIN DRIVE	6175	1010	2,880	20	9	12/15/2021	566,000	508,600	0.90	1.11	0.05
113241	2021, Q 4	51/ 3/ 601/ /	70 HARDING BRIDGE ROA	5740	1010	3,145	1	1	12/15/2021	500,000	507,800	1.02	0.98	0.07
1986	2021, Q 4	44/ 2/ / /	20 LONGVIEW DRIVE	6750	1010	4,118	51	14	12/17/2021	585,000	641,300	1.10	0.91	0.15
4451	2021, Q 4	102/ 7/ / /	16 COLLEGE AVENUE	5195	1010	4,283	203	24	12/17/2021	535,000	570,600	1.07	0.94	0.12
4706	2021, Q 4	103/ 82/ / /	46 ROBIE STREET	5150	1010	2,171	57	23	12/17/2021	389,186	393,100	1.01	0.99	0.06
4714	2021, Q 4	104/ 6/ / /	15 RIDGEWAY AVENUE	6140	1010	1,948	66	11	12/17/2021	430,000	406,900	0.95	1.06	0.00
4092	2021, Q 4	96/ 1/ 1/ /	33 NASON ROAD	NH2	1010	1,495	29	11	12/23/2021	365,000	332,200	0.91	1.10	0.04
2030	2021, Q 4	45/ 1/ 20/ /	6 MEADOW CROSSING DR	6710	1010	3,195	36	7	12/29/2021	650,000	562,900	0.87	1.15	0.08
106558	2021, Q 4	83/ 11/ 205/ /	46 MURRAY DRIVE	NH2	1010	2,323	10	8	12/29/2021	521,000	503,500	0.97	1.03	0.02
107615	2021, Q 4	89/ 65/ 3/ /	16 GREAT FALLS ROAD	NH3	1010	2,561	4	4	12/30/2021	550,000	526,800	0.96	1.04	0.01
4636	2022, Q 1	103/ 17/ / /	45 ROBIE STREET	5150	1010	1,849	71	30	1/18/2022	360,000	343,000	0.95	1.05	0.04
105766	2022, Q 1	1/ 14/ 10/ /	21 MOUNTVIEW DRIVE	6520	1010	2,809	3	3	1/22/2022	750,000	631,700	0.84	1.19	0.07
101662	2022, Q 1	6/ 1/ 2/ /	47 LADYS SLIPPER WAY	6580	1010	3,330	22	8	2/1/2022	810,000	679,000	0.84	1.19	0.07
1003	2022, Q 1	20/ 6/ 1/ /	97 WEEKS ROAD	6155	1010	1,677	45	17	3/1/2022	390,000	385,500	0.99	1.01	0.08
106327	2022, Q 1	81/ 26/ 201/ /	26 HANSEN WAY	NH2	1010	2,480	15	6	3/1/2022	515,000	473,800	0.92	1.09	0.01
109177	2022, Q 1	79/ 12/ 1/ /	7 ANGELTUN LANE	NH2	1010	3,364	7	6	3/10/2022	926,000	865,700	0.93	1.07	0.02
103682	2022, Q 1	35/ 20/ 21/ /	10 HARDING ROAD	6615	1010	2,525	18	9	3/18/2022	585,000	458,400	0.78	1.28	0.13
110197	2022, Q 1	50/ 6/ 57/ /	82 ICHABOD LANE	6241	1010	2,886	1	1	3/30/2022	626,000	567,400	0.91	1.10	0.00
3832	2022, Q 1	89/ 57/ / /	416 SEBAGO LAKE ROAD	6820	1010	814	81	32	3/31/2022	215,000	196,700	0.91	1.09	0.00
113341	2022, Q 2	100/ 80/ 1/ /	3 JOHNSON ROAD	5140	1010	1,861	0	0	4/1/2022	581,000	505,800	0.87	1.15	0.00

Summary by Actual Year Built
GORHAM, ME

11/03/2022

AYBGroup	Count	Mean Sale Price	Mean Appraised	Mean A/S Ratio	Median SalePrice	Median Appraised	Median A/S Ratio	Median Abs Disp	COD	Weighted Average
0-1900	6	385,937	393,950	1.01	356,100	388,650	1.04	0.05	6.73%	1.02
1900-1930	11	330,155	317,636	0.96	310,000	306,400	0.98	0.06	4.92%	0.96
1930-1940	2	385,000	348,400	0.91	385,000	348,400	0.91	0.02	2.20%	0.90
1940-1950	6	296,167	270,950	0.91	288,500	259,800	0.91	0.01	1.83%	0.91
1950-1960	14	357,321	326,107	0.92	351,000	309,600	0.93	0.05	5.38%	0.91
1960-1970	12	323,599	308,317	0.96	325,500	309,350	0.99	0.03	6.06%	0.95
1970-1980	17	400,794	387,741	0.97	375,000	368,200	0.99	0.10	8.73%	0.97
1980-1990	19	440,500	417,205	0.96	425,000	412,500	0.96	0.06	7.07%	0.95
1990-2000	20	442,400	420,890	0.95	413,000	403,700	0.97	0.07	6.86%	0.95
2000-2022	74	518,621	488,759	0.95	500,000	470,200	0.95	0.05	6.46%	0.94
		440,823	**417,403**	**0.95**	**420,000**	**406,900**	**0.95**	**0.05**	**6.72%**	**0.95**

Parcel Detail by Actual Year Built
GORHAM, ME

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Sort By ↓

Intrnl ID	AYBGroup	MBLU	Location	Land Nbhd	Use Code	Eff Area	Age	Eff Age	Sale Date	Sale Price	Appraised Value	A/S Ratio	S/A Ratio	Abs Disp
5177	0-1900	111/ 19/ / /	752 GRAY ROAD	5220	1010	1,601	172	24	5/28/2021	315,000	273,900	0.87	1.15	0.17
4451	0-1900	102/ 7/ / /	16 COLLEGE AVENUE	5195	1010	4,283	203	24	12/17/2021	535,000	570,600	1.07	0.94	0.03
1776	0-1900	38/ 14/ / /	177 FLAGGY MEADOW RC	5630	1010	3,256	213	24	7/30/2021	428,000	433,900	1.01	0.99	0.03
402	0-1900	6/ 27/ / /	66 COUNTY ROAD	NH1	1010	2,346	222	24	10/27/2021	352,200	395,200	1.12	0.89	0.08
2050	0-1900	45/ 13/ / /	219 FORT HILL ROAD	5772	1010	1,867	222	24	6/16/2021	360,000	382,100	1.06	0.94	0.02
5174	0-1900	111/ 15/ / /	9 PLEASANT STREET	5220	1010	1,498	222	14	11/5/2021	325,420	308,000	0.95	1.06	0.09
2116	1900-1930	47/ 18/ / /	206 GRAY ROAD	NH1	1010	1,772	102	32	4/30/2021	245,000	248,200	1.01	0.99	0.03
4838	1900-1930	106/ 17/ / /	34 MORRILL AVENUE	5160	1010	1,729	102	24	7/15/2021	347,700	314,500	0.90	1.11	0.08
5142	1900-1930	110/ 67/ / /	80 MOSHER ROAD	5220	1010	2,365	105	24	11/1/2021	302,500	306,400	1.01	0.99	0.03
5267	1900-1930	111/ 90/ / /	852 GRAY ROAD	5220	1010	3,251	107	32	4/16/2021	327,000	325,000	0.99	1.01	0.01
4823	1900-1930	106/ 1/ / /	141 SOUTH STREET	5110	1010	1,898	113	24	8/9/2021	423,500	388,500	0.92	1.09	0.06
5129	1900-1930	110/ 55/ / /	15 ACORN STREET	5220	1010	1,391	120	32	9/28/2021	240,000	235,900	0.98	1.02	0.00
4433	1900-1930	101/ 17/ / /	113 SCHOOL STREET	5120	1010	1,966	122	24	11/19/2021	306,000	305,300	1.00	1.00	0.02
4458	1900-1930	102/ 14/ / /	38 COLLEGE AVENUE	5195	1010	1,814	122	32	5/6/2021	310,000	285,200	0.92	1.09	0.06
4508	1900-1930	102/ 59/ / /	97 STATE STREET	5195	1010	2,864	122	24	9/17/2021	400,000	368,700	0.92	1.08	0.06
4544	1900-1930	102/ 98/ / /	9 ELM STREET	5110	1010	3,780	122	24	9/30/2021	450,000	473,400	1.05	0.95	0.07
5209	1900-1930	111/ 52/ / /	246 HUSTON ROAD	5220	1010	1,124	122	32	11/10/2021	280,000	242,900	0.87	1.15	0.11
3596	1930-1940	84/ 17/ / /	750 FORT HILL ROAD	5776	1010	1,583	90	14	8/7/2021	435,000	385,500	0.89	1.13	0.02
4665	1930-1940	103/ 45/ / /	15 LINCOLN STREET	5150	1010	1,285	90	24	4/7/2021	335,000	311,300	0.93	1.08	0.02
2046	1940-1950	45/ 10/ / /	218 FORT HILL ROAD	5772	1010	1,274	75	30	11/9/2021	312,000	281,900	0.90	1.11	0.01
3882	1940-1950	90/ 19/ / /	26 WILSON ROAD	5850	1010	1,607	75	40	5/7/2021	320,000	292,500	0.91	1.09	0.00
3832	1940-1950	89/ 57/ / /	416 SEBAGO LAKE ROAD	6820	1010	814	81	32	3/31/2022	215,000	196,700	0.91	1.09	0.00
869	1940-1950	15/ 21/ / /	3 HODGDON ROAD	NH1	1010	3,327	82	24	12/3/2021	415,000	384,500	0.93	1.08	0.02
2117	1940-1950	47/ 19/ / /	199 GRAY ROAD	NH1	1010	1,135	82	24	11/30/2021	265,000	232,400	0.88	1.14	0.03
2369	1940-1950	53/ 25/ / /	175 HUSTON ROAD	5245	1010	1,515	82	32	10/29/2021	250,000	237,700	0.95	1.05	0.04
4936	1950-1960	107/ 31/ / /	139 NARRAGANSETT STRI	5182	1010	1,305	64	25	10/21/2021	280,000	274,600	0.98	1.02	0.05
2483	1950-1960	55/ 29/ / /	51 DOW ROAD	NH1	1010	2,837	65	11	7/30/2021	475,000	464,400	0.98	1.02	0.05
4714	1950-1960	104/ 6/ / /	15 RIDGEWAY AVENUE	6140	1010	1,948	66	11	12/17/2021	430,000	406,900	0.95	1.06	0.02

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4910	1950-1960	107/ 5/ / /	110 NARRAGANSETT STRI	5182	1010	1,583	67	25	7/22/2021	335,000	307,400	0.92	1.09	0.01
305	1950-1960	4/ 8/ / /	113 COUNTY ROAD	NH1	1010	1,595	69	24	12/3/2021	330,000	290,100	0.88	1.14	0.05
4239	1950-1960	99/ 25/ / /	93 JOHNSON ROAD	6110	1010	2,146	69	30	6/7/2021	395,000	351,700	0.89	1.12	0.04
5210	1950-1960	111/ 53/ / /	250 HUSTON ROAD	5220	1010	1,340	69	30	9/10/2021	247,000	248,200	1.00	1.00	0.07
4225	1950-1960	99/ 11/ / /	110 JOHNSON ROAD	6110	1010	1,570	70	30	12/15/2021	327,000	309,100	0.95	1.06	0.02
4263	1950-1960	99/ 48/ / /	58 HILLVIEW ROAD	6110	1010	1,710	70	30	7/2/2021	390,000	336,200	0.86	1.16	0.07
4217	1950-1960	99/ 3/ / /	62 GRAY ROAD	6120	1010	1,262	71	30	9/10/2021	310,000	293,900	0.95	1.05	0.02
4636	1950-1960	103/ 17/ / /	45 ROBIE STREET	5150	1010	1,849	71	30	1/18/2022	360,000	343,000	0.95	1.05	0.02
4637	1950-1960	103/ 18/ / /	41 ROBIE STREET	5150	1010	1,933	72	30	12/8/2021	342,000	294,900	0.86	1.16	0.07
4808	1950-1960	105/ 38/ / /	56 COLLEGE AVENUE	5190	1010	2,101	72	24	10/19/2021	396,500	335,000	0.84	1.18	0.09
4907	1950-1960	107/ 3/ / /	94 NARRAGANSETT STRE	5182	1010	1,924	72	30	7/9/2021	385,000	310,100	0.81	1.24	0.12
2364	1960-1970	53/ 20/ / /	186 HUSTON ROAD	5240	1010	1,251	53	21	8/4/2021	331,000	271,000	0.82	1.22	0.17
884	1960-1970	15/ 34/ / /	215 COUNTY ROAD	NH1	1010	1,574	54	21	8/31/2021	356,000	312,900	0.88	1.14	0.11
2346	1960-1970	53/ 3/ / /	183 HUSTON ROAD	5240	1010	996	55	14	8/23/2021	270,000	268,700	1.00	1.00	0.01
2360	1960-1970	53/ 17/ / /	44 SEBAGO LAKE ROAD	5245	1010	2,026	55	21	6/2/2021	318,000	322,000	1.01	0.99	0.02
3550	1960-1970	82/ 8/ / /	135 SPILLER ROAD	NH2	1010	1,414	55	21	8/30/2021	260,000	283,300	1.09	0.92	0.10
533	1960-1970	9/ 11/ / /	80 BRACKETT ROAD	NH1	1010	2,033	56	23	6/25/2021	375,000	330,200	0.88	1.14	0.11
1461	1960-1970	28/ 27/ / /	119 DAY ROAD	5520	1010	1,614	57	23	11/9/2021	295,000	292,900	0.99	1.01	0.00
4706	1960-1970	103/ 82/ / /	46 ROBIE STREET	5150	1010	2,171	57	23	12/17/2021	389,186	393,100	1.01	0.99	0.02
4978	1960-1970	108/ 24/ / /	21 LAWN AVENUE	6180	1010	1,597	57	18	10/29/2021	320,000	314,000	0.98	1.02	0.01
1875	1960-1970	40/ 7/ / /	73 FLAGGY MEADOW RO/	5190	1010	2,517	59	23	9/28/2021	350,000	351,000	1.00	1.00	0.01
3794	1960-1970	89/ 28/ / /	6 GEORGE STREET	NH3	1010	1,675	61	22	6/4/2021	350,000	305,800	0.87	1.14	0.12
2613	1960-1970	60/ 4/ / /	139 OSSIPEE TRAIL	NH1	1010	1,393	62	25	11/12/2021	269,000	254,900	0.95	1.06	0.04
3739	1970-1980	88/ 14/ 10/ /	22 WOODLAND ROAD	6815	1010	2,246	43	12	6/22/2021	475,000	433,000	0.91	1.10	0.08
3751	1970-1980	88/ 14/ 22/ /	7 WOODLAND ROAD	6815	1010	2,733	44	12	12/13/2021	571,500	503,000	0.88	1.14	0.11
4772	1970-1980	105/ 17/ / /	52 NARRAGANSETT STRE	5180	1010	2,013	44	17	8/17/2021	365,000	362,400	0.99	1.01	0.00
1003	1970-1980	20/ 6/ 1/ /	97 WEEKS ROAD	6155	1010	1,677	45	17	3/1/2022	390,000	385,500	0.99	1.01	0.00
2715	1970-1980	63/ 15/ 3/ /	42 NORTH STREET	5740	1010	2,522	46	19	8/20/2021	480,000	416,400	0.87	1.15	0.12
3369	1970-1980	79/ 5/ / /	65 SPILLER ROAD	NH2	1010	1,184	46	19	7/16/2021	275,000	302,100	1.10	0.91	0.11

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3408	1970-1980	80/ 8/ 2/ /	69 SHAWS MILL ROAD	NH2	1010	2,191	46	19	10/22/2021	350,000	355,300	1.02	0.99	0.03
3732	1970-1980	88/ 14/ 3/ /	11 HIGHMEADOW DRIVE	6815	1010	2,526	46	13	9/10/2021	430,000	479,600	1.12	0.90	0.13
3475	1970-1980	81/ 12/ / /	23 SANBORN STREET	6650	1010	2,104	48	19	7/26/2021	436,000	359,700	0.82	1.21	0.17
508	1970-1980	8/ 31/ / /	14 SHIRLEY LANE	NH3	1010	1,172	49	13	10/8/2021	315,000	280,500	0.89	1.12	0.10
1853	1970-1980	39/ 32/ / /	53 BRIARWOOD LANE	5180	1010	1,393	49	19	6/28/2021	351,000	288,300	0.82	1.22	0.17
5030	1970-1980	109/ 27/ / /	32 GARDEN AVENUE	6175	1010	1,662	49	19	6/24/2021	375,000	333,300	0.89	1.13	0.10
2536	1970-1980	57/ 6/ / /	27 FARRINGTON ROAD	NH1	1010	1,635	50	8	9/15/2021	360,000	376,000	1.04	0.96	0.05
5006	1970-1980	109/ 10/ 3/ /	113 LIBBY AVENUE	6129	1010	2,402	50	19	11/8/2021	400,000	379,000	0.95	1.06	0.04
1986	1970-1980	44/ 2/ / /	20 LONGVIEW DRIVE	6750	1010	4,118	51	14	12/17/2021	585,000	641,300	1.10	0.91	0.11
1665	1970-1980	36/ 2/ / /	293 FLAGGY MEADOW RC	5630	1010	1,393	52	21	6/1/2021	325,000	328,000	1.01	0.99	0.02
4728	1970-1980	104/ 13/ / /	171 SOUTH STREET	5110	1010	2,009	52	21	4/2/2021	330,000	368,200	1.12	0.90	0.13
2706	1980-1990	63/ 11/ 9/ /	1 QUAIL RIDGE DRIVE	6740	1010	2,585	33	9	4/26/2021	575,000	516,100	0.90	1.11	0.06
3303	1980-1990	78/ 1/ 2/ /	55 SPILLER ROAD	NH2	1010	1,170	33	13	4/5/2021	335,000	295,500	0.88	1.13	0.08
3864	1980-1990	90/ 3/ 1/ /	49 BARSTOW ROAD	NH2	1010	3,229	34	20	5/20/2021	410,000	342,900	0.84	1.20	0.12
1405	1980-1990	27/ 14/ 4/ /	15 VERANDA DRIVE	6515	1010	1,929	35	9	8/20/2021	430,000	418,300	0.97	1.03	0.01
2323	1980-1990	51/ 3/ 5/ /	129 HUSTON ROAD	5740	1010	2,302	35	13	5/17/2021	350,000	388,600	1.11	0.90	0.15
2030	1980-1990	45/ 1/ 20/ /	6 MEADOW CROSSING DR	6710	1010	3,195	36	7	12/29/2021	650,000	562,900	0.87	1.15	0.09
3269	1980-1990	77/ 26/ 1/ /	123 BUCK STREET	NH2	1010	2,065	36	15	5/19/2021	460,000	384,200	0.84	1.20	0.12
2183	1980-1990	48/ 14/ 5/ /	35 LONGMEADOW DRIVE	NH3	1010	3,135	37	10	7/23/2021	410,000	431,500	1.05	0.95	0.09
3206	1980-1990	76/ 29/ / /	163 DINGLEY SPRING RO/	NH2	1010	1,567	37	15	7/1/2021	330,000	300,300	0.91	1.10	0.05
1715	1980-1990	36/ 39/ 1/ /	280 FLAGGY MEADOW RC	5630	1010	2,169	38	15	8/12/2021	450,000	402,400	0.89	1.12	0.07
5370	1980-1990	43A/ 17/ 7/ /	25 SETTLERS WAY	6720	1010	2,714	38	10	6/18/2021	620,000	557,700	0.90	1.11	0.06
1158	1980-1990	25/ 1/ 21/ /	7 SHADY RUN LANE	6155	1010	3,155	39	15	10/22/2021	525,000	491,200	0.94	1.07	0.02
1411	1980-1990	27/ 15/ 2/ /	26 ELKINS ROAD	6512	1010	2,434	39	15	5/14/2021	412,000	412,500	1.00	1.00	0.04
3958	1980-1990	92/ 7/ 4/ /	21 GEORGE STREET	NH2	1010	2,085	39	10	7/23/2021	380,000	385,600	1.01	0.99	0.05
259	1980-1990	3/ 15/ 10/ /	25 TAPLEY DRIVE	NH3	1010	3,332	41	17	9/30/2021	515,000	493,800	0.96	1.04	0.00
958	1980-1990	20/ 5/ 7/ /	28 SOLOMON DRIVE	6155	1010	3,064	41	17	8/2/2021	525,000	504,700	0.96	1.04	0.00
1472	1980-1990	29/ 4/ 1/ /	253 NEW PORTLAND ROA	5530	1010	1,657	41	17	11/12/2021	425,000	426,900	1.00	1.00	0.04
2123	1980-1990	47/ 22/ / /	346 LIBBY AVENUE	NH3	1010	1,142	42	17	11/22/2021	280,000	281,900	1.01	0.99	0.05
4888	1980-1990	106/ 38/ / /	5 JERICHO LANE	5160	1010	1,135	42	17	9/15/2021	287,500	329,900	1.15	0.87	0.19

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107899	1990-2000	93/ 29/ 204/ /	18 SHYANNES WAY	6890	1010	2,274	23	8	7/30/2021	385,000	390,900	1.02	0.98	0.05
3933	1990-2000	91/ 11/ 210/ /	57 UNDERHILL DRIVE	6840	1010	2,966	24	8	8/20/2021	650,000	549,900	0.85	1.18	0.12
100006	1990-2000	88/ 7/ 105/ /	24 CALISA LANE	NH3	1010	1,659	24	10	8/31/2021	390,000	336,700	0.86	1.16	0.11
3329	1990-2000	78/ 3/ 310/ /	89 ALEXANDER DRIVE	6640	1010	3,379	25	10	4/27/2021	550,000	581,100	1.06	0.95	0.09
5344	1990-2000	114/ 10/ / /	15 MCQUILLIANS HILL DF	6560	1010	3,095	27	8	11/12/2021	555,000	544,700	0.98	1.02	0.01
1244	1990-2000	25/ 4/ 27/ /	8 WINTERBERRY DRIVE	6165	1010	2,342	28	11	11/22/2021	477,000	455,500	0.95	1.05	0.02
1518	1990-2000	30/ 8/ 821/ /	22 WILLOWDALE DRIVE	6128	1010	1,709	28	11	9/9/2021	400,000	407,900	1.02	0.98	0.05
3127	1990-2000	74/ 19/ 3/ /	54 FILES ROAD	NH1	1010	1,210	28	11	9/14/2021	275,000	289,500	1.05	0.95	0.08
3600	1990-2000	84/ 18/ 301/ /	7 MAPLE RIDGE ROAD	6760	1010	1,238	28	11	12/7/2021	316,500	284,200	0.90	1.11	0.07
4159	1990-2000	97/ 16/ / /	46 STANDISH NECK ROAL	NH2	1010	1,656	28	11	8/11/2021	361,500	355,800	0.98	1.02	0.01
1722	1990-2000	36/ 39/ 8/ /	26 FIELDCREST DRIVE	5630	1010	3,361	29	11	7/30/2021	589,000	529,500	0.90	1.11	0.07
3104	1990-2000	74/ 5/ 1/ /	21 ELLIOTT ROAD	NH1	1010	2,000	29	11	4/8/2021	380,000	400,800	1.05	0.95	0.08
4012	1990-2000	92/ 27/ 3/ /	13 BRYDON LANE	NH2	1010	2,077	29	11	4/30/2021	345,000	339,900	0.99	1.02	0.02
4092	1990-2000	96/ 1/ 1/ /	33 NASON ROAD	NH2	1010	1,495	29	11	12/23/2021	365,000	332,200	0.91	1.10	0.06
5412	1990-2000	74A/ 18/ 1/ /	65 FILES ROAD	6630	1010	3,964	29	11	7/30/2021	605,000	625,800	1.03	0.97	0.06
915	1990-2000	17/ 9/ 3/ /	29 DEERING ROAD	NH1	1010	1,157	31	13	10/19/2021	350,000	287,300	0.82	1.22	0.15
1103	1990-2000	24/ 1/ 1/ /	1 CANTERBURY PINES DR	6170	1010	2,100	31	13	7/8/2021	460,000	406,600	0.88	1.13	0.09
2305	1990-2000	50/ 9/ 15/ /	57 LITTLE RIVER DRIVE	6320	1010	3,370	31	13	4/20/2021	515,000	517,500	1.00	1.00	0.03
1109	1990-2000	24/ 1/ 7/ /	12 CANTERBURY PINES D	6170	1010	1,757	32	13	8/27/2021	453,000	425,400	0.94	1.06	0.03
5062	1990-2000	109/ 83/ / /	74 GARDEN AVENUE	6175	1010	2,270	32	13	5/27/2021	426,000	356,600	0.84	1.19	0.13
113341	2000-2022	100/ 80/ 1/ /	3 JOHNSON ROAD	5140	1010	1,861	0	0	4/1/2022	581,000	505,800	0.87	1.15	0.08
103663	2000-2022	35/ 20/ 2/ /	24 HARDING ROAD	6615	1010	2,858	1	0	9/30/2021	600,000	583,800	0.97	1.03	0.02
104740	2000-2022	54/ 9/ 602/ /	16 DAISY LANE	6643	1010	1,918	1	1	7/16/2021	420,863	426,600	1.01	0.99	0.06
106514	2000-2022	45/ 23/ 422/ /	6 MADISON WAY	6725	1010	2,381	1	1	9/29/2021	549,900	507,700	0.92	1.08	0.03
109136	2000-2022	27/ 3/ 201/ /	3 SHEPARDS WAY	6129	1010	2,258	1	1	6/11/2021	480,000	472,200	0.98	1.02	0.03
110191	2000-2022	50/ 6/ 63/ /	63 ICHABOD LANE	6241	1010	2,954	1	1	11/10/2021	648,500	578,200	0.89	1.12	0.06
110197	2000-2022	50/ 6/ 57/ /	82 ICHABOD LANE	6241	1010	2,886	1	1	3/30/2022	626,000	567,400	0.91	1.10	0.04
112081	2000-2022	85/ 14/ 2/ /	763 FORT HILL ROAD	5776	1010	1,764	1	1	12/10/2021	450,000	424,700	0.94	1.06	0.01
112740	2000-2022	4/ 2/ / /	183 COUNTY ROAD	NH1	1010	2,206	1	1	8/11/2021	559,000	532,300	0.95	1.05	0.00
113241	2000-2022	51/ 3/ 601/ /	70 HARDING BRIDGE ROA	5740	1010	3,145	1	1	12/15/2021	500,000	507,800	1.02	0.98	0.07

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113361	2000-2022	90/ 28/ 2/ /	255 SEBAGO LAKE ROAD	5850	1010	2,150	1	0	6/10/2021	100,000	98,300	0.98	1.02	0.03
4011	2000-2022	92/ 27/ 2/ /	11 BRYDON LANE	NH2	1010	2,143	2	2	11/1/2021	350,000	410,700	1.17	0.85	0.22
110182	2000-2022	50/ 6/ 72/ /	24 HESSIAN DRIVE	6241	1010	3,021	2	1	7/26/2021	646,170	551,100	0.85	1.17	0.10
110202	2000-2022	50/ 6/ 52/ /	95 ICHABOD LANE	6241	1010	2,053	2	2	6/8/2021	508,000	470,700	0.93	1.08	0.02
112161	2000-2022	5/ 11/ 1/ /	20 MASON LANE	5530	1010	2,173	2	2	12/9/2021	470,000	455,600	0.97	1.03	0.02
112236	2000-2022	47/ 23/ 5/ /	14 HARRISON LANE	NH3	1010	3,523	2	2	8/25/2021	650,000	612,600	0.94	1.06	0.01
105766	2000-2022	1/ 14/ 10/ /	21 MOUNTVIEW DRIVE	6520	1010	2,809	3	3	1/22/2022	750,000	631,700	0.84	1.19	0.11
107615	2000-2022	89/ 65/ 3/ /	16 GREAT FALLS ROAD	NH3	1010	2,561	4	4	12/30/2021	550,000	526,800	0.96	1.04	0.01
110215	2000-2022	50/ 6/ 38/ /	149 ICHABOD LANE EXTE	6241	1010	1,974	4	4	5/20/2021	461,000	477,900	1.04	0.96	0.09
111043	2000-2022	74/ 4/ 309/ /	15 BURTON DRIVE	NH1	1010	2,467	4	4	7/23/2021	580,000	470,600	0.81	1.23	0.14
111163	2000-2022	75/ 9/ 109/ /	270 DINGLEY SPRING RO/	NH1	1010	1,734	4	4	8/6/2021	420,000	399,100	0.95	1.05	0.00
111165	2000-2022	75/ 9/ 107/ /	264 DINGLEY SPRING RO/	NH1	1010	1,659	4	4	8/31/2021	402,500	404,900	1.01	0.99	0.06
111166	2000-2022	75/ 9/ 106/ /	260 DINGLEY SPRING RO/	NH1	1010	1,739	4	4	11/16/2021	400,000	413,200	1.03	0.97	0.08
874	2000-2022	15/ 25/ / /	249 COUNTY ROAD	NH1	1010	2,318	5	4	11/19/2021	445,000	449,200	1.01	0.99	0.06
107109	2000-2022	57/ 10/ 203/ /	20 FARRINGTON ROAD	6652	1010	2,392	5	5	9/10/2021	450,000	450,300	1.00	1.00	0.05
107327	2000-2022	30/ 18/ 21/ /	47 OLD DYNAMITE WAY	6115	1010	3,245	5	5	6/21/2021	730,500	685,700	0.94	1.07	0.01
110762	2000-2022	3/ 21/ 1/ /	42 BURNHAM ROAD	NH1	1010	2,181	5	5	4/23/2021	455,000	485,200	1.07	0.94	0.12
111162	2000-2022	75/ 9/ 110/ /	274 DINGLEY SPRING RO/	NH1	1010	2,176	5	5	8/23/2021	512,000	426,400	0.83	1.20	0.12
494	2000-2022	8/ 18/ / /	10 LOUISE STREET	NH3	1010	2,451	6	6	7/29/2021	550,000	472,500	0.86	1.16	0.09
2524	2000-2022	57/ 3/ / /	3 FARRINGTON ROAD	NH1	1010	1,490	6	6	6/30/2021	350,000	330,100	0.94	1.06	0.01
109177	2000-2022	79/ 12/ 1/ /	7 ANGELTUN LANE	NH2	1010	3,364	7	6	3/10/2022	926,000	865,700	0.93	1.07	0.02
105900	2000-2022	15/ 1/ 501/ /	305 COUNTY ROAD	NH1	1010	2,353	9	8	6/18/2021	515,000	414,900	0.81	1.24	0.14
106560	2000-2022	83/ 11/ 207/ /	61 MURRAY DRIVE	NH2	1010	2,561	9	8	4/23/2021	505,000	475,200	0.94	1.06	0.01
106558	2000-2022	83/ 11/ 205/ /	46 MURRAY DRIVE	NH2	1010	2,323	10	8	12/29/2021	521,000	503,500	0.97	1.03	0.02
106997	2000-2022	79/ 10/ 2/ /	204 BUCK STREET	NH2	1010	1,768	11	8	10/20/2021	364,000	415,500	1.14	0.88	0.19
311	2000-2022	5/ 1/ / /	68 MCLELLAN ROAD	5530	1010	2,239	12	8	5/10/2021	519,000	485,000	0.93	1.07	0.02
107820	2000-2022	30/ 13/ 139/ /	80 WAGNER FARM ROAD	6133	1010	1,850	12	8	5/21/2021	420,000	411,700	0.98	1.02	0.03
106940	2000-2022	22/ 4/ 702/ /	9 MARYANN DRIVE	6591	1010	1,250	13	8	5/28/2021	305,000	303,600	1.00	1.00	0.05
107834	2000-2022	30/ 13/ 125/ /	12 WAGNER FARM ROAD	6133	1010	1,889	13	8	8/18/2021	420,000	400,200	0.95	1.05	0.00
106881	2000-2022	5/ 21/ 504/ /	23 GERRYS WAY	6595	1010	2,234	14	8	4/9/2021	456,000	455,000	1.00	1.00	0.05
106951	2000-2022	22/ 4/ 711/ /	18 MARYANN DRIVE	6591	1010	1,190	14	8	8/12/2021	335,000	314,800	0.94	1.06	0.01

Parcel Detail by Actual Year Built
GORHAM, ME

11/03/2022

Intrnl ID	AYBGroup	MBLU	Location	Land Nbhd	Use Code	Eff Area	Age	Eff Age	Sale Date	Sale Price	Appraised Value	A/S Ratio	S/A Ratio	Abs Disp
106327	2000-2022	81/ 26/ 201/ /	26 HANSEN WAY	NH2	1010	2,480	15	6	3/1/2022	515,000	473,800	0.92	1.09	0.03
103617	2000-2022	85/ 17/ 517/ /	21 ANNIES WAY	6765	1010	2,509	16	9	8/20/2021	515,000	476,800	0.93	1.08	0.02
104273	2000-2022	54/ 16/ 312/ /	26 JORDAN DRIVE	NH1	1010	1,918	16	9	6/9/2021	603,000	432,300	0.72	1.39	0.23
105864	2000-2022	45/ 23/ 435/ /	92 GORDON FARMS ROAI	6725	1010	3,543	16	9	7/2/2021	730,125	647,100	0.89	1.13	0.06
105913	2000-2022	77/ 48/ 115/ /	25 JENNIFER WAY	6637	1010	1,961	16	9	8/31/2021	475,000	429,400	0.90	1.11	0.05
103605	2000-2022	85/ 17/ 504/ /	34 ANNIES WAY	6765	1010	4,709	17	9	9/30/2021	660,000	625,300	0.95	1.06	0.00
104942	2000-2022	30/ 7/ 412/ /	2 SHAMROCK DRIVE	3131	1010	3,196	17	9	5/24/2021	475,000	465,400	0.98	1.02	0.03
104954	2000-2022	50/ 13/ 12/ /	202 HARDING BRIDGE RO.	6245	1010	3,468	17	7	8/11/2021	580,000	551,000	0.95	1.05	0.00
105310	2000-2022	56/ 11/ 2/ /	113 DOW ROAD	NH1	1010	2,728	17	9	8/12/2021	500,000	450,800	0.90	1.11	0.05
2331	2000-2022	52/ 3/ / /	588 GRAY ROAD	5210	1010	4,261	18	3	7/1/2021	1,243,000	1,075,800	0.87	1.16	0.08
103443	2000-2022	96/ 1/ 402/ /	32 AUTUMN BROOK WAY	NH3	1010	3,277	18	9	6/10/2021	485,000	521,300	1.07	0.93	0.12
103682	2000-2022	35/ 20/ 21/ /	10 HARDING ROAD	6615	1010	2,525	18	9	3/18/2022	585,000	458,400	0.78	1.28	0.17
103788	2000-2022	84/ 17/ 1/ /	730 FORT HILL ROAD	5776	1010	2,261	18	9	9/28/2021	430,000	447,000	1.04	0.96	0.09
103805	2000-2022	51/ 8/ 18/ /	26 ICHABOD LANE	6240	1010	2,561	18	9	7/15/2021	542,000	524,600	0.97	1.03	0.02
104323	2000-2022	15/ 43/ 101/ /	3 LOIS LANE	NH1	1010	1,568	18	9	9/10/2021	385,000	325,300	0.84	1.18	0.11
106837	2000-2022	79/ 3/ 201/ /	46 BLACK HORSE LANE	NH2	1010	4,453	18	9	7/7/2021	721,000	759,000	1.05	0.95	0.10
444	2000-2022	7/ 9/ / /	117 MCLELLAN ROAD	5525	1010	3,979	19	9	4/1/2021	497,500	529,800	1.06	0.94	0.11
102945	2000-2022	1/ 6/ 204/ /	16 DISTANT PINES DRIVE	6518	1010	3,198	19	9	7/30/2021	577,000	532,400	0.92	1.08	0.03
103422	2000-2022	5/ 21/ 1/ /	20 STRAW ROAD	NH1	1010	2,340	19	7	4/5/2021	424,900	469,800	1.11	0.90	0.16
609	2000-2022	12/ 15/ / /	320 NEW PORTLAND ROA	5420	1010	2,733	20	7	5/28/2021	475,000	447,100	0.94	1.06	0.01
101765	2000-2022	117/ 32/ / /	2 CAITLIN DRIVE	6175	1010	2,880	20	9	12/15/2021	566,000	508,600	0.90	1.11	0.05
101866	2000-2022	52/ 4/ 5/ /	56 SYDNEYS WAY	6230	1010	3,084	20	3	4/30/2021	735,000	712,700	0.97	1.03	0.02
103522	2000-2022	74/ 7/ 2/ /	8 ELLIOTT ROAD	NH1	1010	2,935	20	9	10/15/2021	465,000	460,700	0.99	1.01	0.04
2478	2000-2022	55/ 26/ 1/ /	37 DOW ROAD	NH1	1010	2,083	21	10	6/4/2021	375,000	363,400	0.97	1.03	0.02
100132	2000-2022	116/ 38/ / /	5 CLEARVIEW DRIVE	6151	1010	1,864	21	10	10/20/2021	377,500	352,000	0.93	1.07	0.02
100140	2000-2022	116/ 46/ / /	40 CLEARVIEW DRIVE	6151	1010	2,758	21	10	11/29/2021	554,000	455,500	0.82	1.22	0.13
101806	2000-2022	117/ 73/ / /	100 QUINCY DRIVE	6175	1010	2,475	21	10	4/30/2021	462,000	457,900	0.99	1.01	0.04
102224	2000-2022	55/ 26/ 3/ /	27 DOW ROAD	NH1	1010	2,703	21	8	10/19/2021	478,000	468,800	0.98	1.02	0.03
103003	2000-2022	89/ 72/ 1/ /	5 HEBERT WAY	NH2	1010	2,269	21	10	5/20/2021	360,000	414,900	1.15	0.87	0.20
1209	2000-2022	25/ 1/ 72/ /	8 SAMUELS WAY	6155	1010	2,181	22	10	5/3/2021	396,500	405,900	1.02	0.98	0.07
4096	2000-2022	96/ 2/ 1/ /	196 NORTH GORHAM ROA	NH2	1010	3,484	22	10	11/18/2021	539,000	512,600	0.95	1.05	0.00

Parcel Detail by Actual Year Built
GORHAM, ME

11/03/2022

Intrnl ID	AYBGroup	MBLU	Location	Land Nbhd	Use Code	Eff Area	Age	Eff Age	Sale Date	Sale Price	Appraised Value	A/S Ratio	S/A Ratio	Abs Disp
4881	2000-2022	106/ 32/ 2/ /	15 BALL PARK ROAD	5160	1010	1,676	22	8	10/1/2021	360,000	359,600	1.00	1.00	0.05
101662	2000-2022	6/ 1/ 2/ /	47 LADYS SLIPPER WAY	6580	1010	3,330	22	8	2/1/2022	810,000	679,000	0.84	1.19	0.11

Summary by Lot Size
GORHAM, ME

11/03/2022

Land Area	Count	Mean Sale Price	Mean Appraised	Mean A/S Ratio	Median SalePrice	Median Appraised	Median A/S Ratio	Median Abs Disp	COD	Weighted Average
00.10-0.25 AC	11	366,356	337,055	0.92	342,000	314,000	0.95	0.03	4.59%	0.92
00.25-0.33 AC	6	339,667	318,850	0.95	347,500	333,950	0.96	0.04	5.38%	0.94
00.33-0.5 AC	24	387,375	368,067	0.95	392,500	351,850	0.95	0.05	5.61%	0.95
00.50-1 AC	32	439,696	409,962	0.94	394,593	386,050	0.94	0.06	6.28%	0.93
01.00-3 AC	82	443,456	419,301	0.96	430,000	417,350	0.96	0.06	7.52%	0.95
03.00-5 AC	18	524,861	499,600	0.96	464,000	459,000	0.96	0.05	5.50%	0.95
05.00-10 AC	5	537,380	524,000	0.98	425,000	469,800	0.98	0.05	6.12%	0.98
10.00-9999 AC	3	618,667	660,467	1.07	585,000	641,300	1.06	0.01	1.57%	1.07
		440,823	**417,403**	**0.95**	**420,000**	**406,900**	**0.95**	**0.05**	**6.72%**	**0.95**

Parcel Detail by Lot Size
GORHAM, ME

11/03/2022

Sort By ↓

Intrnl ID	Land Area	MBLU	Location	Land Nbhd	Use Code	Eff Area	Age	Eff Age	Sale Date	Sale Price	Appraised Value	A/S Ratio	S/A Ratio	Abs Disp
5129	00.10-0.25 AC	110/ 55/ / /	15 ACORN STREET	5220	1010	1,391	120	32	9/28/2021	240,000	235,900	0.98	1.02	0.03
4458	00.10-0.25 AC	102/ 14/ / /	38 COLLEGE AVENUE	5195	1010	1,814	122	32	5/6/2021	310,000	285,200	0.92	1.09	0.03
4808	00.10-0.25 AC	105/ 38/ / /	56 COLLEGE AVENUE	5190	1010	2,101	72	24	10/19/2021	396,500	335,000	0.84	1.18	0.11
5177	00.10-0.25 AC	111/ 19/ / /	752 GRAY ROAD	5220	1010	1,601	172	24	5/28/2021	315,000	273,900	0.87	1.15	0.08
113341	00.10-0.25 AC	100/ 80/ 1/ /	3 JOHNSON ROAD	5140	1010	1,861	0	0	4/1/2022	581,000	505,800	0.87	1.15	0.08
4978	00.10-0.25 AC	108/ 24/ / /	21 LAWN AVENUE	6180	1010	1,597	57	18	10/29/2021	320,000	314,000	0.98	1.02	0.03
5174	00.10-0.25 AC	111/ 15/ / /	9 PLEASANT STREET	5220	1010	1,498	222	14	11/5/2021	325,420	308,000	0.95	1.06	0.00
4637	00.10-0.25 AC	103/ 18/ / /	41 ROBIE STREET	5150	1010	1,933	72	30	12/8/2021	342,000	294,900	0.86	1.16	0.09
4636	00.10-0.25 AC	103/ 17/ / /	45 ROBIE STREET	5150	1010	1,849	71	30	1/18/2022	360,000	343,000	0.95	1.05	0.00
107834	00.10-0.25 AC	30/ 13/ 125/ /	12 WAGNER FARM ROAD	6133	1010	1,889	13	8	8/18/2021	420,000	400,200	0.95	1.05	0.00
107820	00.10-0.25 AC	30/ 13/ 139/ /	80 WAGNER FARM ROAD	6133	1010	1,850	12	8	5/21/2021	420,000	411,700	0.98	1.02	0.03
4881	00.25-0.33 AC	106/ 32/ 2/ /	15 BALL PARK ROAD	5160	1010	1,676	22	8	10/1/2021	360,000	359,600	1.00	1.00	0.04
5062	00.25-0.33 AC	109/ 83/ / /	74 GARDEN AVENUE	6175	1010	2,270	32	13	5/27/2021	426,000	356,600	0.84	1.19	0.12
2346	00.25-0.33 AC	53/ 3/ / /	183 HUSTON ROAD	5240	1010	996	55	14	8/23/2021	270,000	268,700	1.00	1.00	0.04
5210	00.25-0.33 AC	111/ 53/ / /	250 HUSTON ROAD	5220	1010	1,340	69	30	9/10/2021	247,000	248,200	1.00	1.00	0.04
4665	00.25-0.33 AC	103/ 45/ / /	15 LINCOLN STREET	5150	1010	1,285	90	24	4/7/2021	335,000	311,300	0.93	1.08	0.03
4508	00.25-0.33 AC	102/ 59/ / /	97 STATE STREET	5195	1010	2,864	122	24	9/17/2021	400,000	368,700	0.92	1.08	0.04
101765	00.33-0.5 AC	117/ 32/ / /	2 CAITLIN DRIVE	6175	1010	2,880	20	9	12/15/2021	566,000	508,600	0.90	1.11	0.05
100140	00.33-0.5 AC	116/ 46/ / /	40 CLEARVIEW DRIVE	6151	1010	2,758	21	10	11/29/2021	554,000	455,500	0.82	1.22	0.13
100132	00.33-0.5 AC	116/ 38/ / /	5 CLEARVIEW DRIVE	6151	1010	1,864	21	10	10/20/2021	377,500	352,000	0.93	1.07	0.02
4544	00.33-0.5 AC	102/ 98/ / /	9 ELM STREET	5110	1010	3,780	122	24	9/30/2021	450,000	473,400	1.05	0.95	0.10
5030	00.33-0.5 AC	109/ 27/ / /	32 GARDEN AVENUE	6175	1010	1,662	49	19	6/24/2021	375,000	333,300	0.89	1.13	0.06
4217	00.33-0.5 AC	99/ 3/ / /	62 GRAY ROAD	6120	1010	1,262	71	30	9/10/2021	310,000	293,900	0.95	1.05	0.00
5267	00.33-0.5 AC	111/ 90/ / /	852 GRAY ROAD	5220	1010	3,251	107	32	4/16/2021	327,000	325,000	0.99	1.01	0.04
4263	00.33-0.5 AC	99/ 48/ / /	58 HILLVIEW ROAD	6110	1010	1,710	70	30	7/2/2021	390,000	336,200	0.86	1.16	0.09
5209	00.33-0.5 AC	111/ 52/ / /	246 HUSTON ROAD	5220	1010	1,124	122	32	11/10/2021	280,000	242,900	0.87	1.15	0.08
4888	00.33-0.5 AC	106/ 38/ / /	5 JERICHO LANE	5160	1010	1,135	42	17	9/15/2021	287,500	329,900	1.15	0.87	0.20
4225	00.33-0.5 AC	99/ 11/ / /	110 JOHNSON ROAD	6110	1010	1,570	70	30	12/15/2021	327,000	309,100	0.95	1.06	0.00
4239	00.33-0.5 AC	99/ 25/ / /	93 JOHNSON ROAD	6110	1010	2,146	69	30	6/7/2021	395,000	351,700	0.89	1.12	0.06

Parcel Detail by Lot Size
GORHAM, ME

11/03/2022

Intrnl ID	Land Area	MBLU	Location	Land Nbhd	Use Code	Eff Area	Age	Eff Age	Sale Date	Sale Price	Appraised Value	A/S Ratio	S/A Ratio	Abs Disp
3600	00.33-0.5 AC	84/ 18/ 301/ /	7 MAPLE RIDGE ROAD	6760	1010	1,238	28	11	12/7/2021	316,500	284,200	0.90	1.11	0.05
5142	00.33-0.5 AC	110/ 67/ / /	80 MOSHER ROAD	5220	1010	2,365	105	24	11/1/2021	302,500	306,400	1.01	0.99	0.06
4936	00.33-0.5 AC	107/ 31/ / /	139 NARRAGANSETT STRI	5182	1010	1,305	64	25	10/21/2021	280,000	274,600	0.98	1.02	0.03
101806	00.33-0.5 AC	117/ 73/ / /	100 QUINCY DRIVE	6175	1010	2,475	21	10	4/30/2021	462,000	457,900	0.99	1.01	0.04
4714	00.33-0.5 AC	104/ 6/ / /	15 RIDGEWAY AVENUE	6140	1010	1,948	66	11	12/17/2021	430,000	406,900	0.95	1.06	0.00
1209	00.33-0.5 AC	25/ 1/ 72/ /	8 SAMUELS WAY	6155	1010	2,181	22	10	5/3/2021	396,500	405,900	1.02	0.98	0.07
3832	00.33-0.5 AC	89/ 57/ / /	416 SEBAGO LAKE ROAD	6820	1010	814	81	32	3/31/2022	215,000	196,700	0.91	1.09	0.04
104942	00.33-0.5 AC	30/ 7/ 412/ /	2 SHAMROCK DRIVE	3131	1010	3,196	17	9	5/24/2021	475,000	465,400	0.98	1.02	0.03
109136	00.33-0.5 AC	27/ 3/ 201/ /	3 SHEPARDS WAY	6129	1010	2,258	1	1	6/11/2021	480,000	472,200	0.98	1.02	0.03
4823	00.33-0.5 AC	106/ 1/ / /	141 SOUTH STREET	5110	1010	1,898	113	24	8/9/2021	423,500	388,500	0.92	1.09	0.03
1518	00.33-0.5 AC	30/ 8/ 821/ /	22 WILLOWDALE DRIVE	6128	1010	1,709	28	11	9/9/2021	400,000	407,900	1.02	0.98	0.07
1244	00.33-0.5 AC	25/ 4/ 27/ /	8 WINTERBERRY DRIVE	6165	1010	2,342	28	11	11/22/2021	477,000	455,500	0.95	1.05	0.00
1853	00.50-1 AC	39/ 32/ / /	53 BRIARWOOD LANE	5180	1010	1,393	49	19	6/28/2021	351,000	288,300	0.82	1.22	0.12
1103	00.50-1 AC	24/ 1/ 1/ /	1 CANTERBURY PINES DR	6170	1010	2,100	31	13	7/8/2021	460,000	406,600	0.88	1.13	0.06
4451	00.50-1 AC	102/ 7/ / /	16 COLLEGE AVENUE	5195	1010	4,283	203	24	12/17/2021	535,000	570,600	1.07	0.94	0.13
402	00.50-1 AC	6/ 27/ / /	66 COUNTY ROAD	NH1	1010	2,346	222	24	10/27/2021	352,200	395,200	1.12	0.89	0.18
107109	00.50-1 AC	57/ 10/ 203/ /	20 FARRINGTON ROAD	6652	1010	2,392	5	5	9/10/2021	450,000	450,300	1.00	1.00	0.06
2524	00.50-1 AC	57/ 3/ / /	3 FARRINGTON ROAD	NH1	1010	1,490	6	6	6/30/2021	350,000	330,100	0.94	1.06	0.00
1875	00.50-1 AC	40/ 7/ / /	73 FLAGGY MEADOW RO/	5190	1010	2,517	59	23	9/28/2021	350,000	351,000	1.00	1.00	0.06
3794	00.50-1 AC	89/ 28/ / /	6 GEORGE STREET	NH3	1010	1,675	61	22	6/4/2021	350,000	305,800	0.87	1.14	0.07
2117	00.50-1 AC	47/ 19/ / /	199 GRAY ROAD	NH1	1010	1,135	82	24	11/30/2021	265,000	232,400	0.88	1.14	0.06
110182	00.50-1 AC	50/ 6/ 72/ /	24 HESSIAN DRIVE	6241	1010	3,021	2	1	7/26/2021	646,170	551,100	0.85	1.17	0.09
2369	00.50-1 AC	53/ 25/ / /	175 HUSTON ROAD	5245	1010	1,515	82	32	10/29/2021	250,000	237,700	0.95	1.05	0.01
2364	00.50-1 AC	53/ 20/ / /	186 HUSTON ROAD	5240	1010	1,251	53	21	8/4/2021	331,000	271,000	0.82	1.22	0.12
110191	00.50-1 AC	50/ 6/ 63/ /	63 ICHABOD LANE	6241	1010	2,954	1	1	11/10/2021	648,500	578,200	0.89	1.12	0.05
110197	00.50-1 AC	50/ 6/ 57/ /	82 ICHABOD LANE	6241	1010	2,886	1	1	3/30/2022	626,000	567,400	0.91	1.10	0.03
110202	00.50-1 AC	50/ 6/ 52/ /	95 ICHABOD LANE	6241	1010	2,053	2	2	6/8/2021	508,000	470,700	0.93	1.08	0.01
110215	00.50-1 AC	50/ 6/ 38/ /	149 ICHABOD LANE EXTE	6241	1010	1,974	4	4	5/20/2021	461,000	477,900	1.04	0.96	0.10
5006	00.50-1 AC	109/ 10/ 3/ /	113 LIBBY AVENUE	6129	1010	2,402	50	19	11/8/2021	400,000	379,000	0.95	1.06	0.01
106940	00.50-1 AC	22/ 4/ 702/ /	9 MARYANN DRIVE	6591	1010	1,250	13	8	5/28/2021	305,000	303,600	1.00	1.00	0.06

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2030	00.50-1 AC	45/ 1/ 20/ /	6 MEADOW CROSSING DR	6710	1010	3,195	36	7	12/29/2021	650,000	562,900	0.87	1.15	0.07
4838	00.50-1 AC	106/ 17/ / /	34 MORRILL AVENUE	5160	1010	1,729	102	24	7/15/2021	347,700	314,500	0.90	1.11	0.04
4910	00.50-1 AC	107/ 5/ / /	110 NARRAGANSETT STRI	5182	1010	1,583	67	25	7/22/2021	335,000	307,400	0.92	1.09	0.02
4772	00.50-1 AC	105/ 17/ / /	52 NARRAGANSETT STRE	5180	1010	2,013	44	17	8/17/2021	365,000	362,400	0.99	1.01	0.05
4096	00.50-1 AC	96/ 2/ 1/ /	196 NORTH GORHAM ROA	NH2	1010	3,484	22	10	11/18/2021	539,000	512,600	0.95	1.05	0.01
107327	00.50-1 AC	30/ 18/ 21/ /	47 OLD DYNAMITE WAY	6115	1010	3,245	5	5	6/21/2021	730,500	685,700	0.94	1.07	0.00
4706	00.50-1 AC	103/ 82/ / /	46 ROBIE STREET	5150	1010	2,171	57	23	12/17/2021	389,186	393,100	1.01	0.99	0.07
3475	00.50-1 AC	81/ 12/ / /	23 SANBORN STREET	6650	1010	2,104	48	19	7/26/2021	436,000	359,700	0.82	1.21	0.12
4433	00.50-1 AC	101/ 17/ / /	113 SCHOOL STREET	5120	1010	1,966	122	24	11/19/2021	306,000	305,300	1.00	1.00	0.06
2360	00.50-1 AC	53/ 17/ / /	44 SEBAGO LAKE ROAD	5245	1010	2,026	55	21	6/2/2021	318,000	322,000	1.01	0.99	0.07
1158	00.50-1 AC	25/ 1/ 21/ /	7 SHADY RUN LANE	6155	1010	3,155	39	15	10/22/2021	525,000	491,200	0.94	1.07	0.00
508	00.50-1 AC	8/ 31/ / /	14 SHIRLEY LANE	NH3	1010	1,172	49	13	10/8/2021	315,000	280,500	0.89	1.12	0.05
958	00.50-1 AC	20/ 5/ 7/ /	28 SOLOMON DRIVE	6155	1010	3,064	41	17	8/2/2021	525,000	504,700	0.96	1.04	0.02
3933	00.50-1 AC	91/ 11/ 210/ /	57 UNDERHILL DRIVE	6840	1010	2,966	24	8	8/20/2021	650,000	549,900	0.85	1.18	0.09
103617	01.00-3 AC	85/ 17/ 517/ /	21 ANNIES WAY	6765	1010	2,509	16	9	8/20/2021	515,000	476,800	0.93	1.08	0.03
103605	01.00-3 AC	85/ 17/ 504/ /	34 ANNIES WAY	6765	1010	4,709	17	9	9/30/2021	660,000	625,300	0.95	1.06	0.01
103443	01.00-3 AC	96/ 1/ 402/ /	32 AUTUMN BROOK WAY	NH3	1010	3,277	18	9	6/10/2021	485,000	521,300	1.07	0.93	0.11
3864	01.00-3 AC	90/ 3/ 1/ /	49 BARSTOW ROAD	NH2	1010	3,229	34	20	5/20/2021	410,000	342,900	0.84	1.20	0.12
533	01.00-3 AC	9/ 11/ / /	80 BRACKETT ROAD	NH1	1010	2,033	56	23	6/25/2021	375,000	330,200	0.88	1.14	0.08
4011	01.00-3 AC	92/ 27/ 2/ /	11 BRYDON LANE	NH2	1010	2,143	2	2	11/1/2021	350,000	410,700	1.17	0.85	0.21
4012	01.00-3 AC	92/ 27/ 3/ /	13 BRYDON LANE	NH2	1010	2,077	29	11	4/30/2021	345,000	339,900	0.99	1.02	0.03
3269	01.00-3 AC	77/ 26/ 1/ /	123 BUCK STREET	NH2	1010	2,065	36	15	5/19/2021	460,000	384,200	0.84	1.20	0.12
106997	01.00-3 AC	79/ 10/ 2/ /	204 BUCK STREET	NH2	1010	1,768	11	8	10/20/2021	364,000	415,500	1.14	0.88	0.18
110762	01.00-3 AC	3/ 21/ 1/ /	42 BURNHAM ROAD	NH1	1010	2,181	5	5	4/23/2021	455,000	485,200	1.07	0.94	0.11
111043	01.00-3 AC	74/ 4/ 309/ /	15 BURTON DRIVE	NH1	1010	2,467	4	4	7/23/2021	580,000	470,600	0.81	1.23	0.15
100006	01.00-3 AC	88/ 7/ 105/ /	24 CALISA LANE	NH3	1010	1,659	24	10	8/31/2021	390,000	336,700	0.86	1.16	0.10
1109	01.00-3 AC	24/ 1/ 7/ /	12 CANTERBURY PINES D	6170	1010	1,757	32	13	8/27/2021	453,000	425,400	0.94	1.06	0.02
305	01.00-3 AC	4/ 8/ / /	113 COUNTY ROAD	NH1	1010	1,595	69	24	12/3/2021	330,000	290,100	0.88	1.14	0.08
112740	01.00-3 AC	4/ 2/ / /	183 COUNTY ROAD	NH1	1010	2,206	1	1	8/11/2021	559,000	532,300	0.95	1.05	0.01
105900	01.00-3 AC	15/ 1/ 501/ /	305 COUNTY ROAD	NH1	1010	2,353	9	8	6/18/2021	515,000	414,900	0.81	1.24	0.15

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104740	01.00-3 AC	54/ 9/ 602/ /	16 DAISY LANE	6643	1010	1,918	1	1	7/16/2021	420,863	426,600	1.01	0.99	0.05
1461	01.00-3 AC	28/ 27/ / /	119 DAY ROAD	5520	1010	1,614	57	23	11/9/2021	295,000	292,900	0.99	1.01	0.03
915	01.00-3 AC	17/ 9/ 3/ /	29 DEERING ROAD	NH1	1010	1,157	31	13	10/19/2021	350,000	287,300	0.82	1.22	0.14
3206	01.00-3 AC	76/ 29/ / /	163 DINGLEY SPRING RO/	NH2	1010	1,567	37	15	7/1/2021	330,000	300,300	0.91	1.10	0.05
102945	01.00-3 AC	1/ 6/ 204/ /	16 DISTANT PINES DRIVE	6518	1010	3,198	19	9	7/30/2021	577,000	532,400	0.92	1.08	0.04
105310	01.00-3 AC	56/ 11/ 2/ /	113 DOW ROAD	NH1	1010	2,728	17	9	8/12/2021	500,000	450,800	0.90	1.11	0.06
2478	01.00-3 AC	55/ 26/ 1/ /	37 DOW ROAD	NH1	1010	2,083	21	10	6/4/2021	375,000	363,400	0.97	1.03	0.01
2483	01.00-3 AC	55/ 29/ / /	51 DOW ROAD	NH1	1010	2,837	65	11	7/30/2021	475,000	464,400	0.98	1.02	0.02
1411	01.00-3 AC	27/ 15/ 2/ /	26 ELKINS ROAD	6512	1010	2,434	39	15	5/14/2021	412,000	412,500	1.00	1.00	0.04
3104	01.00-3 AC	74/ 5/ 1/ /	21 ELLIOTT ROAD	NH1	1010	2,000	29	11	4/8/2021	380,000	400,800	1.05	0.95	0.09
103522	01.00-3 AC	74/ 7/ 2/ /	8 ELLIOTT ROAD	NH1	1010	2,935	20	9	10/15/2021	465,000	460,700	0.99	1.01	0.03
2536	01.00-3 AC	57/ 6/ / /	27 FARRINGTON ROAD	NH1	1010	1,635	50	8	9/15/2021	360,000	376,000	1.04	0.96	0.08
1722	01.00-3 AC	36/ 39/ 8/ /	26 FIELDCREST DRIVE	5630	1010	3,361	29	11	7/30/2021	589,000	529,500	0.90	1.11	0.06
3127	01.00-3 AC	74/ 19/ 3/ /	54 FILES ROAD	NH1	1010	1,210	28	11	9/14/2021	275,000	289,500	1.05	0.95	0.09
1776	01.00-3 AC	38/ 14/ / /	177 FLAGGY MEADOW RC	5630	1010	3,256	213	24	7/30/2021	428,000	433,900	1.01	0.99	0.05
1715	01.00-3 AC	36/ 39/ 1/ /	280 FLAGGY MEADOW RC	5630	1010	2,169	38	15	8/12/2021	450,000	402,400	0.89	1.12	0.07
2046	01.00-3 AC	45/ 10/ / /	218 FORT HILL ROAD	5772	1010	1,274	75	30	11/9/2021	312,000	281,900	0.90	1.11	0.06
2050	01.00-3 AC	45/ 13/ / /	219 FORT HILL ROAD	5772	1010	1,867	222	24	6/16/2021	360,000	382,100	1.06	0.94	0.10
103788	01.00-3 AC	84/ 17/ 1/ /	730 FORT HILL ROAD	5776	1010	2,261	18	9	9/28/2021	430,000	447,000	1.04	0.96	0.08
3958	01.00-3 AC	92/ 7/ 4/ /	21 GEORGE STREET	NH2	1010	2,085	39	10	7/23/2021	380,000	385,600	1.01	0.99	0.05
106881	01.00-3 AC	5/ 21/ 504/ /	23 GERRYS WAY	6595	1010	2,234	14	8	4/9/2021	456,000	455,000	1.00	1.00	0.04
105864	01.00-3 AC	45/ 23/ 435/ /	92 GORDON FARMS ROAI	6725	1010	3,543	16	9	7/2/2021	730,125	647,100	0.89	1.13	0.07
2116	01.00-3 AC	47/ 18/ / /	206 GRAY ROAD	NH1	1010	1,772	102	32	4/30/2021	245,000	248,200	1.01	0.99	0.05
107615	01.00-3 AC	89/ 65/ 3/ /	16 GREAT FALLS ROAD	NH3	1010	2,561	4	4	12/30/2021	550,000	526,800	0.96	1.04	0.00
106327	01.00-3 AC	81/ 26/ 201/ /	26 HANSEN WAY	NH2	1010	2,480	15	6	3/1/2022	515,000	473,800	0.92	1.09	0.04
113241	01.00-3 AC	51/ 3/ 601/ /	70 HARDING BRIDGE ROA	5740	1010	3,145	1	1	12/15/2021	500,000	507,800	1.02	0.98	0.06
103682	01.00-3 AC	35/ 20/ 21/ /	10 HARDING ROAD	6615	1010	2,525	18	9	3/18/2022	585,000	458,400	0.78	1.28	0.18
103663	01.00-3 AC	35/ 20/ 2/ /	24 HARDING ROAD	6615	1010	2,858	1	0	9/30/2021	600,000	583,800	0.97	1.03	0.01
112236	01.00-3 AC	47/ 23/ 5/ /	14 HARRISON LANE	NH3	1010	3,523	2	2	8/25/2021	650,000	612,600	0.94	1.06	0.02
103003	01.00-3 AC	89/ 72/ 1/ /	5 HEBERT WAY	NH2	1010	2,269	21	10	5/20/2021	360,000	414,900	1.15	0.87	0.19
869	01.00-3 AC	15/ 21/ / /	3 HODGDON ROAD	NH1	1010	3,327	82	24	12/3/2021	415,000	384,500	0.93	1.08	0.03

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2323	01.00-3 AC	51/ 3/ 5/ /	129 HUSTON ROAD	5740	1010	2,302	35	13	5/17/2021	350,000	388,600	1.11	0.90	0.15
105913	01.00-3 AC	77/ 48/ 115/ /	25 JENNIFER WAY	6637	1010	1,961	16	9	8/31/2021	475,000	429,400	0.90	1.11	0.06
104273	01.00-3 AC	54/ 16/ 312/ /	26 JORDAN DRIVE	NH1	1010	1,918	16	9	6/9/2021	603,000	432,300	0.72	1.39	0.24
101662	01.00-3 AC	6/ 1/ 2/ /	47 LADYS SLIPPER WAY	6580	1010	3,330	22	8	2/1/2022	810,000	679,000	0.84	1.19	0.12
2123	01.00-3 AC	47/ 22/ / /	346 LIBBY AVENUE	NH3	1010	1,142	42	17	11/22/2021	280,000	281,900	1.01	0.99	0.05
2305	01.00-3 AC	50/ 9/ 15/ /	57 LITTLE RIVER DRIVE	6320	1010	3,370	31	13	4/20/2021	515,000	517,500	1.00	1.00	0.04
104323	01.00-3 AC	15/ 43/ 101/ /	3 LOIS LANE	NH1	1010	1,568	18	9	9/10/2021	385,000	325,300	0.84	1.18	0.12
2183	01.00-3 AC	48/ 14/ 5/ /	35 LONGMEADOW DRIVE	NH3	1010	3,135	37	10	7/23/2021	410,000	431,500	1.05	0.95	0.09
494	01.00-3 AC	8/ 18/ / /	10 LOUISE STREET	NH3	1010	2,451	6	6	7/29/2021	550,000	472,500	0.86	1.16	0.10
106514	01.00-3 AC	45/ 23/ 422/ /	6 MADISON WAY	6725	1010	2,381	1	1	9/29/2021	549,900	507,700	0.92	1.08	0.04
106951	01.00-3 AC	22/ 4/ 711/ /	18 MARYANN DRIVE	6591	1010	1,190	14	8	8/12/2021	335,000	314,800	0.94	1.06	0.02
112161	01.00-3 AC	5/ 11/ 1/ /	20 MASON LANE	5530	1010	2,173	2	2	12/9/2021	470,000	455,600	0.97	1.03	0.01
444	01.00-3 AC	7/ 9/ / /	117 MCLELLAN ROAD	5525	1010	3,979	19	9	4/1/2021	497,500	529,800	1.06	0.94	0.10
311	01.00-3 AC	5/ 1/ / /	68 MCLELLAN ROAD	5530	1010	2,239	12	8	5/10/2021	519,000	485,000	0.93	1.07	0.03
105766	01.00-3 AC	1/ 14/ 10/ /	21 MOUNTVIEW DRIVE	6520	1010	2,809	3	3	1/22/2022	750,000	631,700	0.84	1.19	0.12
106558	01.00-3 AC	83/ 11/ 205/ /	46 MURRAY DRIVE	NH2	1010	2,323	10	8	12/29/2021	521,000	503,500	0.97	1.03	0.01
4907	01.00-3 AC	107/ 3/ / /	94 NARRAGANSETT STRE	5182	1010	1,924	72	30	7/9/2021	385,000	310,100	0.81	1.24	0.15
609	01.00-3 AC	12/ 15/ / /	320 NEW PORTLAND ROA	5420	1010	2,733	20	7	5/28/2021	475,000	447,100	0.94	1.06	0.02
2715	01.00-3 AC	63/ 15/ 3/ /	42 NORTH STREET	5740	1010	2,522	46	19	8/20/2021	480,000	416,400	0.87	1.15	0.09
2613	01.00-3 AC	60/ 4/ / /	139 OSSIPEE TRAIL	NH1	1010	1,393	62	25	11/12/2021	269,000	254,900	0.95	1.06	0.01
113361	01.00-3 AC	90/ 28/ 2/ /	255 SEBAGO LAKE ROAD	5850	1010	2,150	1	0	6/10/2021	100,000	98,300	0.98	1.02	0.02
5370	01.00-3 AC	43A/ 17/ 7/ /	25 SETTLERS WAY	6720	1010	2,714	38	10	6/18/2021	620,000	557,700	0.90	1.11	0.06
3408	01.00-3 AC	80/ 8/ 2/ /	69 SHAWS MILL ROAD	NH2	1010	2,191	46	19	10/22/2021	350,000	355,300	1.02	0.99	0.06
107899	01.00-3 AC	93/ 29/ 204/ /	18 SHYANNES WAY	6890	1010	2,274	23	8	7/30/2021	385,000	390,900	1.02	0.98	0.06
4728	01.00-3 AC	104/ 13/ / /	171 SOUTH STREET	5110	1010	2,009	52	21	4/2/2021	330,000	368,200	1.12	0.90	0.16
3550	01.00-3 AC	82/ 8/ / /	135 SPILLER ROAD	NH2	1010	1,414	55	21	8/30/2021	260,000	283,300	1.09	0.92	0.13
3303	01.00-3 AC	78/ 1/ 2/ /	55 SPILLER ROAD	NH2	1010	1,170	33	13	4/5/2021	335,000	295,500	0.88	1.13	0.08
3369	01.00-3 AC	79/ 5/ / /	65 SPILLER ROAD	NH2	1010	1,184	46	19	7/16/2021	275,000	302,100	1.10	0.91	0.14
4159	01.00-3 AC	97/ 16/ / /	46 STANDISH NECK ROAL	NH2	1010	1,656	28	11	8/11/2021	361,500	355,800	0.98	1.02	0.02
259	01.00-3 AC	3/ 15/ 10/ /	25 TAPLEY DRIVE	NH3	1010	3,332	41	17	9/30/2021	515,000	493,800	0.96	1.04	0.00
1405	01.00-3 AC	27/ 14/ 4/ /	15 VERANDA DRIVE	6515	1010	1,929	35	9	8/20/2021	430,000	418,300	0.97	1.03	0.01

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1003	01.00-3 AC	20/ 6/ 1/ /	97 WEEKS ROAD	6155	1010	1,677	45	17	3/1/2022	390,000	385,500	0.99	1.01	0.03
3882	01.00-3 AC	90/ 19/ / /	26 WILSON ROAD	5850	1010	1,607	75	40	5/7/2021	320,000	292,500	0.91	1.09	0.05
3739	01.00-3 AC	88/ 14/ 10/ /	22 WOODLAND ROAD	6815	1010	2,246	43	12	6/22/2021	475,000	433,000	0.91	1.10	0.05
3751	01.00-3 AC	88/ 14/ 22/ /	7 WOODLAND ROAD	6815	1010	2,733	44	12	12/13/2021	571,500	503,000	0.88	1.14	0.08
874	03.00-5 AC	15/ 25/ / /	249 COUNTY ROAD	NH1	1010	2,318	5	4	11/19/2021	445,000	449,200	1.01	0.99	0.05
111166	03.00-5 AC	75/ 9/ 106/ /	260 DINGLEY SPRING RO/	NH1	1010	1,739	4	4	11/16/2021	400,000	413,200	1.03	0.97	0.07
111165	03.00-5 AC	75/ 9/ 107/ /	264 DINGLEY SPRING RO/	NH1	1010	1,659	4	4	8/31/2021	402,500	404,900	1.01	0.99	0.05
111163	03.00-5 AC	75/ 9/ 109/ /	270 DINGLEY SPRING RO/	NH1	1010	1,734	4	4	8/6/2021	420,000	399,100	0.95	1.05	0.01
111162	03.00-5 AC	75/ 9/ 110/ /	274 DINGLEY SPRING RO/	NH1	1010	2,176	5	5	8/23/2021	512,000	426,400	0.83	1.20	0.13
102224	03.00-5 AC	55/ 26/ 3/ /	27 DOW ROAD	NH1	1010	2,703	21	8	10/19/2021	478,000	468,800	0.98	1.02	0.02
5412	03.00-5 AC	74A/ 18/ 1/ /	65 FILES ROAD	6630	1010	3,964	29	11	7/30/2021	605,000	625,800	1.03	0.97	0.07
1665	03.00-5 AC	36/ 2/ / /	293 FLAGGY MEADOW RC	5630	1010	1,393	52	21	6/1/2021	325,000	328,000	1.01	0.99	0.05
3596	03.00-5 AC	84/ 17/ / /	750 FORT HILL ROAD	5776	1010	1,583	90	14	8/7/2021	435,000	385,500	0.89	1.13	0.07
112081	03.00-5 AC	85/ 14/ 2/ /	763 FORT HILL ROAD	5776	1010	1,764	1	1	12/10/2021	450,000	424,700	0.94	1.06	0.02
2331	03.00-5 AC	52/ 3/ / /	588 GRAY ROAD	5210	1010	4,261	18	3	7/1/2021	1,243,000	1,075,800	0.87	1.16	0.09
104954	03.00-5 AC	50/ 13/ 12/ /	202 HARDING BRIDGE RO	6245	1010	3,468	17	7	8/11/2021	580,000	551,000	0.95	1.05	0.01
3732	03.00-5 AC	88/ 14/ 3/ /	11 HIGHMEADOW DRIVE	6815	1010	2,526	46	13	9/10/2021	430,000	479,600	1.12	0.90	0.16
103805	03.00-5 AC	51/ 8/ 18/ /	26 ICHABOD LANE	6240	1010	2,561	18	9	7/15/2021	542,000	524,600	0.97	1.03	0.01
106560	03.00-5 AC	83/ 11/ 207/ /	61 MURRAY DRIVE	NH2	1010	2,561	9	8	4/23/2021	505,000	475,200	0.94	1.06	0.02
4092	03.00-5 AC	96/ 1/ 1/ /	33 NASON ROAD	NH2	1010	1,495	29	11	12/23/2021	365,000	332,200	0.91	1.10	0.05
2706	03.00-5 AC	63/ 11/ 9/ /	1 QUAIL RIDGE DRIVE	6740	1010	2,585	33	9	4/26/2021	575,000	516,100	0.90	1.11	0.06
101866	03.00-5 AC	52/ 4/ 5/ /	56 SYDNEYS WAY	6230	1010	3,084	20	3	4/30/2021	735,000	712,700	0.97	1.03	0.01
109177	05.00-10 AC	79/ 12/ 1/ /	7 ANGELTUN LANE	NH2	1010	3,364	7	6	3/10/2022	926,000	865,700	0.93	1.07	0.05
884	05.00-10 AC	15/ 34/ / /	215 COUNTY ROAD	NH1	1010	1,574	54	21	8/31/2021	356,000	312,900	0.88	1.14	0.10
5344	05.00-10 AC	114/ 10/ / /	15 MCQUILLIANS HILL DF	6560	1010	3,095	27	8	11/12/2021	555,000	544,700	0.98	1.02	0.00
1472	05.00-10 AC	29/ 4/ 1/ /	253 NEW PORTLAND ROA	5530	1010	1,657	41	17	11/12/2021	425,000	426,900	1.00	1.00	0.02
103422	05.00-10 AC	5/ 21/ 1/ /	20 STRAW ROAD	NH1	1010	2,340	19	7	4/5/2021	424,900	469,800	1.11	0.90	0.13
3329	10.00-9999 AC	78/ 3/ 310/ /	89 ALEXANDER DRIVE	6640	1010	3,379	25	10	4/27/2021	550,000	581,100	1.06	0.95	0.00
106837	10.00-9999 AC	79/ 3/ 201/ /	46 BLACK HORSE LANE	NH2	1010	4,453	18	9	7/7/2021	721,000	759,000	1.05	0.95	0.01

Intrnl ID	Land Area	MBLU	Location	Land Nbhd	Use Code	Eff Area	Age	Eff Age	Sale Date	Sale Price	Appraised Value	A/S Ratio	S/A Ratio	Abs Disp
1986	10.00-9999 AC	44/ 2/ / /	20 LONGVIEW DRIVE	6750	1010	4,118	51	14	12/17/2021	585,000	641,300	1.10	0.91	0.04

Summary by Building Size
GORHAM, ME

11/03/2022

Building Size	Count	Mean Sale Price	Mean Appraised	Mean A/S Ratio	Median SalePrice	Median Appraised	Median A/S Ratio	Median Abs Disp	COD	Weighted Average
500 - 1000	2	242,500	232,700	0.96	242,500	232,700	0.96	0.04	4.69%	0.96
1000 - 1500	26	304,593	287,931	0.95	311,000	287,800	0.94	0.06	7.04%	0.95
1500 - 2000	47	382,693	359,170	0.94	377,500	355,800	0.95	0.05	6.07%	0.94
2000 - 2500	48	424,848	408,492	0.97	428,000	408,650	0.98	0.06	7.36%	0.96
2500 - 3000	24	537,958	492,550	0.92	546,000	478,200	0.91	0.05	5.77%	0.92
3000 - 4000	29	563,803	538,503	0.96	539,000	529,500	0.96	0.04	5.53%	0.96
4000 - 5000	5	748,800	734,400	1.01	660,000	641,300	1.05	0.05	6.67%	0.98
		440,823	**417,403**	**0.95**	**420,000**	**406,900**	**0.95**	**0.05**	**6.72%**	**0.95**

Parcel Detail by Building Size
GORHAM, ME

11/03/2022

Sort By ↓

Intrnl ID	Building Size	MBLU	Location	Land Nbhd	Use Code	Eff Area	Age	Eff Age	Sale Date	Sale Price	Appraised Value	A/S Ratio	S/A Ratio	Abs Disp
3832	500 - 1000	89/ 57/ / /	416 SEBAGO LAKE ROAD	6820	1010	814	81	32	3/31/2022	215,000	196,700	0.91	1.09	0.05
2346	500 - 1000	53/ 3/ / /	183 HUSTON ROAD	5240	1010	996	55	14	8/23/2021	270,000	268,700	1.00	1.00	0.04
5209	1000 - 1500	111/ 52/ / /	246 HUSTON ROAD	5220	1010	1,124	122	32	11/10/2021	280,000	242,900	0.87	1.15	0.07
2117	1000 - 1500	47/ 19/ / /	199 GRAY ROAD	NH1	1010	1,135	82	24	11/30/2021	265,000	232,400	0.88	1.14	0.06
4888	1000 - 1500	106/ 38/ / /	5 JERICHO LANE	5160	1010	1,135	42	17	9/15/2021	287,500	329,900	1.15	0.87	0.21
2123	1000 - 1500	47/ 22/ / /	346 LIBBY AVENUE	NH3	1010	1,142	42	17	11/22/2021	280,000	281,900	1.01	0.99	0.07
915	1000 - 1500	17/ 9/ 3/ /	29 DEERING ROAD	NH1	1010	1,157	31	13	10/19/2021	350,000	287,300	0.82	1.22	0.12
3303	1000 - 1500	78/ 1/ 2/ /	55 SPILLER ROAD	NH2	1010	1,170	33	13	4/5/2021	335,000	295,500	0.88	1.13	0.06
508	1000 - 1500	8/ 31/ / /	14 SHIRLEY LANE	NH3	1010	1,172	49	13	10/8/2021	315,000	280,500	0.89	1.12	0.05
3369	1000 - 1500	79/ 5/ / /	65 SPILLER ROAD	NH2	1010	1,184	46	19	7/16/2021	275,000	302,100	1.10	0.91	0.16
106951	1000 - 1500	22/ 4/ 711/ /	18 MARYANN DRIVE	6591	1010	1,190	14	8	8/12/2021	335,000	314,800	0.94	1.06	0.00
3127	1000 - 1500	74/ 19/ 3/ /	54 FILES ROAD	NH1	1010	1,210	28	11	9/14/2021	275,000	289,500	1.05	0.95	0.11
3600	1000 - 1500	84/ 18/ 301/ /	7 MAPLE RIDGE ROAD	6760	1010	1,238	28	11	12/7/2021	316,500	284,200	0.90	1.11	0.04
106940	1000 - 1500	22/ 4/ 702/ /	9 MARYANN DRIVE	6591	1010	1,250	13	8	5/28/2021	305,000	303,600	1.00	1.00	0.06
2364	1000 - 1500	53/ 20/ / /	186 HUSTON ROAD	5240	1010	1,251	53	21	8/4/2021	331,000	271,000	0.82	1.22	0.12
4217	1000 - 1500	99/ 3/ / /	62 GRAY ROAD	6120	1010	1,262	71	30	9/10/2021	310,000	293,900	0.95	1.05	0.01
2046	1000 - 1500	45/ 10/ / /	218 FORT HILL ROAD	5772	1010	1,274	75	30	11/9/2021	312,000	281,900	0.90	1.11	0.04
4665	1000 - 1500	103/ 45/ / /	15 LINCOLN STREET	5150	1010	1,285	90	24	4/7/2021	335,000	311,300	0.93	1.08	0.01
4936	1000 - 1500	107/ 31/ / /	139 NARRAGANSETT STRI	5182	1010	1,305	64	25	10/21/2021	280,000	274,600	0.98	1.02	0.04
5210	1000 - 1500	111/ 53/ / /	250 HUSTON ROAD	5220	1010	1,340	69	30	9/10/2021	247,000	248,200	1.00	1.00	0.06
5129	1000 - 1500	110/ 55/ / /	15 ACORN STREET	5220	1010	1,391	120	32	9/28/2021	240,000	235,900	0.98	1.02	0.04
1665	1000 - 1500	36/ 2/ / /	293 FLAGGY MEADOW RC	5630	1010	1,393	52	21	6/1/2021	325,000	328,000	1.01	0.99	0.07
1853	1000 - 1500	39/ 32/ / /	53 BRIARWOOD LANE	5180	1010	1,393	49	19	6/28/2021	351,000	288,300	0.82	1.22	0.12
2613	1000 - 1500	60/ 4/ / /	139 OSSIPEE TRAIL	NH1	1010	1,393	62	25	11/12/2021	269,000	254,900	0.95	1.06	0.01
3550	1000 - 1500	82/ 8/ / /	135 SPILLER ROAD	NH2	1010	1,414	55	21	8/30/2021	260,000	283,300	1.09	0.92	0.15
2524	1000 - 1500	57/ 3/ / /	3 FARRINGTON ROAD	NH1	1010	1,490	6	6	6/30/2021	350,000	330,100	0.94	1.06	0.00
4092	1000 - 1500	96/ 1/ 1/ /	33 NASON ROAD	NH2	1010	1,495	29	11	12/23/2021	365,000	332,200	0.91	1.10	0.03
5174	1000 - 1500	111/ 15/ / /	9 PLEASANT STREET	5220	1010	1,498	222	14	11/5/2021	325,420	308,000	0.95	1.06	0.01
2369	1500 - 2000	53/ 25/ / /	175 HUSTON ROAD	5245	1010	1,515	82	32	10/29/2021	250,000	237,700	0.95	1.05	0.00

Parcel Detail by Building Size
GORHAM, ME

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Intrnl ID	Building Size	MBLU	Location	Land Nbhd	Use Code	Eff Area	Age	Eff Age	Sale Date	Sale Price	Appraised Value	A/S Ratio	S/A Ratio	Abs Disp
3206	1500 - 2000	76/ 29/ / /	163 DINGLEY SPRING RO/	NH2	1010	1,567	37	15	7/1/2021	330,000	300,300	0.91	1.10	0.04
104323	1500 - 2000	15/ 43/ 101/ /	3 LOIS LANE	NH1	1010	1,568	18	9	9/10/2021	385,000	325,300	0.84	1.18	0.11
4225	1500 - 2000	99/ 11/ / /	110 JOHNSON ROAD	6110	1010	1,570	70	30	12/15/2021	327,000	309,100	0.95	1.06	0.00
884	1500 - 2000	15/ 34/ / /	215 COUNTY ROAD	NH1	1010	1,574	54	21	8/31/2021	356,000	312,900	0.88	1.14	0.07
3596	1500 - 2000	84/ 17/ / /	750 FORT HILL ROAD	5776	1010	1,583	90	14	8/7/2021	435,000	385,500	0.89	1.13	0.06
4910	1500 - 2000	107/ 5/ / /	110 NARRAGANSETT STRI	5182	1010	1,583	67	25	7/22/2021	335,000	307,400	0.92	1.09	0.03
305	1500 - 2000	4/ 8/ / /	113 COUNTY ROAD	NH1	1010	1,595	69	24	12/3/2021	330,000	290,100	0.88	1.14	0.07
4978	1500 - 2000	108/ 24/ / /	21 LAWN AVENUE	6180	1010	1,597	57	18	10/29/2021	320,000	314,000	0.98	1.02	0.03
5177	1500 - 2000	111/ 19/ / /	752 GRAY ROAD	5220	1010	1,601	172	24	5/28/2021	315,000	273,900	0.87	1.15	0.08
3882	1500 - 2000	90/ 19/ / /	26 WILSON ROAD	5850	1010	1,607	75	40	5/7/2021	320,000	292,500	0.91	1.09	0.04
1461	1500 - 2000	28/ 27/ / /	119 DAY ROAD	5520	1010	1,614	57	23	11/9/2021	295,000	292,900	0.99	1.01	0.04
2536	1500 - 2000	57/ 6/ / /	27 FARRINGTON ROAD	NH1	1010	1,635	50	8	9/15/2021	360,000	376,000	1.04	0.96	0.09
4159	1500 - 2000	97/ 16/ / /	46 STANDISH NECK ROAL	NH2	1010	1,656	28	11	8/11/2021	361,500	355,800	0.98	1.02	0.03
1472	1500 - 2000	29/ 4/ 1/ /	253 NEW PORTLAND ROA	5530	1010	1,657	41	17	11/12/2021	425,000	426,900	1.00	1.00	0.05
100006	1500 - 2000	88/ 7/ 105/ /	24 CALISA LANE	NH3	1010	1,659	24	10	8/31/2021	390,000	336,700	0.86	1.16	0.09
111165	1500 - 2000	75/ 9/ 107/ /	264 DINGLEY SPRING RO/	NH1	1010	1,659	4	4	8/31/2021	402,500	404,900	1.01	0.99	0.06
5030	1500 - 2000	109/ 27/ / /	32 GARDEN AVENUE	6175	1010	1,662	49	19	6/24/2021	375,000	333,300	0.89	1.13	0.06
3794	1500 - 2000	89/ 28/ / /	6 GEORGE STREET	NH3	1010	1,675	61	22	6/4/2021	350,000	305,800	0.87	1.14	0.08
4881	1500 - 2000	106/ 32/ 2/ /	15 BALL PARK ROAD	5160	1010	1,676	22	8	10/1/2021	360,000	359,600	1.00	1.00	0.05
1003	1500 - 2000	20/ 6/ 1/ /	97 WEEKS ROAD	6155	1010	1,677	45	17	3/1/2022	390,000	385,500	0.99	1.01	0.04
1518	1500 - 2000	30/ 8/ 821/ /	22 WILLOWDALE DRIVE	6128	1010	1,709	28	11	9/9/2021	400,000	407,900	1.02	0.98	0.07
4263	1500 - 2000	99/ 48/ / /	58 HILLVIEW ROAD	6110	1010	1,710	70	30	7/2/2021	390,000	336,200	0.86	1.16	0.09
4838	1500 - 2000	106/ 17/ / /	34 MORRILL AVENUE	5160	1010	1,729	102	24	7/15/2021	347,700	314,500	0.90	1.11	0.05
111163	1500 - 2000	75/ 9/ 109/ /	270 DINGLEY SPRING RO/	NH1	1010	1,734	4	4	8/6/2021	420,000	399,100	0.95	1.05	0.00
111166	1500 - 2000	75/ 9/ 106/ /	260 DINGLEY SPRING RO/	NH1	1010	1,739	4	4	11/16/2021	400,000	413,200	1.03	0.97	0.08
1109	1500 - 2000	24/ 1/ 7/ /	12 CANTERBURY PINES D	6170	1010	1,757	32	13	8/27/2021	453,000	425,400	0.94	1.06	0.01
112081	1500 - 2000	85/ 14/ 2/ /	763 FORT HILL ROAD	5776	1010	1,764	1	1	12/10/2021	450,000	424,700	0.94	1.06	0.01
106997	1500 - 2000	79/ 10/ 2/ /	204 BUCK STREET	NH2	1010	1,768	11	8	10/20/2021	364,000	415,500	1.14	0.88	0.19
2116	1500 - 2000	47/ 18/ / /	206 GRAY ROAD	NH1	1010	1,772	102	32	4/30/2021	245,000	248,200	1.01	0.99	0.06
4458	1500 - 2000	102/ 14/ / /	38 COLLEGE AVENUE	5195	1010	1,814	122	32	5/6/2021	310,000	285,200	0.92	1.09	0.03
4636	1500 - 2000	103/ 17/ / /	45 ROBIE STREET	5150	1010	1,849	71	30	1/18/2022	360,000	343,000	0.95	1.05	0.00

Parcel Detail by Building Size
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Intrnl ID	Building Size	MBLU	Location	Land Nbhd	Use Code	Eff Area	Age	Eff Age	Sale Date	Sale Price	Appraised Value	A/S Ratio	S/A Ratio	Abs Disp
107820	1500 - 2000	30/ 13/ 139/ /	80 WAGNER FARM ROAD	6133	1010	1,850	12	8	5/21/2021	420,000	411,700	0.98	1.02	0.03
113341	1500 - 2000	100/ 80/ 1/ /	3 JOHNSON ROAD	5140	1010	1,861	0	0	4/1/2022	581,000	505,800	0.87	1.15	0.08
100132	1500 - 2000	116/ 38/ / /	5 CLEARVIEW DRIVE	6151	1010	1,864	21	10	10/20/2021	377,500	352,000	0.93	1.07	0.02
2050	1500 - 2000	45/ 13/ / /	219 FORT HILL ROAD	5772	1010	1,867	222	24	6/16/2021	360,000	382,100	1.06	0.94	0.11
107834	1500 - 2000	30/ 13/ 125/ /	12 WAGNER FARM ROAD	6133	1010	1,889	13	8	8/18/2021	420,000	400,200	0.95	1.05	0.00
4823	1500 - 2000	106/ 1/ / /	141 SOUTH STREET	5110	1010	1,898	113	24	8/9/2021	423,500	388,500	0.92	1.09	0.03
104273	1500 - 2000	54/ 16/ 312/ /	26 JORDAN DRIVE	NH1	1010	1,918	16	9	6/9/2021	603,000	432,300	0.72	1.39	0.23
104740	1500 - 2000	54/ 9/ 602/ /	16 DAISY LANE	6643	1010	1,918	1	1	7/16/2021	420,863	426,600	1.01	0.99	0.06
4907	1500 - 2000	107/ 3/ / /	94 NARRAGANSETT STRE	5182	1010	1,924	72	30	7/9/2021	385,000	310,100	0.81	1.24	0.14
1405	1500 - 2000	27/ 14/ 4/ /	15 VERANDA DRIVE	6515	1010	1,929	35	9	8/20/2021	430,000	418,300	0.97	1.03	0.02
4637	1500 - 2000	103/ 18/ / /	41 ROBIE STREET	5150	1010	1,933	72	30	12/8/2021	342,000	294,900	0.86	1.16	0.09
4714	1500 - 2000	104/ 6/ / /	15 RIDGEWAY AVENUE	6140	1010	1,948	66	11	12/17/2021	430,000	406,900	0.95	1.06	0.00
105913	1500 - 2000	77/ 48/ 115/ /	25 JENNIFER WAY	6637	1010	1,961	16	9	8/31/2021	475,000	429,400	0.90	1.11	0.05
4433	1500 - 2000	101/ 17/ / /	113 SCHOOL STREET	5120	1010	1,966	122	24	11/19/2021	306,000	305,300	1.00	1.00	0.05
110215	1500 - 2000	50/ 6/ 38/ /	149 ICHABOD LANE EXTE	6241	1010	1,974	4	4	5/20/2021	461,000	477,900	1.04	0.96	0.09
3104	2000 - 2500	74/ 5/ 1/ /	21 ELLIOTT ROAD	NH1	1010	2,000	29	11	4/8/2021	380,000	400,800	1.05	0.95	0.07
4728	2000 - 2500	104/ 13/ / /	171 SOUTH STREET	5110	1010	2,009	52	21	4/2/2021	330,000	368,200	1.12	0.90	0.14
4772	2000 - 2500	105/ 17/ / /	52 NARRAGANSETT STRE	5180	1010	2,013	44	17	8/17/2021	365,000	362,400	0.99	1.01	0.01
2360	2000 - 2500	53/ 17/ / /	44 SEBAGO LAKE ROAD	5245	1010	2,026	55	21	6/2/2021	318,000	322,000	1.01	0.99	0.03
533	2000 - 2500	9/ 11/ / /	80 BRACKETT ROAD	NH1	1010	2,033	56	23	6/25/2021	375,000	330,200	0.88	1.14	0.10
110202	2000 - 2500	50/ 6/ 52/ /	95 ICHABOD LANE	6241	1010	2,053	2	2	6/8/2021	508,000	470,700	0.93	1.08	0.05
3269	2000 - 2500	77/ 26/ 1/ /	123 BUCK STREET	NH2	1010	2,065	36	15	5/19/2021	460,000	384,200	0.84	1.20	0.14
4012	2000 - 2500	92/ 27/ 3/ /	13 BRYDON LANE	NH2	1010	2,077	29	11	4/30/2021	345,000	339,900	0.99	1.02	0.01
2478	2000 - 2500	55/ 26/ 1/ /	37 DOW ROAD	NH1	1010	2,083	21	10	6/4/2021	375,000	363,400	0.97	1.03	0.01
3958	2000 - 2500	92/ 7/ 4/ /	21 GEORGE STREET	NH2	1010	2,085	39	10	7/23/2021	380,000	385,600	1.01	0.99	0.03
1103	2000 - 2500	24/ 1/ 1/ /	1 CANTERBURY PINES DR	6170	1010	2,100	31	13	7/8/2021	460,000	406,600	0.88	1.13	0.10
4808	2000 - 2500	105/ 38/ / /	56 COLLEGE AVENUE	5190	1010	2,101	72	24	10/19/2021	396,500	335,000	0.84	1.18	0.14
3475	2000 - 2500	81/ 12/ / /	23 SANBORN STREET	6650	1010	2,104	48	19	7/26/2021	436,000	359,700	0.82	1.21	0.16
4011	2000 - 2500	92/ 27/ 2/ /	11 BRYDON LANE	NH2	1010	2,143	2	2	11/1/2021	350,000	410,700	1.17	0.85	0.19
4239	2000 - 2500	99/ 25/ / /	93 JOHNSON ROAD	6110	1010	2,146	69	30	6/7/2021	395,000	351,700	0.89	1.12	0.09

Parcel Detail by Building Size
GORHAM, ME

11/03/2022

Intrnl ID	Building Size	MBLU	Location	Land Nbhd	Use Code	Eff Area	Age	Eff Age	Sale Date	Sale Price	Appraised Value	A/S Ratio	S/A Ratio	Abs Disp
113361	2000 - 2500	90/ 28/ 2/ /	255 SEBAGO LAKE ROAD	5850	1010	2,150	1	0	6/10/2021	100,000	98,300	0.98	1.02	0.00
1715	2000 - 2500	36/ 39/ 1/ /	280 FLAGGY MEADOW RC	5630	1010	2,169	38	15	8/12/2021	450,000	402,400	0.89	1.12	0.09
4706	2000 - 2500	103/ 82/ / /	46 ROBIE STREET	5150	1010	2,171	57	23	12/17/2021	389,186	393,100	1.01	0.99	0.03
112161	2000 - 2500	5/ 11/ 1/ /	20 MASON LANE	5530	1010	2,173	2	2	12/9/2021	470,000	455,600	0.97	1.03	0.01
111162	2000 - 2500	75/ 9/ 110/ /	274 DINGLEY SPRING RO/	NH1	1010	2,176	5	5	8/23/2021	512,000	426,400	0.83	1.20	0.15
1209	2000 - 2500	25/ 1/ 72/ /	8 SAMUELS WAY	6155	1010	2,181	22	10	5/3/2021	396,500	405,900	1.02	0.98	0.04
110762	2000 - 2500	3/ 21/ 1/ /	42 BURNHAM ROAD	NH1	1010	2,181	5	5	4/23/2021	455,000	485,200	1.07	0.94	0.09
3408	2000 - 2500	80/ 8/ 2/ /	69 SHAWS MILL ROAD	NH2	1010	2,191	46	19	10/22/2021	350,000	355,300	1.02	0.99	0.04
112740	2000 - 2500	4/ 2/ / /	183 COUNTY ROAD	NH1	1010	2,206	1	1	8/11/2021	559,000	532,300	0.95	1.05	0.03
106881	2000 - 2500	5/ 21/ 504/ /	23 GERRYS WAY	6595	1010	2,234	14	8	4/9/2021	456,000	455,000	1.00	1.00	0.02
311	2000 - 2500	5/ 1/ / /	68 MCLELLAN ROAD	5530	1010	2,239	12	8	5/10/2021	519,000	485,000	0.93	1.07	0.05
3739	2000 - 2500	88/ 14/ 10/ /	22 WOODLAND ROAD	6815	1010	2,246	43	12	6/22/2021	475,000	433,000	0.91	1.10	0.07
109136	2000 - 2500	27/ 3/ 201/ /	3 SHEPARDS WAY	6129	1010	2,258	1	1	6/11/2021	480,000	472,200	0.98	1.02	0.00
103788	2000 - 2500	84/ 17/ 1/ /	730 FORT HILL ROAD	5776	1010	2,261	18	9	9/28/2021	430,000	447,000	1.04	0.96	0.06
103003	2000 - 2500	89/ 72/ 1/ /	5 HEBERT WAY	NH2	1010	2,269	21	10	5/20/2021	360,000	414,900	1.15	0.87	0.17
5062	2000 - 2500	109/ 83/ / /	74 GARDEN AVENUE	6175	1010	2,270	32	13	5/27/2021	426,000	356,600	0.84	1.19	0.14
107899	2000 - 2500	93/ 29/ 204/ /	18 SHYANNES WAY	6890	1010	2,274	23	8	7/30/2021	385,000	390,900	1.02	0.98	0.04
2323	2000 - 2500	51/ 3/ 5/ /	129 HUSTON ROAD	5740	1010	2,302	35	13	5/17/2021	350,000	388,600	1.11	0.90	0.13
874	2000 - 2500	15/ 25/ / /	249 COUNTY ROAD	NH1	1010	2,318	5	4	11/19/2021	445,000	449,200	1.01	0.99	0.03
106558	2000 - 2500	83/ 11/ 205/ /	46 MURRAY DRIVE	NH2	1010	2,323	10	8	12/29/2021	521,000	503,500	0.97	1.03	0.01
103422	2000 - 2500	5/ 21/ 1/ /	20 STRAW ROAD	NH1	1010	2,340	19	7	4/5/2021	424,900	469,800	1.11	0.90	0.13
1244	2000 - 2500	25/ 4/ 27/ /	8 WINTERBERRY DRIVE	6165	1010	2,342	28	11	11/22/2021	477,000	455,500	0.95	1.05	0.03
402	2000 - 2500	6/ 27/ / /	66 COUNTY ROAD	NH1	1010	2,346	222	24	10/27/2021	352,200	395,200	1.12	0.89	0.14
105900	2000 - 2500	15/ 1/ 501/ /	305 COUNTY ROAD	NH1	1010	2,353	9	8	6/18/2021	515,000	414,900	0.81	1.24	0.17
5142	2000 - 2500	110/ 67/ / /	80 MOSHER ROAD	5220	1010	2,365	105	24	11/1/2021	302,500	306,400	1.01	0.99	0.03
106514	2000 - 2500	45/ 23/ 422/ /	6 MADISON WAY	6725	1010	2,381	1	1	9/29/2021	549,900	507,700	0.92	1.08	0.06
107109	2000 - 2500	57/ 10/ 203/ /	20 FARRINGTON ROAD	6652	1010	2,392	5	5	9/10/2021	450,000	450,300	1.00	1.00	0.02
5006	2000 - 2500	109/ 10/ 3/ /	113 LIBBY AVENUE	6129	1010	2,402	50	19	11/8/2021	400,000	379,000	0.95	1.06	0.03
1411	2000 - 2500	27/ 15/ 2/ /	26 ELKINS ROAD	6512	1010	2,434	39	15	5/14/2021	412,000	412,500	1.00	1.00	0.02
494	2000 - 2500	8/ 18/ / /	10 LOUISE STREET	NH3	1010	2,451	6	6	7/29/2021	550,000	472,500	0.86	1.16	0.12
111043	2000 - 2500	74/ 4/ 309/ /	15 BURTON DRIVE	NH1	1010	2,467	4	4	7/23/2021	580,000	470,600	0.81	1.23	0.17

Parcel Detail by Building Size
GORHAM, ME

11/03/2022

Intrnl ID	Building Size	MBLU	Location	Land Nbhd	Use Code	Eff Area	Age	Eff Age	Sale Date	Sale Price	Appraised Value	A/S Ratio	S/A Ratio	Abs Disp
101806	2000 - 2500	117/ 73/ / /	100 QUINCY DRIVE	6175	1010	2,475	21	10	4/30/2021	462,000	457,900	0.99	1.01	0.01
106327	2000 - 2500	81/ 26/ 201/ /	26 HANSEN WAY	NH2	1010	2,480	15	6	3/1/2022	515,000	473,800	0.92	1.09	0.06
103617	2500 - 3000	85/ 17/ 517/ /	21 ANNIES WAY	6765	1010	2,509	16	9	8/20/2021	515,000	476,800	0.93	1.08	0.02
1875	2500 - 3000	40/ 7/ / /	73 FLAGGY MEADOW RO/	5190	1010	2,517	59	23	9/28/2021	350,000	351,000	1.00	1.00	0.09
2715	2500 - 3000	63/ 15/ 3/ /	42 NORTH STREET	5740	1010	2,522	46	19	8/20/2021	480,000	416,400	0.87	1.15	0.04
103682	2500 - 3000	35/ 20/ 21/ /	10 HARDING ROAD	6615	1010	2,525	18	9	3/18/2022	585,000	458,400	0.78	1.28	0.13
3732	2500 - 3000	88/ 14/ 3/ /	11 HIGHMEADOW DRIVE	6815	1010	2,526	46	13	9/10/2021	430,000	479,600	1.12	0.90	0.21
103805	2500 - 3000	51/ 8/ 18/ /	26 ICHABOD LANE	6240	1010	2,561	18	9	7/15/2021	542,000	524,600	0.97	1.03	0.06
106560	2500 - 3000	83/ 11/ 207/ /	61 MURRAY DRIVE	NH2	1010	2,561	9	8	4/23/2021	505,000	475,200	0.94	1.06	0.03
107615	2500 - 3000	89/ 65/ 3/ /	16 GREAT FALLS ROAD	NH3	1010	2,561	4	4	12/30/2021	550,000	526,800	0.96	1.04	0.05
2706	2500 - 3000	63/ 11/ 9/ /	1 QUAIL RIDGE DRIVE	6740	1010	2,585	33	9	4/26/2021	575,000	516,100	0.90	1.11	0.01
102224	2500 - 3000	55/ 26/ 3/ /	27 DOW ROAD	NH1	1010	2,703	21	8	10/19/2021	478,000	468,800	0.98	1.02	0.07
5370	2500 - 3000	43A/ 17/ 7/ /	25 SETTLERS WAY	6720	1010	2,714	38	10	6/18/2021	620,000	557,700	0.90	1.11	0.01
105310	2500 - 3000	56/ 11/ 2/ /	113 DOW ROAD	NH1	1010	2,728	17	9	8/12/2021	500,000	450,800	0.90	1.11	0.01
609	2500 - 3000	12/ 15/ / /	320 NEW PORTLAND ROA	5420	1010	2,733	20	7	5/28/2021	475,000	447,100	0.94	1.06	0.03
3751	2500 - 3000	88/ 14/ 22/ /	7 WOODLAND ROAD	6815	1010	2,733	44	12	12/13/2021	571,500	503,000	0.88	1.14	0.03
100140	2500 - 3000	116/ 46/ / /	40 CLEARVIEW DRIVE	6151	1010	2,758	21	10	11/29/2021	554,000	455,500	0.82	1.22	0.09
105766	2500 - 3000	1/ 14/ 10/ /	21 MOUNTVIEW DRIVE	6520	1010	2,809	3	3	1/22/2022	750,000	631,700	0.84	1.19	0.07
2483	2500 - 3000	55/ 29/ / /	51 DOW ROAD	NH1	1010	2,837	65	11	7/30/2021	475,000	464,400	0.98	1.02	0.07
103663	2500 - 3000	35/ 20/ 2/ /	24 HARDING ROAD	6615	1010	2,858	1	0	9/30/2021	600,000	583,800	0.97	1.03	0.06
4508	2500 - 3000	102/ 59/ / /	97 STATE STREET	5195	1010	2,864	122	24	9/17/2021	400,000	368,700	0.92	1.08	0.01
101765	2500 - 3000	117/ 32/ / /	2 CAITLIN DRIVE	6175	1010	2,880	20	9	12/15/2021	566,000	508,600	0.90	1.11	0.01
110197	2500 - 3000	50/ 6/ 57/ /	82 ICHABOD LANE	6241	1010	2,886	1	1	3/30/2022	626,000	567,400	0.91	1.10	0.00
103522	2500 - 3000	74/ 7/ 2/ /	8 ELLIOTT ROAD	NH1	1010	2,935	20	9	10/15/2021	465,000	460,700	0.99	1.01	0.08
110191	2500 - 3000	50/ 6/ 63/ /	63 ICHABOD LANE	6241	1010	2,954	1	1	11/10/2021	648,500	578,200	0.89	1.12	0.02
3933	2500 - 3000	91/ 11/ 210/ /	57 UNDERHILL DRIVE	6840	1010	2,966	24	8	8/20/2021	650,000	549,900	0.85	1.18	0.06
110182	3000 - 4000	50/ 6/ 72/ /	24 HESSIAN DRIVE	6241	1010	3,021	2	1	7/26/2021	646,170	551,100	0.85	1.17	0.11
958	3000 - 4000	20/ 5/ 7/ /	28 SOLOMON DRIVE	6155	1010	3,064	41	17	8/2/2021	525,000	504,700	0.96	1.04	0.00
101866	3000 - 4000	52/ 4/ 5/ /	56 SYDNEYS WAY	6230	1010	3,084	20	3	4/30/2021	735,000	712,700	0.97	1.03	0.01

Parcel Detail by Building Size
GORHAM, ME

11/03/2022

Intrnl ID	Building Size	MBLU	Location	Land Nbhd	Use Code	Eff Area	Age	Eff Age	Sale Date	Sale Price	Appraised Value	A/S Ratio	S/A Ratio	Abs Disp
5344	3000 - 4000	114/ 10/ / /	15 MCQUILLIANS HILL DF	6560	1010	3,095	27	8	11/12/2021	555,000	544,700	0.98	1.02	0.02
2183	3000 - 4000	48/ 14/ 5/ /	35 LONGMEADOW DRIVE	NH3	1010	3,135	37	10	7/23/2021	410,000	431,500	1.05	0.95	0.09
113241	3000 - 4000	51/ 3/ 601/ /	70 HARDING BRIDGE ROA	5740	1010	3,145	1	1	12/15/2021	500,000	507,800	1.02	0.98	0.06
1158	3000 - 4000	25/ 1/ 21/ /	7 SHADY RUN LANE	6155	1010	3,155	39	15	10/22/2021	525,000	491,200	0.94	1.07	0.02
2030	3000 - 4000	45/ 1/ 20/ /	6 MEADOW CROSSING DR	6710	1010	3,195	36	7	12/29/2021	650,000	562,900	0.87	1.15	0.09
104942	3000 - 4000	30/ 7/ 412/ /	2 SHAMROCK DRIVE	3131	1010	3,196	17	9	5/24/2021	475,000	465,400	0.98	1.02	0.02
102945	3000 - 4000	1/ 6/ 204/ /	16 DISTANT PINES DRIVE	6518	1010	3,198	19	9	7/30/2021	577,000	532,400	0.92	1.08	0.04
3864	3000 - 4000	90/ 3/ 1/ /	49 BARSTOW ROAD	NH2	1010	3,229	34	20	5/20/2021	410,000	342,900	0.84	1.20	0.12
107327	3000 - 4000	30/ 18/ 21/ /	47 OLD DYNAMITE WAY	6115	1010	3,245	5	5	6/21/2021	730,500	685,700	0.94	1.07	0.02
5267	3000 - 4000	111/ 90/ / /	852 GRAY ROAD	5220	1010	3,251	107	32	4/16/2021	327,000	325,000	0.99	1.01	0.03
1776	3000 - 4000	38/ 14/ / /	177 FLAGGY MEADOW RC	5630	1010	3,256	213	24	7/30/2021	428,000	433,900	1.01	0.99	0.05
103443	3000 - 4000	96/ 1/ 402/ /	32 AUTUMN BROOK WAY	NH3	1010	3,277	18	9	6/10/2021	485,000	521,300	1.07	0.93	0.11
869	3000 - 4000	15/ 21/ / /	3 HODGDON ROAD	NH1	1010	3,327	82	24	12/3/2021	415,000	384,500	0.93	1.08	0.03
101662	3000 - 4000	6/ 1/ 2/ /	47 LADYS SLIPPER WAY	6580	1010	3,330	22	8	2/1/2022	810,000	679,000	0.84	1.19	0.12
259	3000 - 4000	3/ 15/ 10/ /	25 TAPLEY DRIVE	NH3	1010	3,332	41	17	9/30/2021	515,000	493,800	0.96	1.04	0.00
1722	3000 - 4000	36/ 39/ 8/ /	26 FIELDCREST DRIVE	5630	1010	3,361	29	11	7/30/2021	589,000	529,500	0.90	1.11	0.06
109177	3000 - 4000	79/ 12/ 1/ /	7 ANGELTUN LANE	NH2	1010	3,364	7	6	3/10/2022	926,000	865,700	0.93	1.07	0.03
2305	3000 - 4000	50/ 9/ 15/ /	57 LITTLE RIVER DRIVE	6320	1010	3,370	31	13	4/20/2021	515,000	517,500	1.00	1.00	0.04
3329	3000 - 4000	78/ 3/ 310/ /	89 ALEXANDER DRIVE	6640	1010	3,379	25	10	4/27/2021	550,000	581,100	1.06	0.95	0.10
104954	3000 - 4000	50/ 13/ 12/ /	202 HARDING BRIDGE RO	6245	1010	3,468	17	7	8/11/2021	580,000	551,000	0.95	1.05	0.01
4096	3000 - 4000	96/ 2/ 1/ /	196 NORTH GORHAM ROA	NH2	1010	3,484	22	10	11/18/2021	539,000	512,600	0.95	1.05	0.01
112236	3000 - 4000	47/ 23/ 5/ /	14 HARRISON LANE	NH3	1010	3,523	2	2	8/25/2021	650,000	612,600	0.94	1.06	0.02
105864	3000 - 4000	45/ 23/ 435/ /	92 GORDON FARMS ROAI	6725	1010	3,543	16	9	7/2/2021	730,125	647,100	0.89	1.13	0.07
4544	3000 - 4000	102/ 98/ / /	9 ELM STREET	5110	1010	3,780	122	24	9/30/2021	450,000	473,400	1.05	0.95	0.09
5412	3000 - 4000	74A/ 18/ 1/ /	65 FILES ROAD	6630	1010	3,964	29	11	7/30/2021	605,000	625,800	1.03	0.97	0.07
444	3000 - 4000	7/ 9/ / /	117 MCLELLAN ROAD	5525	1010	3,979	19	9	4/1/2021	497,500	529,800	1.06	0.94	0.10
1986	4000 - 5000	44/ 2/ / /	20 LONGVIEW DRIVE	6750	1010	4,118	51	14	12/17/2021	585,000	641,300	1.10	0.91	0.05
2331	4000 - 5000	52/ 3/ / /	588 GRAY ROAD	5210	1010	4,261	18	3	7/1/2021	1,243,000	1,075,800	0.87	1.16	0.18
4451	4000 - 5000	102/ 7/ / /	16 COLLEGE AVENUE	5195	1010	4,283	203	24	12/17/2021	535,000	570,600	1.07	0.94	0.02
106837	4000 - 5000	79/ 3/ 201/ /	46 BLACK HORSE LANE	NH2	1010	4,453	18	9	7/7/2021	721,000	759,000	1.05	0.95	0.00

Parcel Detail by Building Size
GORHAM, ME

11/03/2022

Intrnl ID	Building Size	MBLU	Location	Land Nbhd	Use Code	Eff Area	Age	Eff Age	Sale Date	Sale Price	Appraised Value	A/S Ratio	S/A Ratio	Abs Disp
103605	4000 - 5000	85/ 17/ 504/ /	34 ANNIES WAY	6765	1010	4,709	17	9	9/30/2021	660,000	625,300	0.95	1.06	0.10

Summary by Land Use
GORHAM, ME

11/14/2022

Land Use Code		Count	Mean Sale Price	Mean Appraised	Mean A/S Ratio	Median SalePrice	Median Appraised	Median A/S Ratio	Median Abs Disp	COD	Weighted Average
104	TWO FAMILY	12	441,146	430,425	0.97	450,000	429,100	0.96	0.05	5.64%	0.98
			441,146	**430,425**	**0.97**	**450,000**	**429,100**	**0.96**	**0.05**	**5.64%**	**0.98**

April 1, 2021 to April 1, 2022

Parcel Detail by Land Use
GORHAM, ME

11/14/2022

Sort By ↓

Intrnl ID	Land Use Code	MBLU	Location	Land Nbhd	Use Code	Eff Area	Age	Eff Age	Sale Date	Sale Price	Appraised Value	A/S Ratio	S/A Ratio	Abs Disp
1323	104 TWO FAMILY	27/ 3/ 2/ /	111 LIBBY AVENUE	6129	1040	1,838	19	9	9/2/2021	405,000	393,800	0.97	1.03	0.01
110520	104 TWO FAMILY	53/ 36/ 102/ /	9 GILBERT WAY	5245	1040	1,938	5	5	12/30/2021	500,000	423,300	0.85	1.18	0.11
3395	104 TWO FAMILY	79/ 17/ / /	152 BUCK STREET	NH2	1040	2,437	5	5	8/11/2021	525,000	499,000	0.95	1.05	0.01
308	104 TWO FAMILY	4/ 9/ 2/ /	103 COUNTY ROAD	NH1	1040	2,530	35	13	9/27/2021	475,000	445,000	0.94	1.07	0.02
4767	104 TWO FAMILY	105/ 12/ 3/ /	25 LOMBARD STREET	5170	1040	2,582	36	15	8/31/2021	450,000	460,300	1.02	0.98	0.06
5104	104 TWO FAMILY	110/ 31/ / /	26 MOSHER ROAD	5220	1040	2,742	172	42	5/19/2021	285,000	295,000	1.04	0.97	0.08
4765	104 TWO FAMILY	105/ 12/ 1/ /	18 NARRAGANSETT STRE	5170	1040	3,108	122	24	9/9/2021	450,000	439,000	0.98	1.03	0.02
112641	104 TWO FAMILY	96/ 11/ 7/ /	22 PRESUMPSCOT RIDGE	NH2	1040	3,116	0	0	5/6/2021	100,000	93,500	0.93	1.07	0.03
4759	104 TWO FAMILY	105/ 7/ / /	6 NARRAGANSETT STREE	5190	1040	3,430	122	32	12/1/2021	375,000	383,600	1.02	0.98	0.06
4279	104 TWO FAMILY	100/ 2/ / /	138 MAIN STREET	3130	1040	3,676	122	32	7/7/2021	415,000	385,600	0.93	1.08	0.03
2068	104 TWO FAMILY	45/ 21/ / /	244 FORT HILL ROAD	5772	1040	3,904	242	32	9/10/2021	490,000	434,900	0.89	1.13	0.07
107085	104 TWO FAMILY	50/ 13/ 24/ /	180 HARDING BRIDGE RC	6245	1040	4,788	15	6	10/15/2021	823,750	912,100	1.11	0.90	0.15

Summary by Land Use
GORHAM, ME

11/14/2022

Land Use Code		Count	Mean Sale Price	Mean Appraised	Mean A/S Ratio	Median SalePrice	Median Appraised	Median A/S Ratio	Median Abs Disp	COD	Weighted Average
130	UNDEV LOT	12	109,567	113,692	1.07	97,500	111,650	1.03	0.11	16.34%	1.04
			109,567	**113,692**	**1.07**	**97,500**	**111,650**	**1.03**	**0.11**	**16.34%**	**1.04**

April 1, 2021 to April 1, 2022

Parcel Detail by Land Use
GORHAM, ME

11/14/2022

Sort By ↓

Intrnl ID	Land Use Code	MBLU	Location	Land Nbhd	Use Code	Eff Area	Age	Eff Age	Sale Date	Sale Price	Appraised Value	A/S Ratio	S/A Ratio	Abs Disp
112238	130 UNDEV LOT	47/ 23/ 3/ /	4 HARRISON LANE	NH3	1300		2022	2022	12/8/2021	135,000	106,600	0.79	1.27	0.24
102284	130 UNDEV LOT	50/ 6/ 2/ /	HARDING BRIDGE ROAD	5740	1300			2022	12/22/2021	200,000	165,500	0.83	1.21	0.20
178	130 UNDEV LOT	2/ 7/ / /	HODGDON ROAD	NH1	1300		2022	2022	9/14/2021	90,000	83,600	0.93	1.08	0.10
112080	130 UNDEV LOT	85/ 14/ 3/ /	761 FORT HILL ROAD	5776	1300		2022	2022	5/14/2021	125,000	116,700	0.93	1.07	0.10
112642	130 UNDEV LOT	96/ 11/ 6/ /	20 PRESUMPSCOT RIDGE	NH2	1300		2022	2022	1/3/2022	100,000	93,500	0.93	1.07	0.10
112644	130 UNDEV LOT	96/ 11/ 4/ /	16 PRESUMPSCOT RIDGE	NH2	1300		2022	2022	4/2/2021	95,000	93,500	0.98	1.02	0.05
111980	130 UNDEV LOT	86/ 12/ 4/ /	132 PLUMMER ROAD	5740	1300			2022	2/3/2022	90,000	97,600	1.08	0.92	0.05
113181	130 UNDEV LOT	51/ 3/ 501/ /	125 HUSTON ROAD	5740	1300		2022	2022	9/9/2021	95,000	105,700	1.11	0.90	0.08
113442	130 UNDEV LOT	65/ 3/ 103/ /	FORT HILL ROAD	5772	1300		2022	2022	3/18/2022	105,000	119,800	1.14	0.88	0.11
110185	130 UNDEV LOT	50/ 6/ 69/ /	17 HESSIAN DRIVE	6241	1300			2022	1/6/2022	89,900	117,200	1.30	0.77	0.27
110187	130 UNDEV LOT	50/ 6/ 67/ /	11 HESSIAN DRIVE	6241	1300		2022	2022	1/13/2022	89,900	117,900	1.31	0.76	0.28
107398	130 UNDEV LOT	75/ 2/ 4/ /	IRA DRIVE	NH1	1300			2022	6/24/2021	100,000	146,700	1.47	0.68	0.44

Summary by Land Use
GORHAM, ME

11/03/2022

Land Use Code		Count	Mean Sale Price	Mean Appraised	Mean A/S Ratio	Median SalePrice	Median Appraised	Median A/S Ratio	Median Abs Disp	COD	Weighted Average
102	CONDO	20	372,933	363,445	0.97	382,500	366,500	0.96	0.03	4.84%	0.97
			372,933	**363,445**	**0.97**	**382,500**	**366,500**	**0.96**	**0.03**	**4.84%**	**0.97**

April 1, 2021 to April 1, 2022

Parcel Detail by Land Use
GORHAM, ME

11/03/2022

Sort By ↓

Intrnl ID	Land Use Code	MBLU	Location	Land Nbhd	Use Code	Eff Area	Age	Eff Age	Sale Date	Sale Price	Appraised Value	A/S Ratio	S/A Ratio	Abs Disp
107963	102 CONDO	26/ 13/ 202/ /	10 TINK DRIVE		1020	1,553	12	6	10/21/2021	375,000	328,100	0.87	1.14	0.09
112580	102 CONDO	103/ 78/ 16/ /	3 FAE LANE		1020	1,397	1	1	9/10/2021	325,000	298,200	0.92	1.09	0.04
1304	102 CONDO	26/ 10/ 59/ /	44 MEADOWBROOK DRIV		1020	1,297	33	13	5/10/2021	269,000	247,800	0.92	1.09	0.04
112581	102 CONDO	103/ 78/ 15/ /	9 FAE LANE		1020	1,358	1	1	7/30/2021	325,000	299,900	0.92	1.08	0.04
4958	102 CONDO	26/ 7/ 225-12/ /	5 CONNOR DRIVE		1020	3,948	62	34	7/26/2021	365,000	337,600	0.92	1.08	0.04
101927	102 CONDO	24/ 10/ 6/ /	18 SAMANTHA DRIVE		1020	1,682	21	8	4/8/2021	400,000	372,400	0.93	1.07	0.03
101952	102 CONDO	24/ 10/ 31/ /	21 SAMANTHA DRIVE		1020	1,700	21	4	4/9/2021	400,000	373,700	0.93	1.07	0.03
104439	102 CONDO	27/ 1/ 406/ /	20 SHEPARDS WAY		1020	1,698	16	9	9/10/2021	400,000	377,200	0.94	1.06	0.02
104873	102 CONDO	46/ 11/ 153/ /	15 RIDGEFIELD DRIVE		1020	2,274	17	9	6/4/2021	385,000	364,400	0.95	1.06	0.01
112583	102 CONDO	103/ 78/ 13/ /	15 FAE LANE		1020	1,997	1	1	4/27/2021	425,000	404,600	0.95	1.05	0.01
111103	102 CONDO	25/ 7/ 102/ /	11 BAXTER LANE		1020	2,446	3	3	4/30/2021	404,900	390,400	0.96	1.04	0.00
101945	102 CONDO	24/ 10/ 24/ /	11 KIARA LANE		1020	1,827	21	10	9/30/2021	380,000	368,600	0.97	1.03	0.01
112582	102 CONDO	103/ 78/ 14/ /	11 FAE LANE		1020	1,358	1	1	7/8/2021	325,000	317,500	0.98	1.02	0.02
101923	102 CONDO	24/ 10/ 2/ /	6 SAMANTHA DRIVE		1020	1,904	20	9	12/16/2021	395,000	390,100	0.99	1.01	0.03
103984	102 CONDO	101/ 20/ 3/ /	14 WOODSIDE DRIVE		1020	1,983	18	9	5/18/2021	331,111	328,200	0.99	1.01	0.03
112591	102 CONDO	103/ 78/ 5/ /	24 FAE LANE		1020	2,193	1	1	6/1/2021	435,000	447,300	1.03	0.97	0.07
111180	102 CONDO	101/ 20/ 8/ /	28 WOODSIDE DRIVE		1020	1,983	17	9	2/9/2022	328,750	338,500	1.03	0.97	0.07
107942	102 CONDO	26/ 13/ 223/ /	43 TINK DRIVE		1020	1,546	9	8	5/21/2021	315,000	328,500	1.04	0.96	0.08
112592	102 CONDO	103/ 78/ 4/ /	20 FAE LANE		1020	2,409	3	3	5/3/2021	425,000	462,600	1.09	0.92	0.13
104423	102 CONDO	27/ 1/ 422/ /	11 MARATHON AVENUE		1020	2,335	17	7	7/28/2021	449,900	493,300	1.10	0.91	0.14

Summary by Condo Complex
GORHAM, ME

11/03/2022

Condo Complex		Count	Mean Sale Price	Mean Appraised	Mean A/S Ratio	Median SalePrice	Median Appraised	Median A/S Ratio	Median Abs Disp	COD	Weighted Average
01	PARK SOUTH	4	393,750	376,200	0.96	397,500	373,050	0.95	0.02	2.63%	0.96
02	SHEPARDS WAY	2	424,950	435,250	1.02	424,950	435,250	1.02	0.08	7.84%	1.02
03	RIDGEFIELD	1	385,000	364,400	0.95	385,000	364,400	0.95	0.00	0.00%	0.95
BWE	BRAMBLEWOOI	1	404,900	390,400	0.96	404,900	390,400	0.96	0.00	0.00%	0.96
GF	GRADY FARM	6	376,667	371,683	0.98	375,000	361,050	0.96	0.04	5.38%	0.99
HFS	HAWKES FARM	2	345,000	328,300	0.96	345,000	328,300	0.96	0.08	8.85%	0.95
MBW	MEADOWBROOI	1	269,000	247,800	0.92	269,000	247,800	0.92	0.00	0.00%	0.92
SBC	SNOWBIRD	1	365,000	337,600	0.92	365,000	337,600	0.92	0.00	0.00%	0.92
WDS	WOODSIDE	2	329,930	333,350	1.01	329,930	333,350	1.01	0.02	1.98%	1.01
			372,933	**363,445**	**0.97**	**382,500**	**366,500**	**0.96**	**0.02**	**4.84%**	**0.97**

Parcel Detail by Condo Complex
GORHAM, ME

11/03/2022

Sort By ↓

Intrnl ID	Condo Complex	MBLU	Location	Land Nbhd	Use Code	Eff Area	Age	Eff Age	Sale Date	Sale Price	Appraised Value	A/S Ratio	S/A Ratio	Abs Disp
101927	01 PARK SOUTH	24/ 10/ 6/ /	18 SAMANTHA DRIVE		1020	1,682	21	8	4/8/2021	400,000	372,400	0.93	1.07	0.02
101952	01 PARK SOUTH	24/ 10/ 31/ /	21 SAMANTHA DRIVE		1020	1,700	21	4	4/9/2021	400,000	373,700	0.93	1.07	0.02
101945	01 PARK SOUTH	24/ 10/ 24/ /	11 KIARA LANE		1020	1,827	21	10	9/30/2021	380,000	368,600	0.97	1.03	0.02
101923	01 PARK SOUTH	24/ 10/ 2/ /	6 SAMANTHA DRIVE		1020	1,904	20	9	12/16/2021	395,000	390,100	0.99	1.01	0.04
104439	02 SHEPARDS W/	27/ 1/ 406/ /	20 SHEPARDS WAY		1020	1,698	16	9	9/10/2021	400,000	377,200	0.94	1.06	0.08
104423	02 SHEPARDS W/	27/ 1/ 422/ /	11 MARATHON AVENUE		1020	2,335	17	7	7/28/2021	449,900	493,300	1.10	0.91	0.08
104873	03 RIDGEFIELD	46/ 11/ 153/ /	15 RIDGEFIELD DRIVE		1020	2,274	17	9	6/4/2021	385,000	364,400	0.95	1.06	0.00
111103	BWE BRAMBLEWO(	25/ 7/ 102/ /	11 BAXTER LANE		1020	2,446	3	3	4/30/2021	404,900	390,400	0.96	1.04	0.00
112581	GF GRADY FARM	103/ 78/ 15/ /	9 FAE LANE		1020	1,358	1	1	7/30/2021	325,000	299,900	0.92	1.08	0.04
112582	GF GRADY FARM	103/ 78/ 14/ /	11 FAE LANE		1020	1,358	1	1	7/8/2021	325,000	317,500	0.98	1.02	0.02
112580	GF GRADY FARM	103/ 78/ 16/ /	3 FAE LANE		1020	1,397	1	1	9/10/2021	325,000	298,200	0.92	1.09	0.04
112583	GF GRADY FARM	103/ 78/ 13/ /	15 FAE LANE		1020	1,997	1	1	4/27/2021	425,000	404,600	0.95	1.05	0.01
112591	GF GRADY FARM	103/ 78/ 5/ /	24 FAE LANE		1020	2,193	1	1	6/1/2021	435,000	447,300	1.03	0.97	0.07
112592	GF GRADY FARM	103/ 78/ 4/ /	20 FAE LANE		1020	2,409	3	3	5/3/2021	425,000	462,600	1.09	0.92	0.13
107942	HFS HAWKES FARI	26/ 13/ 223/ /	43 TINK DRIVE		1020	1,546	9	8	5/21/2021	315,000	328,500	1.04	0.96	0.08
107963	HFS HAWKES FARI	26/ 13/ 202/ /	10 TINK DRIVE		1020	1,553	12	6	10/21/2021	375,000	328,100	0.87	1.14	0.09
1304	MBW MEADOWBRO	26/ 10/ 59/ /	44 MEADOWBROOK DRIV		1020	1,297	33	13	5/10/2021	269,000	247,800	0.92	1.09	0.00
4958	SBC SNOWBIRD	26/ 7/ 225-12/ /	5 CONNOR DRIVE		1020	3,948	62	34	7/26/2021	365,000	337,600	0.92	1.08	0.00
103984	WDS WOODSIDE	101/ 20/ 3/ /	14 WOODSIDE DRIVE		1020	1,983	18	9	5/18/2021	331,111	328,200	0.99	1.01	0.02
111180	WDS WOODSIDE	101/ 20/ 8/ /	28 WOODSIDE DRIVE		1020	1,983	17	9	2/9/2022	328,750	338,500	1.03	0.97	0.02

Summary by Land Use
GORHAM, ME
April 1, 2020 to April 1, 2022

11/03/2022

Land Use Code		Count	Mean Sale Price	Mean Appraised	Mean A/S Ratio	Median SalePrice	Median Appraised	Median A/S Ratio	Median Abs Disp	COD	Weighted Average
103	MOBILE HOME	2	80,500	83,350	0.98	80,500	83,350	0.98	0.20	19.90%	1.04
			80,500	**83,350**	**0.98**	**80,500**	**83,350**	**0.98**	**0.20**	**19.90%**	**1.04**

Parcel Detail by Land Use
GORHAM, ME

11/03/2022

Intrnl ID	Land Use Code	MBLU	Location	Land Nbhd	Use Code	Eff Area	Age	Eff Age	Sale Date	Sale Price	Appraised Value	A/S Ratio	S/A Ratio	Abs Disp
775	103	MOBILE HOMI 15/ 7/ 222/ /	70 MAPLE DRIVE		1030	1,076	19	50	4/27/2020	59,000	46,500	0.79	1.27	0.19
2186	103	MOBILE HOMI 48/ 15/ / /	81 QUEEN STREET	NH1	1030	550	67	60	3/21/2022	102,000	120,200	1.18	0.85	0.20

SECTION E
LAND TABLES

LAND USE CODES
LAND NEIGHBORHOOD TABLES
LAND SITE INDEX TABLE

Land Use Code Cost Settings

GORHAM, ME

Land Class	Use Code	Description	Bldg Model	Bldg Use	Cost Group	Cost Adjustment	Size Adj Table	Standard Size	Max Size Adj	Standard Wall Hght	Wall Hght Adjustment	Run Cost?
C	0300	HOTELS		0300	COM	1.00	S20	4,000	1.65	12	0.01	Yes
C	0301	MOTELS		0301	COM	1.00	S20	4,000	1.65	12	0.01	Yes
C	0302	INNS		0302	COM	1.00	S20	4,000	1.65	12	0.01	Yes
C	0303			0303	COM	1.00	S20	4,000	1.65	12	0.01	Yes
C	0304	NURSING HM		0304	COM	1.00	S20	4,000	1.65	12	0.01	Yes
C	0305	HOSP PVT		0305	COM	1.00	S20	4,000	1.65	12	0.01	Yes
C	0306	TRANS RES		0306	COM	1.00	S20	4,000	1.65	12	0.01	Yes
C	0310	PRI COMM		0310	COM	1.00	S20	4,000	1.65	12	0.01	Yes
C	0311	RTL GAS ST		0311	COM	1.00	S20	4,000	1.65	12	0.01	Yes
C	0312	GRAIN ELEV		0312	COM	1.00	S20	4,000	1.65	12	0.01	Yes
C	0313	LUMBER YRD		0313	COM	1.00	S20	4,000	1.65	12	0.01	Yes
C	0314	TRK TERM		0314	COM	1.00	S20	4,000	1.65	12	0.01	Yes
C	0315	DOCKYARDS		0315	COM	1.00	S20	4,000	1.65	12	0.01	Yes
C	0316	COMM WHSE		0316	COM	1.00	S20	4,000	1.65	12	0.01	Yes
C	0317	FARM BLDGS		0317	COM	1.00	S20	4,000	1.65	12	0.01	Yes
C	0318	COM GRN HS		0318	COM	1.00	S20	4,000	1.65	12	0.01	Yes
C	0321	HRDWARE ST		0321	COM	1.00	S20	4,000	1.65	12	0.01	Yes
C	0322	STORE/SHOP		0322	COM	1.00	S20	4,000	1.65	12	0.01	Yes
C	0323	SHOPNGMALL		0323	COM	1.00	S20	4,000	1.65	12	0.01	Yes
C	0324	SUPERMKT		0324	COM	1.00	S20	4,000	1.65	12	0.01	Yes
C	0325	CONV FOOD		0325	COM	1.00	S20	4,000	1.65	12	0.01	Yes
C	0326	REST/CLUBS		0326	COM	1.00	S20	4,000	1.65	12	0.01	Yes
C	0330	AUTO V S&S		0330	COM	1.00	S20	4,000	1.65	12	0.01	Yes
C	0331	AUTO S S&S		0331	COM	1.00	S20	4,000	1.65	12	0.01	Yes
C	0332	AUTO REPR		0332	COM	1.00	S20	4,000	1.65	12	0.01	Yes
C	0333	FUEL SV/PR		0333	COM	1.00	S20	4,000	1.65	12	0.01	Yes
C	0334	GAS ST SRV		0334	COM	1.00	S20	4,000	1.65	12	0.01	Yes
C	0335	CAR WASH		0335	COM	1.00	S20	4,000	1.65	12	0.01	Yes
C	0336	PARK GAR		0336	COM	1.00	S20	4,000	1.65	12	0.01	Yes
C	0337	PARK LOT		0337	COM	1.00	S20	4,000	1.65	12	0.01	Yes
C	0338	OTH MTR SS		0338	COM	1.00	S20	4,000	1.65	12	0.01	Yes
C	0340	OFFICE BLD		0340	COM	1.00	S20	4,000	1.65	12	0.01	Yes
C	0341	BANK BLDG		0341	COM	1.00	S20	4,000	1.65	12	0.01	Yes
C	0342	PROF BLDG		0342	COM	1.00	S20	4,000	1.65	12	0.01	Yes
C	0350	POST OFF		0350	COM	1.00	S20	4,000	1.65	12	0.01	Yes
C	0351	EDUC BLDG		0351	COM	1.00	S20	4,000	1.65	12	0.01	Yes
C	0352	DAY CARE		0352	COM	1.00	S20	4,000	1.65	12	0.01	Yes
C	0353	FRATNL ORG		0353	COM	1.00	S20	4,000	1.65	12	0.01	Yes
C	0354	TRANSPORT		0354	COM	1.00	S20	4,000	1.65	12	0.01	Yes
C	0355	FUNERAL HM		0355	COM	1.00	S20	4,000	1.65	12	0.01	Yes
C	0356	PROF ASSOC		0356	COM	1.00	S20	4,000	1.65	12	0.01	Yes
C	0360	MUSEUMS		0360	COM	1.00	S20	4,000	1.65	12	0.01	Yes
C	0361	ART GAL		0361	COM	1.00	S20	4,000	1.65	12	0.01	Yes
C	0362	MOVIE THTR		0362	COM	1.00	S20	4,000	1.65	12	0.01	Yes
C	0363	DRIVEINTHT		0363	COM	1.00	S20	4,000	1.65	12	0.01	Yes

Land Use Code Cost Settings

GORHAM, ME

Land Class	Use Code	Description	Bldg Model	Bldg Use	Cost Group	Cost Adjustment	Size Adj Table	Standard Size	Max Size Adj	Standard Wall Hght	Wall Hght Adjustment	Run Cost?
C	0364	THEATER		0364	COM	1.00	S20	4,000	1.65	12	0.01	Yes
C	0365	STADIUMS		0365	COM	1.00	S20	4,000	1.65	12	0.01	Yes
C	0366	ARENAS		0366	COM	1.00	S20	4,000	1.65	12	0.01	Yes
C	0367	RACETRACK		0367	COM	1.00	S20	4,000	1.65	12	0.01	Yes
C	0368	AMUSE PARK		0368	COM	1.00	S20	4,000	1.65	12	0.01	Yes
C	0369	OTHER CULT		0369	COM	1.00	S20	4,000	1.65	12	0.01	Yes
C	0370	BOWLING		0370	COM	1.00	S20	4,000	1.65	12	0.01	Yes
C	0371	ICE SKATE		0371	COM	1.00	S20	4,000	1.65	12	0.01	Yes
C	0372	ROLLER SKT		0372	COM	1.00	S20	4,000	1.65	12	0.01	Yes
C	0373	SWIM POOL		0373	COM	1.00	S20	4,000	1.65	12	0.01	Yes
C	0374	HEALTH SPA		0374	COM	1.00	S20	4,000	1.65	12	0.01	Yes
C	0375	TENNIS CLB		0375	COM	1.00	S20	4,000	1.65	12	0.01	Yes
C	0376	GYMS		0376	COM	1.00	S20	4,000	1.65	12	0.01	Yes
C	0377	OTH IN REC		0377	COM	1.00	S20	4,000	1.65	12	0.01	Yes
C	0380	GOLF CRSE		0380	COM	1.00	S20	4,000	1.65	12	0.01	Yes
C	0381	TENNIS ODR		0381	COM	1.00	S20	4,000	1.65	12	0.01	Yes
C	0382	RIDING STB		0382	COM	1.00	S20	4,000	1.65	12	0.01	Yes
C	0383	BEACHES		0383	COM	1.00	S20	4,000	1.65	12	0.01	Yes
C	0384	MARINAS		0384	COM	1.00	S20	4,000	1.65	12	0.01	Yes
C	0385	FISH&GAME		0385	COM	1.00	S20	4,000	1.65	12	0.01	Yes
C	0386	CAMPGROUND		0386	COM	1.00	S20	4,000	1.65	12	0.01	Yes
C	0387	YTH CAMPS		0387	COM	1.00	S20	4,000	1.65	12	0.01	Yes
C	0388	OTHR OUTDR		0388	COM	1.00	S20	4,000	1.65	12	0.01	Yes
C	0389	STRUCT-61B		0389	COM	1.00	S20	4,000	1.65	12	0.01	Yes
C	0390	DEVEL LAND		0390	COM	1.00	S20	4,000	1.65	12	0.01	Yes
C	0391	POT DEVEL		0391	COM	1.00	S20	4,000	1.65	12	0.01	Yes
C	0392	UNDEV LAND		0392	COM	1.00	S20	4,000	1.65	12	0.01	Yes
C	0393	AH-NOT 61A		0393	COM	1.00	S20	4,000	1.65	12	0.01	Yes
C	1400	CHILD CARE MDL-94		1400	COM	1.00	S20	4,000	1.65	12	0.01	Yes
C	140I	CHILD CARE MDL-96		140I	COM	1.00	S15	8,000	1.35	14	0.01	Yes
C	3000	HOTELS		3000	COM	1.00	S20	4,000	1.65	12	0.01	Yes
C	3010	MOTELS		3010	COM	1.00	S20	4,000	1.65	12	0.01	Yes
C	3020	INNS		3020	COM	1.00	S20	4,000	1.65	12	0.01	Yes
C	3030	HAZ WASTE		3030		1.00	NSZ	0	0.00			Yes
C	3040	NURSING HM		3040	COM	1.00	S20	4,000	1.65	12	0.01	Yes
C	3050	HOSP PVT		3050	COM	1.00	S20	4,000	1.65	12	0.01	Yes
C	3060	TRANS RES		3060	COM	1.00	S20	4,000	1.65	12	0.01	Yes
C	3061	SOLAR FARM		3061	COM	1.00	NSZ	0	0.00			Yes
C	3100	RTL OIL ST MDL-94		3100	COM	1.00	S20	4,000	1.65	12	0.01	Yes
C	310I	RTL OIL ST MDL-96		310I	COM	1.00	S15	8,000	1.35	14	0.01	Yes
C	3110	RTL GAS ST		3110	COM	1.00	S20	4,000	1.65	12	0.01	Yes
C	3120	GRAIN ELEV		3120	COM	1.00	S20	4,000	1.65	12	0.01	Yes
C	3130	LUMBER YRD MDL-94		3130	COM	1.00	S20	4,000	1.65	12	0.01	Yes
C	313I	LUMBER YRD MDL-96		313I	COM	1.00	S15	8,000	1.35	14	0.01	Yes
C	313V	LUMBER YRD MDL-00		313V		1.00	NSZ	0	0.00			Yes
C	3140	TRK TERM		3140	COM	1.00	S20	4,000	1.65	12	0.01	Yes

Land Use Code Cost Settings

GORHAM, ME

Land Class	Use Code	Description	Bldg Model	Bldg Use	Cost Group	Cost Adjustment	Size Adj Table	Standard Size	Max Size Adj	Standard Wall Hght	Wall Hght Adjustment	Run Cost?
C	3150	DOCKYARDS		3150	COM	1.00	S20	4,000	1.65	12	0.01	Yes
C	3160	COMM WHSE		3160	COM	1.00	S15	8,000	1.35	14	0.01	Yes
C	3170	FARM BLDGS		3170	SIN	1.00	S30	2,100	1.75			Yes
C	3180	COM GRN HS MDL-94		3180	COM	1.00	S20	4,000	1.65	12	0.01	Yes
C	318I	COM GRN HS MDL-96		318I	COM	1.00	S15	8,000	1.35	14	0.01	Yes
C	3210	HRDWARE ST		3210	COM	1.00	S15	8,000	1.35	14	0.01	Yes
C	3220	STORE/SHOP MDL-94		3220	COM	1.00	S20	4,000	1.65	12	0.01	Yes
C	3221	RTL CONDO		3221	COM	1.00	S20	4,000	1.65	12	0.01	Yes
C	3222	COMM BLDG MDL-01		3222	SIN	1.00	S30	2,100	1.75			Yes
C	322C	COMM BLDG MDL-94		322C	COM	1.00	S20	4,000	1.65	12	0.01	Yes
C	322I	STORE/SHOP MDL-96		322I	COM	1.00	S15	8,000	1.35	14	0.01	Yes
C	322L	COMM BLDG MDL-96		322L	COM	1.00	S15	8,000	1.35	14	0.01	Yes
C	322O	COMM BLDG MDL-06		322O	COM	1.00	S15	6,000	1.35			Yes
C	322V	COMM BLDG MDL-00		322V		1.00	NSZ	0	0.00			Yes
C	3230	SHOPNGMALL		3230	COM	1.00	S20	4,000	1.65	12	0.01	Yes
C	3240	SUPERMKT		3240	COM	1.00	S20	4,000	1.65	12	0.01	Yes
C	3250	CONV FOOD MDL-94		3250	COM	1.00	S20	4,000	1.65	12	0.01	Yes
C	325I	CONV FOOD MDL-96		325I	COM	1.00	S15	8,000	1.35	14	0.01	Yes
C	3260	REST/CLUBS MDL-94		3260	COM	1.00	S20	4,000	1.65	12	0.01	Yes
C	326I	REST/CLUBS MDL-96		326I	COM	1.00	S15	8,000	1.35	14	0.01	Yes
C	3300	AUTO V S&S MDL-94		3300	COM	1.00	S20	4,000	1.65	12	0.01	Yes
C	330I	AUTO V S&S MDL-96		330I	COM	1.00	S15	8,000	1.35	14	0.01	Yes
C	3310	AUTO S S&S		3310	COM	1.00	S15	8,000	1.35	14	0.01	Yes
C	3320	AUTO REPR MDL-00		3320		1.00	NSZ	0	0.00			Yes
C	332I	AUTO REPR MDL-96		332I	COM	1.00	S15	8,000	1.35	14	0.01	Yes
C	3330	FUEL SV/PR		3330	COM	1.00	S20	4,000	1.65	12	0.01	Yes
C	3340	GAS ST SRV MDL-94		3340	COM	1.00	S20	4,000	1.65	12	0.01	Yes
C	334I	GAS ST SRV MDL-96		334I	COM	1.00	S15	8,000	1.35	14	0.01	Yes
C	3350	CAR WASH		3350	COM	1.00	S20	4,000	1.65	12	0.01	Yes
C	3360	PARK GAR		3360	COM	1.00	S20	4,000	1.65	12	0.01	Yes
C	3370	PARK LOT		3370	COM	1.00	S20	4,000	1.65	12	0.01	Yes
C	3380	OTH MTR SS		3380	COM	1.00	S20	4,000	1.65	12	0.01	Yes
C	3400	OFFICE BLD MDL-94		3400	COM	1.00	S20	4,000	1.65	12	0.01	Yes
C	3401	OFF CONDO		3401	COM	1.00	S20	4,000	1.65	12	0.01	Yes
C	340I	OFFICE BLD MDL-96		340I	COM	1.00	S15	8,000	1.35	14	0.01	Yes
C	3410	BANK BLDG		3410	COM	1.00	S20	4,000	1.65	12	0.01	Yes
C	3420	PROF BLDG		3420	COM	1.00	S20	4,000	1.65	12	0.01	Yes
C	3421	PROF CONDO		3421	COM	1.00	S20	4,000	1.65	12	0.01	Yes
C	3500	POST OFF		3500	COM	1.00	S20	4,000	1.65	12	0.01	Yes
C	3510	EDUC BLDG		3510	COM	1.00	S20	4,000	1.65	12	0.01	Yes
C	3520	DAY CARE		3520	COM	1.00	S20	4,000	1.65	12	0.01	Yes
C	3530	FRATNL ORG		3530	COM	1.00	S20	4,000	1.65	12	0.01	Yes
C	3540	TRANSPORT		3540	COM	1.00	S20	4,000	1.65	12	0.01	Yes
C	3541	AIRPORT		3541	COM	1.00	S20	4,000	1.65	12	0.01	Yes
C	3542	BUS STATN		3542	COM	1.00	S20	4,000	1.65	12	0.01	Yes
C	3543	TRAIN STA		3543	COM	1.00	S20	4,000	1.65	12	0.01	Yes

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Land Class	Use Code	Description	Bldg Model	Bldg Use	Cost Group	Cost Adjustment	Size Adj Table	Standard Size	Max Size Adj	Standard Wall Hght	Wall Hght Adjustment	Run Cost?
C	3544	TAXI STAND		3544	COM	1.00	S20	4,000	1.65	12	0.01	Yes
C	3550	FUNERAL HM		3550	COM	1.00	S20	4,000	1.65	12	0.01	Yes
C	3560	PROF ASSOC		3560	COM	1.00	S20	4,000	1.65	12	0.01	Yes
C	3600	MUSEUMS		3600	COM	1.00	S20	4,000	1.65	12	0.01	Yes
C	3610	ART GAL		3610	COM	1.00	S20	4,000	1.65	12	0.01	Yes
C	3620	MOVIE THTR		3620	COM	1.00	S20	4,000	1.65	12	0.01	Yes
C	3630	DRIVEINTHT		3630	COM	1.00	S20	4,000	1.65	12	0.01	Yes
C	3640	THEATER		3640	COM	1.00	S20	4,000	1.65	12	0.01	Yes
C	3650	STADIUMS		3650	COM	1.00	S20	4,000	1.65	12	0.01	Yes
C	3660	ARENAS		3660	COM	1.00	S20	4,000	1.65	12	0.01	Yes
C	3670	RACETRACK		3670	COM	1.00	S20	4,000	1.65	12	0.01	Yes
C	3680	AMUSE PARK		3680	COM	1.00	S20	4,000	1.65	12	0.01	Yes
C	3690	OTHER CULT		3690	COM	1.00	S20	4,000	1.65	12	0.01	Yes
C	3700	BOWLING		3700	COM	1.00	S20	4,000	1.65	12	0.01	Yes
C	3710	ICE SKATE		3710	COM	1.00	S20	4,000	1.65	12	0.01	Yes
C	3720	ROLLER SKT		3720	COM	1.00	S20	4,000	1.65	12	0.01	Yes
C	3730	SWIM POOL		3730	COM	1.00	S20	4,000	1.65	12	0.01	Yes
C	3740	HEALTH SPA		3740	COM	1.00	S20	4,000	1.65	12	0.01	Yes
C	3750	TENNIS CLB		3750	COM	1.00	S20	4,000	1.65	12	0.01	Yes
C	3760	GYMS		3760	COM	1.00	S20	4,000	1.65	12	0.01	Yes
C	3770	OTH IN REC		3770	COM	1.00	S15	8,000	1.35	14	0.01	Yes
C	3800	GOLF CRSE		3800	COM	1.00	S20	4,000	1.65	12	0.01	Yes
C	3810	TENNIS ODR		3810	COM	1.00	S20	4,000	1.65	12	0.01	Yes
C	3820	RIDING STB		3820	COM	1.00	S20	4,000	1.65	12	0.01	Yes
C	3830	BEACHES		3830	COM	1.00	S20	4,000	1.65	12	0.01	Yes
C	3840	MARINAS		3840	COM	1.00	S20	4,000	1.65	12	0.01	Yes
C	3841	YACHT CLUB		3841	COM	1.00	S20	4,000	1.65	12	0.01	Yes
C	3850	FISH&GAME		3850	COM	1.00	S20	4,000	1.65	12	0.01	Yes
C	3860	CAMPGROUND	MDL-00	3860		1.00	NSZ	0	0.00			Yes
C	386T	CAMPGROUND	MDL-02	386T	SIN	1.00	S30	924	4.00			Yes
C	3870	YTH CAMPS		3870	COM	1.00	S20	4,000	1.65	12	0.01	Yes
C	3880	OTHR OUTDR		3880	COM	1.00	S20	4,000	1.65	12	0.01	Yes
C	3890	STRUCT-61B		3890	COM	1.00	S20	4,000	1.65	12	0.01	Yes
C	3900	DEVEL LAND		3900	SIN	1.00	S30	2,100	1.75			Yes
C	3910	POT DEVEL		3910	COM	1.00	S20	4,000	1.65	12	0.01	Yes
C	3920	UNDEV LAND	MDL-00	3920		1.00	NSZ	0	0.00			Yes
C	392R	UNDEV LAND	MDL-01	392R	SIN	1.00	S30	2,100	1.75			Yes
C	3930	AH-NOT 61A		3930	COM	1.00	S20	4,000	1.65	12	0.01	Yes
E	0900	US GOVT		0900	COM	1.00	S20	4,000	1.65	12	0.01	Yes
E	0901	COMM-MASS		0901	COM	1.00	S20	4,000	1.65	12	0.01	Yes
E	0902	COUNTY		0902	COM	1.00	S20	4,000	1.65	12	0.01	Yes
E	0903	MUNICPAL		0903	COM	1.00	S20	4,000	1.65	12	0.01	Yes
E	0904	PRI SCHOOL		0904	COM	1.00	S20	4,000	1.65	12	0.01	Yes
E	0905	P/HOS CHAR		0905	COM	1.00	S20	4,000	1.65	12	0.01	Yes

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Land Class	Use Code	Description	Bldg Model	Bldg Use	Cost Group	Cost Adjustment	Size Adj Table	Standard Size	Max Size Adj	Standard Wall Hght	Wall Hght Adjustment	Run Cost?
E	0906	CHURCH ETC		0906	COM	1.00	S20	4,000	1.65	12	0.01	Yes
E	0907	121A CORP		0907	COM	1.00	S20	4,000	1.65	12	0.01	Yes
E	0908	HSNG AUTH		0908	COM	1.00	S20	4,000	1.65	12	0.01	Yes
E	0909	RELIGIOUS		0909	COM	1.00	S20	4,000	1.65	12	0.01	Yes
E	0910	CHARITABLE		0910	COM	1.00	S20	4,000	1.65	12	0.01	Yes
E	0920	NON PROFIT		0920	COM	1.00	S20	4,000	1.65	12	0.01	Yes
E	9000	US GOVT MDL-00		9000		1.00	NSZ	0	0.00			Yes
E	9010	STATE		9010		1.00	NSZ	0	0.00			Yes
E	9015	UNIVERSITY MDL-00		9015		1.00	NSZ	0	0.00			Yes
E	901C	UNIVERSITY MDL-94		901C	COM	1.00	S20	4,000	1.65	12	0.01	Yes
E	901M	UNIVERSITY MDL-03		901M	SIN	1.00	S30	3,000	1.75			Yes
E	901R	UNIVERSITY MDL-01		901R	SIN	1.00	S30	2,100	1.75			Yes
E	9020	COUNTY		9020	COM	1.00	S20	4,000	1.65	12	0.01	Yes
E	9030	MUNICPAL MDL-00		9030		1.00	NSZ	0	0.00			Yes
E	9031	POLICE		9031	COM	1.00	S20	4,000	1.65	12	0.01	Yes
E	9032	FIRE		9032	COM	1.00	S20	4,000	1.65	12	0.01	Yes
E	9033	PUB SCHOOL		9033	COM	1.00	S20	4,000	1.65	12	0.01	Yes
E	9035	TOWN-PROP		9035	COM	1.00	S20	4,000	1.65	12	0.01	Yes
E	9036	RWS		9036		1.00	NSZ	0	0.00			Yes
E	9038	WATER DIST MDL-00		9038		1.00	NSZ	0	0.00			Yes
E	903C	MUNICPAL MDL-94		903C	COM	1.00	S20	4,000	1.65	12	0.01	Yes
E	903I	MUNICPAL MDL-96		903I	COM	1.00	S15	8,000	1.35	14	0.01	Yes
E	903L	WATER DIST MDL-06		903L	COM	1.00	S15	6,000	1.35			Yes
E	903R	MUNICPAL MDL-01		903R	SIN	1.00	S30	2,100	1.75			Yes
E	9040	PRI SCHOOL		9040	COM	1.00	S20	4,000	1.65	12	0.01	Yes
E	9050	P/HOS CHAR		9050	COM	1.00	S20	4,000	1.65	12	0.01	Yes
E	9060	CHURCH ETC MDL-00		9060		1.00	NSZ	0	0.00			Yes
E	906C	CHURCH ETC MDL-94		906C	COM	1.00	S20	4,000	1.65	12	0.01	Yes
E	906I	CHURCH ETC MDL-96		906I	COM	1.00	S15	8,000	1.35	14	0.01	Yes
E	9070	FRATERNAL MDL-00		9070		1.00	NSZ	0	0.00			Yes
E	907C	FRATERNAL MDL-94		907C	COM	1.00	S20	4,000	1.65	12	0.01	Yes
E	9080	HSNG AUTH		9080	COM	1.00	S20	4,000	1.65	12	0.01	Yes
E	9090	RELIGIOUS		9090		1.00	NSZ	0	0.00			Yes
E	9100	CHARITABLE MDL-00		9100		1.00	NSZ	0	0.00			Yes
E	910C	CHARITABLE MDL-94		910C	COM	1.00	S20	4,000	1.65	12	0.01	Yes
E	910R	CHARITABLE MDL-01		910R	SIN	1.00	S30	2,100	1.75			Yes
E	9200	NON PROFIT		9200	SIN	1.00	S30	3,000	1.75			Yes
E	9300	CONDO		9300		1.00	NSZ	0	0.00			Yes
E	9400	COMMON AREA		9400		1.00	NSZ	0	0.00			Yes
E	9500	U S GOVT MDL-94		9500	COM	1.00	NSZ	0	0.00			Yes
E	9600	U S GOVT MDL-01		9600	SIN	1.00	S30	2,100	1.75			Yes
F	1310	BACKLAND		1310		1.00	NSZ	0	0.00			Yes
F	1350	AUXLAND MDL-00		1350		1.00	NSZ	0	0.00			Yes
F	135R	AUXLAND MDL-01		135R	SIN	1.00	S30	2,100	1.75			Yes

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Land Class	Use Code	Description	Bldg Model	Bldg Use	Cost Group	Cost Adjustment	Size Adj Table	Standard Size	Max Size Adj	Standard Wall Hght	Wall Hght Adjustment	Run Cost?
F	7160	TILLABLE		7160		1.00	NSZ	0	0.00			Yes
F	716R	TILLABLE MDL-01		716R	SIN	1.00	S30	2,100	1.75			Yes
F	7180	PASTURE		7180		1.00	NSZ	0	0.00			Yes
F	718I	PASTURE MDL-96		718I	COM	1.00	S15	8,000	1.35	14	0.01	Yes
F	718R	PASTURE MDL-01		718R	SIN	1.00	S30	2,100	1.75			Yes
I	0400	FACTORY		0400	COM	1.00	S20	4,000	1.65	12	0.01	Yes
I	0401	IND WHSES		0401	COM	1.00	S20	4,000	1.65	12	0.01	Yes
I	0402	IND OFFICE		0402	COM	1.00	S20	4,000	1.65	12	0.01	Yes
I	0403	ACCLND MFG		0403	COM	1.00	S20	4,000	1.65	12	0.01	Yes
I	0404	R-D FACIL		0404	COM	1.00	S20	4,000	1.65	12	0.01	Yes
I	0410	PR IND RES		0410	COM	1.00	S20	4,000	1.65	12	0.01	Yes
I	0411	GYPSUMMINE		0411	COM	1.00	S20	4,000	1.65	12	0.01	Yes
I	0412	ROCK MINE		0412	COM	1.00	S20	4,000	1.65	12	0.01	Yes
I	0413	OTH MINES		0413	COM	1.00	S20	4,000	1.65	12	0.01	Yes
I	0420	PUB TANKS		0420	COM	1.00	S20	4,000	1.65	12	0.01	Yes
I	0421	TANKS LNG		0421	COM	1.00	S20	4,000	1.65	12	0.01	Yes
I	0422	ELEC PLANT		0422	COM	1.00	S20	4,000	1.65	12	0.01	Yes
I	0424	ELECSUBSTA		0424	COM	1.00	S20	4,000	1.65	12	0.01	Yes
I	0425	GAS PLANT		0425	COM	1.00	S20	4,000	1.65	12	0.01	Yes
I	0426	GAS ROW		0426	COM	1.00	S20	4,000	1.65	12	0.01	Yes
I	0427	GAS STG		0427	COM	1.00	S20	4,000	1.65	12	0.01	Yes
I	0428	GAS SUBSTA		0428	COM	1.00	S20	4,000	1.65	12	0.01	Yes
I	0430	TEL X STA		0430	COM	1.00	S20	4,000	1.65	12	0.01	Yes
I	0431	TEL REL TW		0431	COM	1.00	S20	4,000	1.65	12	0.01	Yes
I	0432	CBL-TV TR		0432	COM	1.00	S20	4,000	1.65	12	0.01	Yes
I	0433	RAD/TV TR		0433	COM	1.00	S20	4,000	1.65	12	0.01	Yes
I	0440	IND LD DV		0440	COM	1.00	S20	4,000	1.65	12	0.01	Yes
I	0441	IND LD PO		0441	COM	1.00	S20	4,000	1.65	12	0.01	Yes
I	0442	IND LD UD		0442	COM	1.00	S20	4,000	1.65	12	0.01	Yes
I	4000	FACTORY		4000	COM	1.00	S15	8,000	1.35	14	0.01	Yes
I	4010	IND WHSES		4010		1.00	NSZ	0	0.00			Yes
I	401I	IND WHSES MDL-96		401I	COM	1.00	S15	8,000	1.35	14	0.01	Yes
I	4020	IND OFFICE		4020	COM	1.00	S20	4,000	1.65	12	0.01	Yes
I	4021	IND CONDO		4021	COM	1.00	S15	8,000	1.35	14	0.01	Yes
I	4022	IND BLDG MDL-00		4022		1.00	NSZ	0	0.00			Yes
I	402C	IND BLDG MDL-94		402C	COM	1.00	S20	4,000	1.65	12	0.01	Yes
I	402I	IND BLDG MDL-96		402I	COM	1.00	S15	8,000	1.35	14	0.01	Yes
I	4030	ACCLND MFG		4030	COM	1.00	S15	8,000	1.35	14	0.01	Yes
I	4040	R-D FACIL		4040	COM	1.00	S15	8,000	1.35	14	0.01	Yes
I	4100	SAND&GRAVL		4100	COM	1.00	S15	8,000	1.35	14	0.01	Yes
I	4110	GYPSUMMINE		4110	COM	1.00	S15	8,000	1.35	14	0.01	Yes
I	4120	ROCK MINE		4120	COM	1.00	S15	8,000	1.35	14	0.01	Yes
I	4130	OTH MINES		4130	COM	1.00	S15	8,000	1.35	14	0.01	Yes
I	4200	PUB TANKS		4200		1.00	NSZ	0	0.00			Yes

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Land Class	Use Code	Description	Bldg Model	Bldg Use	Cost Group	Cost Adjustment	Size Adj Table	Standard Size	Max Size Adj	Standard Wall Hght	Wall Hght Adjustment	Run Cost?
I	4210	TANKS LNG		4210	COM	1.00	S15	8,000	1.35	14	0.01	Yes
I	4220	ELEC PLANT		4220	COM	1.00	S15	8,000	1.35	14	0.01	Yes
I	4225	HYDRO DAM		4225		1.00	NSZ	0	0.00			Yes
I	4230	ELEC ROW		4230		1.00	NSZ	0	0.00			Yes
I	4240	ELECSUBSTA		4240	COM	1.00	S15	8,000	1.35	14	0.01	Yes
I	4250	GAS PLANT		4250	COM	1.00	S15	8,000	1.35	14	0.01	Yes
I	4260	GAS ROW		4260	COM	1.00	S15	8,000	1.35	14	0.01	Yes
I	4270	GAS STG		4270	COM	1.00	S15	8,000	1.35	14	0.01	Yes
I	4280	GAS SUBSTA		4280	COM	1.00	S15	8,000	1.35	14	0.01	Yes
I	4300	TEL X STA		4300	COM	1.00	S15	8,000	1.35	14	0.01	Yes
I	4310	TEL REL TW		4310	COM	1.00	S15	8,000	1.35	14	0.01	Yes
I	4320	CBL-TV TR		4320	COM	1.00	S15	8,000	1.35	14	0.01	Yes
I	4325	CELL TOWER MDL-00		4325		1.00	NSZ	0	0.00			Yes
I	432I	CELL TOWER MDL-96		432I	COM	1.00	S15	8,000	1.35	14	0.01	Yes
I	4330	RAD/TV TR		4330	COM	1.00	S15	8,000	1.35	14	0.01	Yes
I	4400	IND LD DV		4400		1.00	NSZ	0	0.00			Yes
I	4410	IND LD PO		4410	COM	1.00	S15	8,000	1.35	14	0.01	Yes
I	4420	IND LD UD MDL-00		4420		1.00	NSZ	0	0.00			Yes
I	442I	IND LD UD MDL-96		442I	COM	1.00	S15	8,000	1.35	14	0.01	Yes
M	4101	GP ACTIVE MDL-00		4101		1.00	NSZ	0	0.00			Yes
M	4102	GP FUTURE		4102		1.00	NSZ	0	0.00			Yes
M	4103	GP DEPLTD		4103		1.00	NSZ	0	0.00			Yes
M	410I	GP ACTIVE MDL-96		410I	COM	1.00	S15	8,000	1.35	14	0.01	Yes
M	410R	GP ACTIVE MDL-01		410R	SIN	1.00	S30	2,100	1.75			Yes
M	4201	QRY ACTIVE		4201		1.00	NSZ	0	0.00			Yes
M	4202	QRY FUTURE		4202	COM	1.00	S15	8,000	1.35	14	0.01	Yes
M	4203	QRY DEPLTD		4203	COM	1.00	S15	8,000	1.35	14	0.01	Yes
O	0201	SFR OPEN		0201	SIN	1.00	S30	2,100	1.75			Yes
O	0202	WET RES PV		0202	SIN	1.00	S30	2,100	1.75			Yes
O	0210	PRI OPN SP		0210	SIN	1.00	S30	2,100	1.75			Yes
O	0211	NONPROD VC		0211	SIN	1.00	S30	2,100	1.75			Yes
P	0501	IND ASC TR		0501	COM	1.00	S20	4,000	1.65	12	0.01	Yes
P	0502	DOM/FOR CP		0502	COM	1.00	S20	4,000	1.65	12	0.01	Yes
P	0503	DOM/FOR ME		0503	COM	1.00	S20	4,000	1.65	12	0.01	Yes
P	0504	PUB UTIL		0504	COM	1.00	S20	4,000	1.65	12	0.01	Yes
P	0505	MCH PL/WR		0505	COM	1.00	S20	4,000	1.65	12	0.01	Yes
P	0506	PIPE LINES		0506	COM	1.00	S20	4,000	1.65	12	0.01	Yes
P	5010	IND ASC TR		5010		1.00	NSZ	0	0.00			Yes
P	5020	DOM/FOR CP		5020		1.00	NSZ	0	0.00			Yes
P	5030	DOM/FOR ME		5030		1.00	NSZ	0	0.00			Yes

Land Use Code Cost Settings

GORHAM, ME

Land Class	Use Code	Description	Bldg Model	Bldg Use	Cost Group	Cost Adjustment	Size Adj Table	Standard Size	Max Size Adj	Standard Wall Hght	Wall Hght Adjustment	Run Cost?
P	5040	PUB UTIL		5040		1.00	NSZ	0	0.00			Yes
P	5050	MCH PL/WR		5050		1.00	NSZ	0	0.00			Yes
P	5060	PIPE LINES		5060		1.00	NSZ	0	0.00			Yes
R	0101	Single Fam		0101	SIN	1.00	S30	2,100	1.75			Yes
R	0102	Condo		0102	SIN	1.00	S30	2,100	1.75			Yes
R	0103	Mobile Hom		0103	SIN	1.00	S30	2,100	1.75			Yes
R	0104	Two Family		0104	SIN	1.00	S30	2,100	1.75			Yes
R	0105	THREE FAM		0105	SIN	1.00	S30	2,100	1.75			Yes
R	0106	AC LND IMP		0106	SIN	1.00	S30	2,100	1.75			Yes
R	0107			0107	SIN	1.00	S30	2,100	1.75			Yes
R	0108			0108	SIN	1.00	S30	2,100	1.75			Yes
R	0109	MULTI HSES		0109	SIN	1.00	S30	2,100	1.75			Yes
R	0111	APT 4-UNIT		0111	SIN	1.00	S30	2,100	1.75			Yes
R	0112	APT OVER 8		0112	SIN	1.00	S30	2,100	1.75			Yes
R	0120	PR RES OPN		0120	SIN	1.00	S30	2,100	1.75			Yes
R	0121	BOARDNG HS		0121	SIN	1.00	S30	2,100	1.75			Yes
R	0122	FRAT/SOROR		0122	SIN	1.00	S30	2,100	1.75			Yes
R	0123	DORMITORY		0123	SIN	1.00	S30	2,100	1.75			Yes
R	0124	REC/CONVEN		0124	SIN	1.00	S30	2,100	1.75			Yes
R	0130	PRI RES		0130	SIN	1.00	S30	2,100	1.75			Yes
R	0131	RES ACLNPO		0131	SIN	1.00	S30	2,100	1.75			Yes
R	0134	PRI RS C/I		0134	SIN	1.00	S30	2,100	1.75			Yes
R	0140	PR RES IND		0140	SIN	1.00	S30	2,100	1.75			Yes
R	0423	ELEC ROW		0423	COM	1.00	S20	4,000	1.65	12	0.01	Yes
R	1010	SINGLE FAM		1010	SIN	1.00	S55	2,100	1.75			Yes
R	1011	SFD/HOMOCC		1011	SIN	1.00	S55	2,100	1.75			Yes
R	1012	2FAMHOMOCC		1012	SIN	1.00	S55	2,100	1.75			Yes
R	1013	SFD WATER		1013	SIN	1.00	S55	2,100	1.75			Yes
R	1015	FRONTAGE		1015		1.00	NSZ	0	0.00			Yes
R	1020	CONDO		1020	CND	1.00	S20	1,500	2.00			Yes
R	1025	SFD/ACCAPT		1025	SIN	1.00	S30	2,100	1.75			Yes
R	102V	CONDO MDL-00		102V		1.00						Yes
R	1030	MOBILE HOME		1030	SIN	1.00	S30	924	4.00			Yes
R	1031	TRAILER	07	1031	SIN	1.00	SFC	240	1.75			Yes
R	103V	MH SITE MDL-00		103V		1.00						Yes
R	1040	TWO FAMILY	01	1040	SIN	1.00	S30	2,100	1.75			Yes
R	1050	THREE FAM	01	1050	SIN	1.00	S30	3,000	1.75			Yes
R	1060	AC LND IMP		1060	SIN	1.00	S30	2,100	1.75			Yes
R	1090	MULTI HSES		1090	SIN	1.00	S30	3,000	1.75			Yes
R	1091	ELDERLY		1091	SIN	1.00	S30	2,100	1.75			Yes
R	1095	BED BKFST		1095	SIN	1.00	S30	2,100	1.75			Yes
R	1110	APT 4-UNT		1110	SIN	1.00	S30	3,000	1.75			Yes
R	1111	APT 8+UP		1111	SIN	1.00	S30	2,100	1.75			Yes
R	1112	APT CO-OP		1112	SIN	1.00	S30	2,100	1.75			Yes

Land Use Code Cost Settings

GORHAM, ME

Land Class	Use Code	Description	Bldg Model	Bldg Use	Cost Group	Cost Adjustment	Size Adj Table	Standard Size	Max Size Adj	Standard Wall Hght	Wall Hght Adjustment	Run Cost?
R	1115	APT 5 UNIT		1115	SIN	1.00	S30	3,000	1.75			Yes
R	1116	APT 6 UNIT		1116	SIN	1.00	S30	3,000	1.75			Yes
R	1117	APT 7 UNIT		1117	SIN	1.00	S30	2,100	1.75			Yes
R	1120	APT OVER 8		1120	SIN	1.00	S30	2,100	1.75			Yes
R	1130	MH PARK		1130	SIN	1.00	S30	2,100	1.75			Yes
R	1140	CAMPGRND		1140		1.00	NSZ	0	0.00			Yes
R	1210	BOARDNG HS		1210	SIN	1.00	S30	2,100	1.75			Yes
R	1220	FRAT/SOROR		1220	SIN	1.00	S30	3,000	1.75			Yes
R	122R	FRAT/SOROR	MDL-01	122R	SIN	1.00	S30	2,100	1.75			Yes
R	1230	DORMITORY		1230	SIN	1.00	S30	2,100	1.75			Yes
R	1240	REC/CONVEN		1240	SIN	1.00	S30	2,100	1.75			Yes
R	1250	OTHR LIV F		1250	SIN	1.00	S30	2,100	1.75			Yes
R	1300	UNDEV LOT		1300		1.00	NSZ	0	0.00			Yes
R	1320	WASTE LAND	MDL-00	1320		1.00	NSZ	0	0.00			Yes
R	1330	AUX BLDG		1330		1.00	NSZ	0	0.00			Yes
R	1340	EXCESS LAND		1340		1.00	NSZ	0	0.00			Yes
R	4999	IND CONDO MAIN		4999	SIN	1.00	S30	3,000	1.75			Yes
R	995	CONDO MAIN		995	CND	1.00						Yes
S	0601	C61 TEN YR		0601		1.00	NSZ	0	0.00			Yes
S	0602	C61 5 YEAR		0602		1.00	NSZ	0	0.00			Yes
S	0610	FOREST C61		0610		1.00	NSZ	0	0.00			Yes
S	0710	CRANBERRY		0710		1.00	NSZ	0	0.00			Yes
S	0711	TOBACCO SD		0711		1.00	NSZ	0	0.00			Yes
S	0712	TR CRP VEG		0712		1.00	NSZ	0	0.00			Yes
S	0713	FIELD CRPS		0713		1.00	NSZ	0	0.00			Yes
S	0714	ORCHARDS		0714		1.00	NSZ	0	0.00			Yes
S	0715	VINEYARDS		0715		1.00	NSZ	0	0.00			Yes
S	0716	TILL FORAG		0716		1.00	NSZ	0	0.00			Yes
S	0717	PROD WOOD		0717		1.00	NSZ	0	0.00			Yes
S	0718	PASTURE		0718		1.00	NSZ	0	0.00			Yes
S	0719	NURSERIES		0719		1.00	NSZ	0	0.00			Yes
S	0720	NONPRNECLD		0720		1.00	NSZ	0	0.00			Yes
S	0722	NONPRWETLD		0722		1.00	NSZ	0	0.00			Yes
S	0800	RECREATION		0800		1.00	NSZ	0	0.00			Yes
S	0801	61B HIKE		0801		1.00	NSZ	0	0.00			Yes
S	0802	61B CAMP		0802		1.00	NSZ	0	0.00			Yes
S	0803	61B NATURE		0803		1.00	NSZ	0	0.00			Yes
S	0804	61B BOAT		0804		1.00	NSZ	0	0.00			Yes
S	0805	61B GOLF		0805		1.00	NSZ	0	0.00			Yes
S	0806	61B HORSE		0806		1.00	NSZ	0	0.00			Yes
S	0807	61B HUNT		0807		1.00	NSZ	0	0.00			Yes
S	0808	61B FISH		0808		1.00	NSZ	0	0.00			Yes
S	0809	61B AL-SKI		0809		1.00	NSZ	0	0.00			Yes
S	0810	61B NR-SKI		0810		1.00	NSZ	0	0.00			Yes

Land Use Code Cost Settings

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Land Class	Use Code	Description	Bldg Model	Bldg Use	Cost Group	Cost Adjustment	Size Adj Table	Standard Size	Max Size Adj	Standard Wall Hght	Wall Hght Adjustment	Run Cost?
S	0811	61B SWIM		0811		1.00	NSZ	0	0.00			Yes
S	0812	61B PICNIC		0812		1.00	NSZ	0	0.00			Yes
S	0813	61B GLIDE		0813		1.00	NSZ	0	0.00			Yes
S	0814	61B TARGET		0814		1.00	NSZ	0	0.00			Yes
S	2010	OPEN SPACE MDL-00		2010		1.00	NSZ	0	0.00			Yes
S	2011	OPEN SPACE MDL-00		2011		1.00	NSZ	0	0.00			Yes
S	2012	OPEN SPACE		2012	COM	1.00	S20	4,000	1.65	12	0.01	Yes
S	2013	OPEN SPACE MDL-00		2013		1.00	NSZ	0	0.00			Yes
S	2014	OPEN SPACE		2014		1.00	NSZ	0	0.00			Yes
S	201B	OPEN SPACE MDL-01		201B	SIN	1.00	S30	2,100	1.75			Yes
S	201R	OPEN SPACE MDL-01		201R	SIN	1.00	S30	2,100	1.75			Yes
S	201Z	OPEN SPACE MDL-01		201Z	SIN	1.00	S30	2,100	1.75			Yes
S	6800	FFSFTWOOD		6800		1.00						Yes
S	6900	FFMXDWOOD		6900		1.00						Yes
S	7000	FFHRDWOOD		7000		1.00						Yes
S	7070	TG: HARD MDL-00		7070		1.00	NSZ	0	0.00			Yes
S	7071	TG: MIXED MDL-00		7071		1.00	NSZ	0	0.00			Yes
S	7072	TG: SOFT MDL-00		7072		1.00	NSZ	0	0.00			Yes
S	707B	TG: MIXED MDL-01		707B	SIN	1.00	S30	2,100	1.75			Yes
S	707R	TG: HARD MDL-01		707R	SIN	1.00	S30	2,100	1.75			Yes
S	707Z	TG: SOFT MDL-01		707Z	SIN	1.00	S30	2,100	1.75			Yes
S	70BL	BASE LOT		70BL		1.00	NSZ	0	0.00			Yes
S	7100	SOFTWOOD		7100		1.00	NSZ	0	0.00			Yes
S	7165	F TILLABLE		7165		1.00	NSZ	0	0.00			Yes
S	716B	F TILLABLE MDL-01		716B	SIN	1.00	S30	2,100	1.75			Yes
S	7185	F PASTURE		7185		1.00	NSZ	0	0.00			Yes
S	718B	F PASTURE MDL-01		718B	SIN	1.00	S30	2,100	1.75			Yes
S	7200	HARDWOOD		7200		1.00	NSZ	0	0.00			Yes
S	7300	MIXEDWOOD		7300		1.00	NSZ	0	0.00			Yes
S	8000	RECREATION		8000		1.00	NSZ	0	0.00			Yes
U	0132	UNDEV		0132		1.00	NSZ	0	0.00			Yes
U	4430	IND UNDEV		4430	COM	1.00	S15	8,000	1.35	14	0.01	Yes
W	2020	WASTE		2020		1.00	NSZ	0	0.00			Yes
W	202C	WASTE MDL-94		202C	COM	1.00	S20	4,000	1.65	12	0.01	Yes
W	202I	WASTE MDL-96		202I	COM	1.00	S15	8,000	1.35	14	0.01	Yes
W	202M	WASTE MDL-03		202M	SIN	1.00	S30	3,000	1.75			Yes
W	202R	WASTE MDL-01		202R	SIN	1.00	S30	2,100	1.75			Yes
W	202T	WASTE MDL-02		202T	SIN	1.00	S30	924	4.00			Yes

Land Street Index Descriptions and Adjusments
GORHAM, ME

Code	Description	Adjustment
2001	UTILITY ROW	0.20
3130	MAIN ST	1.20
3131	SHAMROCK	1.20
3210	LF COMM	0.92
3410	S MAIN N	1.00
3420	S MAIN	1.00
3610	NARR DEV	1.00
3620	WESCOTT	1.00
3630	LAMPRON	1.00
3810	RHODES	1.00
4050	PARKWAY	0.75
5110	SOUTH ST	2.20
5120	UNIVERSITY	1.80
5130	MUN CNTR	2.50
5132	LIBBY	1.00
5135	GRAY	1.50
5140	NEW PLTD	2.65
5150	VILL SCH	2.40
5152	PREBLE	2.00
5160	MORRILL	1.90
5165	ACCESS	2.00
5170	GREEN	2.00
5180	NARR1	1.75
5182	NARR2	1.70
5190	STATE1	1.60
5192	STATE2	1.60
5195	COLLEGE	2.00
5197	FLAGMED 1	1.75
5210	GRAY RD 2	2.10
5220	LITTLE FALLS	1.20
5240	HUSTON1	1.60
5245	HILLSIDE	1.30
5310	GRAY RD 1	1.00
5315	LIBBY3	1.30
5320	MOSHER QUEEN	1.20
5324	MOSHER N	1.00
5410	WALNUT	1.20
5420	NEW PTLD EAST	1.30
5430	MOSHER W	1.00
5510	NEW PTLND	1.00
5515	BRACKETT	1.00
5516	LYLLYANA	1.50
5520	DAY	1.50
5525	MCLELLEN	0.90
5530	MCLELLAN	1.80
5531	STONELEIGH	1.60
5540	MITCHELL	1.00
5550	COUNTY 1	1.00
5552	COUNTY 2	1.00
5554	COUNTY 3	1.00
5560	BURNHAM	1.00
5570	DEERING	1.00
5582	SOUTH 2	1.00
5584	SOUTH 1	1.00
5585	HARDING	1.10
5590	WATERHOUSE	1.00
5595	STRAW1	1.00
5610	HARDING	1.30
5620	OSBOURNE	1.30
5621	RICHARDS RD	1.60
5625	DOW	1.00

Land Street Index Descriptions and Adjusments
GORHAM, ME

Code	Description	Adjustment
5630	FLAGMED2	1.40
5635	FILES RD	1.00
5640	WOOD	1.00
5641	EMMA LANE	1.40
5645	OLD ORCHARD	1.00
5650	OSSIPEE 1	0.90
5652	OSSIPEE 2	1.00
5654	OSSIPEE 3	1.00
5655	ELLIOT	1.00
5665	LINE	1.00
5670	DINLGEY SPR	1.10
5710	CRESSEY	1.00
5740	RURAL CTR	1.30
5760	PHINNEY	1.00
5772	FTHILL1	1.50
5774	FTHILL2	1.40
5776	FTHLL3	1.60
5810	GAMBO	1.30
5830	WILSON	1.30
5835	CAMP	1.30
5836	MAL.EAGLE H2O	2.20
5850	SEG LAKE RD	1.30
5860	WARDS HILL	1.30
5870	BARSTOW	1.10
5880	N GOR RD	1.10
5890	NORTH GORHAM	1.10
5895	MIDDLE JAM	1.10
5896	WHIPPLE RD	0.80
6110	BANK DEV	2.35
6115	CROSSING	3.55
6120	GRAY RD 1	2.30
6122	SCH/GLNWD	1.80
6125	PLAYGRND	1.80
6126	HIDDEN	2.10
6128	WILLOWDALE	2.70
6129	LIBBY WIL	1.80
6130	DONNA	2.20
6131	ALLEN ACRES	3.00
6132	OLD ALLEN AC	2.00
6133	WAGNER	2.30
6134	WAGNER II	2.30
6135	GATEWAY	2.30
6136	LOT 1-VIL X	2.80
6140	RDGEWAY	1.80
6150	MPLEWOOD	1.80
6151	BRAMBLEWD L	1.45
6155	SOUTHWOODS	2.10
6160	VILL WOODS	2.50
6165	LAUREL	2.80
6170	CANTERBERRY	2.10
6172	DARIN	1.80
6173	HEARTWOOD	2.00
6174	PARK SOUTH	3.00
6175	PLUMMER	2.40
6176	MORRILL PLACE	2.60
6180	LAWN	2.00
6190	FLAGMEADRD	2.10
6210	PARKER HILL	1.40
6220	HANNAH	1.40
6230	MAYBERRY	1.40
6240	STONEFIELD	1.20

Land Street Index Descriptions and Adjusments
GORHAM, ME

Code	Description	Adjustment
6241	STONEFIELD IV	2.05
6245	HARDING BRDG	0.90
6250	LOCKWOOD	1.70
6310	TANNERY	1.80
6320	ASPEN	1.40
6330	LILY	1.50
6340	LONGMDW	1.20
6420	BARTLETT WDS	1.20
6505	BROOKDALE	1.40
6507	HIDDEN RIVER	2.65
6510	TAPLEY	1.20
6512	ELKINS	1.60
6515	VERANDA	2.00
6516	PETERSON FIELD	1.60
6517	WILSON FIELD	1.60
6518	DISTANT	1.70
6520	HALTER	2.10
6523	NEWTON	1.20
6525	HARTS	1.60
6526	BENJAMIN	1.60
6530	MAHLON	1.60
6531	WOODSPELL	2.10
6535	JULIA	1.20
6537	FAITH	1.20
6538	S BRANCH	1.10
6540	RYANS	1.80
6550	CRESTWOOD	1.80
6551	STARGAZER II	1.00
6560	HERRICK	1.35
6565	JACKIES	1.50
6570	BLACK BROOK	1.50
6580	LADY'S	2.60
6590	SANDY TERR	1.30
6591	DOUGLAS KN	1.40
6595	GERRYS	1.20
6610	HEATHER	1.80
6615	PRESERVE	2.00
6620	DANIEL	1.10
6625	CHERRY HILL	1.00
6628	JORDAN MDWS	1.00
6630	LEDGE HILL	1.15
6632	BRANCH	1.40
6635	TRUMAN	1.40
6637	TALL PINES	1.50
6640	ALEXANDER	1.40
6643	DAISY LANE	0.85
6644	BLUEBERRID	1.40
6645	WEST VIEW	1.50
6650	SANBORN	1.30
6652	COTTON FARM	1.20
6655	GLORIA	1.30
6656	JANES WOODS	1.00
6660	CHRISTOPHER	1.30
6670	KATHRYN	1.30
6671	PYAEVNA	0.13
6672	PYAEVNA II	1.30
6673	SPRINGBROOK	1.50
6674	GOULD SUBD	1.10
6675	LAURA LN	1.30
6680	PATRICK	1.50
6710	MDWXING	1.80

Land Street Index Descriptions and Adjusments
GORHAM, ME

Code	Description	Adjustment
6720	FTHILLFMS	2.15
6725	GORDAN FM	2.10
6730	GREENTREES	1.40
6735	PHEASANT	1.80
6740	QUAIL RIDGE	1.30
6741	SANB MEADOWS	1.10
6742	BROOKSIDE	1.40
6750	LONGVIEW	2.00
6760	MAPLE RIDGE	1.40
6762	HACKMATACK	1.40
6765	ANNIE'S WOODS	1.60
6770	RITZ FARM	1.10
6775	JACOBS	1.00
6780	CALISA	1.20
6810	BEAR RUN	1.20
6812	REINHARD	1.20
6815	HIGH MEADOW	1.80
6820	WHITE ROCK DR	1.55
6825	VIRGINIA	1.00
6830	GEORGE	1.20
6840	UNDERHILL	2.20
6850	HICKORY	1.20
6860	BROOKWOOD	1.20
6870	SEBAGO	1.60
6880	WINSLOW RD	1.40
6890	HUNTER	0.95
6891	LILAC LN SUBD	2.20
7100	MDWXING	2.60
7110	VILLXING	2.10
7120	MEADOW	1.40
7128	VILLAGEGR	2.40
7130	SHEPARD	3.10
7131	GOR LANDING	2.60
7132	HAWKES F	2.80
7133	SNOWBIRD	1.00
7140	RDGFLD1	3.60
7141	WDS ED DR	3.60
7152	BAXTER LANE	1.00
7160	RDGFLD3	3.60
7220	BRACKETT BKCO	1.40
7223	PRESUMP	1.40
7550	STARGAZER I	1.00
7584	SSTRCONDOS	1.50
7670	OAKLD	1.30
7700	WASSAMSKI	1.00
NH1	NEIGHBHD 1	1.00
NH2	NEIGHBHD 2	1.20
NH3	NEIGHBHD 3	1.40

SITE INDEX TABLE
GORHAM, ME

Land Class	Site Index	Description	Influ Factor
C	A	SITE INDEX A	2.00
C	B	SITE INDEX B	1.70
C	C	SITE INDEX C	1.35
C	D	SITE INDEX D	1.00
C	E	SITE INDEX E	0.80
C	F	SITE INDEX F	0.60
C	G	SITE INDEX G	0.50
C	H	SITE INDEX H	0.30
C	I	SITE INDEX I	0.20
E	0	SITE INDEX 0	0.50
E	1	SITE INDEX 1	0.60
E	2	SITE INDEX 2	0.70
E	3	SITE INDEX 3	0.80
E	4	SITE INDEX 4	0.90
E	5	SITE INDEX 5	1.10
E	6	SITE INDEX 6	1.10
E	7	SITE INDEX 7	1.20
E	8	SITE INDEX 8	1.30
E	9	SITE INDEX 9	1.40
F	4	BACKLAND	0.75
F	5	PASTURE/AUX	1.00
F	6	TILLABLE	1.30
I	A	SITE INDEX 1	1.40
I	B	SITE INDEX 2	1.20
I	C	SITE INDEX 3	1.00
I	D	SITE INDEX 4	0.80
I	E	SITE INDEX 5	0.60
I	F	SITE INDEX 6	0.40
I	G	SITE INDEX 7	0.20
1	A	SITE INDEX A	2.00
1	B	SITE INDEX B	1.70
1	C	SITE INDEX C	1.35
1	D	SITE INDEX D	1.00
1	E	SITE INDEX E	0.80
1	F	SITE INDEX F	0.60
1	G	SITE INDEX G	0.50
1	H	SITE INDEX H	0.30

SITE INDEX TABLE
GORHAM, ME

Land Class	Site Index	Description	Influ Factor
M	I	SITE INDEX I	0.20
O	1	WASTE	1.00
O	2	WASTE	1.00
O	3	WASTE	1.00
O	4	WASTE	1.00
O	5	WASTE	1.00
O	6	WASTE	1.00
O	7	WASTE	1.00
O	8	WASTE	1.00
O	9	WASTE	1.00
R	0	SITE INDEX 0	0.50
R	1	SITE INDEX 1	0.60
R	2	SITE INDEX 2	0.70
R	3	SITE INDEX 3	0.80
R	4	SITE INDEX 4	0.90
R	5	SITE INDEX 5	1.00
R	6	SITE INDEX 6	1.10
R	7	SITE INDEX 7	1.20
R	8	SITE INDEX 8	1.30
R	9	SITE INDEX 9	1.40
S	1		1.00
S	2		1.00
S	3		1.00
S	4		1.00
S	5		1.00
S	6		1.00
S	7		1.00
S	8		1.00
S	9		1.00
U	1	UNDEV	0.50
U	2	UNDEV	1.00
U	3	UNDEV	1.00
U	4	UNDEV	1.00
U	5	UNDEV	1.00
U	6	UNDEV	1.00
U	7	UNDEV	1.00
U	8	UNDEV	1.00
U	9	UNDEV	1.00

SITE INDEX TABLE
GORHAM, ME

Land Class	Site Index	Description	Influ Factor
W	1	WASTE	1.00
W	2	WASTE	1.00
W	3	WASTE	1.00
W	4	WASTE	1.00
W	5	WASTE	1.00
W	6	WASTE	1.00
W	7	WASTE	1.00
W	8	WASTE	1.00
W	9	WASTE	1.00
	5		1.00

SECTION F
BUILDING TABLES

CONSTRUCTION DETAILS
COST GROUP RATES
SUB AREA CODES
OUTBUILDING CODES
EXTRA FEATURE CODES
ALLOWABLE CONSTRUCTION ENTRIES
DEPRECIATION TABLES
DATA COLLECTION GUIDELINES
CONDOMINIUM COMPLEX CODES

CONSTRUCTION DETAIL:

- *STYLE*-Please See the chart below:

01	Ranch
02	Split Level
03	Colonial
04	Cape Cod
05	Bungalow
06	Conventional
07	Modern Contemporary
08	Raised Ranch
09	Three Family
10	Duplex
11	Family Conversion
14	Apartments
20	Mobile Home
36	Camp
44	Apt. over Garage
55	Condominium
60	Federalist
63	Antique
94	Outbuildings
99	Vacant Land

- *STORY HEIGHT*- Use highest height of the building.

- *OCCUPANCY*- Enter number of living units. Make sure this coincides with your Land Use codes. Example: Occupancy 2 for Single family with In-law apt.

- *EXTERIOR WALL*- Please see chart below:

01	Minimum	14	Wood Shingle
02	Comp./Wall Board	15	Concrete/Cinder Block
03	Below Average	16	Stucco on Wood
04	Single Siding	17	Stucco on Masonry
05	Average	18	Asphalt Shingle
06	Board & Batten	19	Brick Veneer
07	Asbestos Shingle	20	Brick Masonry
08	Wood on Sheath	21	Stone Masonry
09	Logs	25	Vinyl
10	Above Average	26	Aluminum
11	Clapboard	29	Cement Board/Hardy Plank
12	Cedar or Redwood		
13	Masonite		

- *ROOF STRUCTURE/COVER-* See codes below:

	Roof Structure		Roof Cover
01	Flat	01	Metal /Tin
02	Shed	02	Rolled Composition
03	Gable/Hip	03	Asphalt Shingle
04	Wood Truss	04	Tar & Gravel
05	Salt Box	05	Corrugated Asbestos
06	Mansard	06	Asbestos Shingle
07	Gambrel	07	Concrete Tile
08	Irregular	08	Clay Tile
11	Bowstring Trus	09	Enamel Metal Shing.
		10	Wood Shingle
		11	Slate Shingle
		12	Rubber Membrane
		13	Ondulene
		14	New Metal

- *FLOORING*

01	Dirt/None		
02	Minimum/Plywood	12	Hardwood
03	Concrete Finish	13	Parquet
05	Vinyl /Asphalt	14	Carpet
06	Inlaid Sheet Goods	15	Quarry Tile
07	Pergo/Laminate	18	Slate
08	Average	19	Marble
09	Pine/Soft Wood	20	Laminate
10	Terrazzo		
11	Ceramic/Clay Tile		

- *INTERIOR WALL*

01	Minimum/Masonry	05	Drywall/Sheetrock
02	Wall Board/Wood	06	Custom Wood Paneling
03	Plastered	07	Knotty Pine
04	Plywood Panel		

- *HEATING FUEL / TYPE*

	Heat Fuel		Heat Type
01	Coal/Wood/None	01	None
02	Oil	02	Floor Furnace
03	Gas	03	Hot Air – No Duct
04	Electric	04	Forced Air - Duct
05	Solar Assisted	05	Hot Water
		06	Steam
		07	Electric Baseboard
		08	Radiant
		09	Monitor Type
		10	Heat Pump

- *AIR CONDITIONING*-

01	None
02	Heat Pump/Mini-Split
03	Central
04	Unit AC (Built into wall)
05	Vapor Cooler

- *BEDROOMS*- Include above grade bedrooms only.

- *BATHROOMS*- Full bathrooms will have toilet, sink, and shower/tub (3 fixtures). Half Bathrooms will have two fixtures.

- *EXTRA FIXTURES* – Over 3 bathroom fixtures only.

- *BATH STYLE*-

01	Old Style (low quality)
02	Average/ Modern
03	Above Average

- *KITCHEN STYLE*-

01	Old Style (low quality)
02	Average/ Modern
03	Above Average

TOTAL ROOMS- The total number of rooms (except bathrooms) above the basement level will be included in the Room Count.

DEPRECIATION:

The overall condition in relation to the age of the home.

E	Excellent	Major Renovations, Kitchen and Baths
G	Good	Moderate Renovations & Repairs
A	Average	Typical Condition for actual age of property
F	Fair	Some deferred Maintenance
P	Poor	Overall deferred maintenance

REMODEL RATING:

If a property was remodeled in the last 5 years please put the year of the remodel and the corresponding code, which describes what was done

01-COSMETIC
02- MINOR
03- MODERATE
04- MAJOR
05- TOTAL

MANUFACTURE HOUSING GRADE GUIDELINES

The width of the Manufacture Housing determines the quality.

Grade 01	8 feet wide or less
Grade 02	9 feet to 11 feet wide
Grade 03	12 feet to 16 feet wide
Grade 04	17 feet to 20 feet wide
Grade 05	21 feet to 24 feet wide
Grade 06	25 feet and wider

Cost Group Rates
GORHAM, ME

Group	Style	Style Description	Base Rate	Depreciation Table	Bldg Size Adj Pct
COM	75	Veterinary Hos	129.00	5	100
COM	77	Clubs/Lodges	109.00	5	100
COM	79	Telephone Bldg	125.00	5	100
COM	80	Stores/Apt Com	99.00	5	100
COM	83	Schools-Public	157.00	5	100
COM	84	Colleges	187.00	5	100
COM	88	Other Federal	150.00	4	100
COM	89	Other Municip	146.00	5	100
COM	90	Retail Condo	90.00	5	100
COM	91	Take Out	83.00	5	100
COM	93	Petroleum/Gas	61.00	5	100
COM	94	Outbuildings	35.00	5	100
COM	95	Garage/Office	79.00	5	100
COM	96	Office/Warehs	60.00	5	100
COM	98		50.00	5	100
SIN	01	Ranch	126.00	4	100
SIN	02	Split-Level	113.00	4	100
SIN	03	Colonial	129.00	4	100
SIN	04	Cape Cod	125.00	4	100
SIN	05	Bungalow	119.00	4	100
SIN	06	Conventional	120.00	4	100
SIN	07	Modern/Contemp	125.00	4	100
SIN	08	Raised Ranch	123.00	4	100
SIN	09	3 Family	140.00	4	100
SIN	10	Family Duplex	140.00	4	100
SIN	102	TRAVEL TRAILER	145.00	3	100
SIN	11	Family Conver.	135.00	4	100
SIN	14	Apartments	109.00	4	100
SIN	20	Mobile Home	70.00	9	100
SIN	36	Camp	101.00	4	100
SIN	44	APT over GAR	88.00	4	100
SIN	55	Condominium	120.00	4	100
SIN	56	Condo Office	94.00	4	100
SIN	60	Federalist	138.00	4	100
SIN	63	Antique	138.00	4	100
SIN	90	Retail Condo	73.00	4	100
SIN	94	Outbuildings	27.00	4	100
SIN	99	Vacant Land	0.00	4	100
SIN	AF		37.00	4	100
SIN	X		69.00	4	100

Cost Group Rates
GORHAM, ME

Group	Style	Style Description	Base Rate	Depreciation Table	Bldg Size Adj Pct
CDU	55	Condominium	135.00	4	100
CND	01	Ranch	135.00	4	100
CND	101	Resid Condo	135.00	4	100
CND	55	Condominium	135.00	4	100
CND	56	Condo Office	80.30	4	100
CND	90	Retail Condo	74.00	4	100
CND	98	Indust Condo	40.00	5	100
COM	06	Conventional	76.00	5	100
COM	12	Commercial	90.00	5	100
COM	14	Apartments	119.00	5	100
COM	15	Shop Center RE	111.00	5	100
COM	16	Conv Store	100.00	5	100
COM	17	Store	99.00	5	100
COM	18	Office Bldg	115.00	5	100
COM	19	Profess. Bldg	135.00	5	100
COM	22	Supermarket	97.00	5	100
COM	23	Finan Inst.	179.00	5	100
COM	25	Service Shop	69.00	5	100
COM	26	Serv Sta 2-bay	125.00	5	100
COM	28	Funeral Home	117.00	5	100
COM	30	Restaurant	145.00	5	100
COM	31	Branch Bank	169.00	5	100
COM	37	Quonset Bldg	29.00	5	100
COM	38	Country Club	168.00	5	100
COM	40	Light Indust	59.00	5	100
COM	41	Research/Devel	89.00	5	100
COM	42	Heavy Indust	47.00	5	100
COM	43	Car Wash	79.00	5	100
COM	45	DAYCARE	99.00	5	100
COM	48	Warehouse	49.00	5	100
COM	53	Pre-Eng Warehs	49.00	5	100
COM	54		34.00	5	100
COM	56	Condo Office	102.00	5	100
COM	57	Library	149.00	5	100
COM	58	City/Town Hall	145.00	5	100
COM	59	Fire Station	139.00	5	100
COM	61	Dry Cln/Laundr	99.00	5	100
COM	62	Furn Showroom	65.00	5	100
COM	70	Dormitory	139.00	5	100
COM	71	Churches	153.00	5	100
COM	74	Home for Aged	137.00	5	100

SUBAREA CODES
GORHAM, ME

Area Type	Description	Model	Living Area Factor	Eff Area %
AOF	Office, (Average)	01	1.00	100
AOF	Office, (Average)	02	0.00	0
AOF	Office, (Average)	03	1.00	100
AOF	Office, (Average)	04	1.00	100
AOF	Office, (Average)	05	1.00	100
AOF	Office, (Average)	06	1.00	165
AOF	Office, (Average)	11	1.00	135
AOF	Office, (Average)	94	1.00	100
AOF	Office, (Average)	95	1.00	105
AOF	Office, (Average)	96	1.00	165
APT	Apartment	01	1.00	100
APT	Apartment	02	0.00	0
APT	Apartment	03	1.00	100
APT	Apartment	04	1.00	100
APT	Apartment	05	1.00	100
APT	Apartment	06	1.00	150
APT	Apartment	94	1.00	100
APT	Apartment	95	1.00	150
APT	Apartment	96	1.00	150
BAS	First Floor	01	1.00	100
BAS	First Floor	02	1.00	100
BAS	First Floor	03	1.00	100
BAS	First Floor	04	1.00	100
BAS	First Floor	05	1.00	100
BAS	First Floor	06	1.00	100
BAS	First Floor	07	1.00	100
BAS	First Floor	94	1.00	100
BAS	First Floor	95	1.00	100
BAS	First Floor	96	1.00	100
BRN	Barn	01	0.00	25
BRN	Barn	02	0.00	25
BRN	Barn	03	0.00	25
BRN	Barn	04	0.00	25
BRN	Barn	05	0.00	25
BRN	Barn	06	0.00	25
BRN	Barn	94	0.00	25
BRN	Barn	95	0.00	25
BRN	Barn	96	0.00	25
CAN	Canopy	01	0.00	20
CAN	Canopy	02	0.00	30
CAN	Canopy	03	0.00	30
CAN	Canopy	04	0.00	20
CAN	Canopy	05	0.00	20
CAN	Canopy	06	0.00	20
CAN	Canopy	07	0.00	20
CAN	Canopy	94	0.00	20
CAN	Canopy	95	0.00	20
CAN	Canopy	96	0.00	20
CDK	Deck, Composite	01	0.00	25
CDK	Deck, Composite	02	0.00	25

SUBAREA CODES
GORHAM, ME

Area Type	Description	Model	Living Area Factor Eff Area %
CDK	Deck, Composite	03	0.00 25
CDK	Deck, Composite	04	0.00 25
CDK	Deck, Composite	05	0.00 25
CDK	Deck, Composite	06	0.00 25
CDK	Deck, Composite	07	0.00 25
CDK	Deck, Composite	94	0.00 25
CDK	Deck, Composite	95	0.00 25
CDK	Deck, Composite	96	0.00 25
CDN	Canopy, detached	01	0.00 10
CDN	Canopy, detached	02	0.00 35
CDN	Canopy, detached	03	0.00 35
CDN	Canopy, detached	04	0.00 0
CDN	Canopy, detached	05	0.00 10
CDN	Canopy, detached	06	0.00 0
CDN	Canopy, detached	94	0.00 35
CDN	Canopy, detached	95	0.00 35
CDN	Canopy, detached	96	0.00 35
CLP	Loading Platform, Finished	01	0.00 0
CLP	Loading Platform, Finished	02	0.00 0
CLP	Loading Platform, Finished	03	0.00 0
CLP	Loading Platform, Finished	04	0.00 30
CLP	Loading Platform, Finished	05	0.00 0
CLP	Loading Platform, Finished	06	0.00 30
CLP	Loading Platform, Finished	94	0.00 30
CLP	Loading Platform, Finished	95	0.00 30
CLP	Loading Platform, Finished	96	0.00 30
CRL	Crawl	01	0.00 0
CRL	Crawl	02	0.00 0
CRL	Crawl	03	0.00 0
CRL	Crawl	04	0.00 0
CRL	Crawl	05	0.00 0
CRL	Crawl	06	0.00 0
CRL	Crawl	07	0.00 0
CRL	Crawl	103	0.00 0
CRL	Crawl	94	0.00 0
CRL	Crawl	95	0.00 0
CRL	Crawl	96	0.00 0
CTH	Cathedral Ceiling	01	0.00 25
CTH	Cathedral Ceiling	02	0.00 25
CTH	Cathedral Ceiling	03	0.00 25
CTH	Cathedral Ceiling	04	0.00 25
CTH	Cathedral Ceiling	05	0.00 25
CTH	Cathedral Ceiling	06	0.00 25
CTH	Cathedral Ceiling	94	0.00 25
CTH	Cathedral Ceiling	95	0.00 25
CTH	Cathedral Ceiling	96	0.00 25
DCK	Deck	01	0.00 10
DCK	Deck	02	0.00 10
DCK	Deck	03	0.00 10
DCK	Deck	04	0.00 10
DCK	Deck	05	0.00 10

SUBAREA CODES
GORHAM, ME

Area Type	Description	Model	Living Area Factor	Eff Area %
DCK	Deck	06	0.00	10
DCK	Deck	07	0.00	10
DCK	Deck	94	0.00	10
DCK	Deck	95	0.00	10
DCK	Deck	96	0.00	10
EAF	Attic, Expansion, Finished	01	0.35	35
EAF	Attic, Expansion, Finished	02	0.35	35
EAF	Attic, Expansion, Finished	03	0.35	35
EAF	Attic, Expansion, Finished	04	0.35	35
EAF	Attic, Expansion, Finished	05	0.35	35
EAF	Attic, Expansion, Finished	06	0.35	35
EAF	Attic, Expansion, Finished	94	0.35	35
EAF	Attic, Expansion, Finished	95	0.35	35
EAF	Attic, Expansion, Finished	96	0.35	35
EAU	Attic, Expansion, Unfinished	01	0.00	25
EAU	Attic, Expansion, Unfinished	02	0.00	25
EAU	Attic, Expansion, Unfinished	03	0.00	25
EAU	Attic, Expansion, Unfinished	04	0.00	25
EAU	Attic, Expansion, Unfinished	05	0.00	25
EAU	Attic, Expansion, Unfinished	06	0.00	25
EAU	Attic, Expansion, Unfinished	94	0.00	25
EAU	Attic, Expansion, Unfinished	95	0.00	25
EAU	Attic, Expansion, Unfinished	96	0.00	25
FAT	Attic, Finished	01	0.20	20
FAT	Attic, Finished	02	0.00	0
FAT	Attic, Finished	03	0.20	20
FAT	Attic, Finished	04	0.25	25
FAT	Attic, Finished	05	0.20	20
FAT	Attic, Finished	06	0.25	25
FAT	Attic, Finished	94	0.25	25
FAT	Attic, Finished	95	0.25	25
FAT	Attic, Finished	96	0.25	25
FBM	Basement, Finished	01	0.00	35
FBM	Basement, Finished	02	0.00	0
FBM	Basement, Finished	03	0.00	35
FBM	Basement, Finished	04	0.00	70
FBM	Basement, Finished	05	0.00	35
FBM	Basement, Finished	06	0.00	60
FBM	Basement, Finished	94	0.00	70
FBM	Basement, Finished	95	0.00	70
FBM	Basement, Finished	96	0.00	60
FCB	Cabana, Enclosed, Finished	01	0.00	0
FCB	Cabana, Enclosed, Finished	02	0.00	90
FCB	Cabana, Enclosed, Finished	03	0.00	0
FCB	Cabana, Enclosed, Finished	04	0.00	0
FCB	Cabana, Enclosed, Finished	05	0.00	0
FCB	Cabana, Enclosed, Finished	06	0.00	0
FCB	Cabana, Enclosed, Finished	94	0.00	0
FCB	Cabana, Enclosed, Finished	95	0.00	0
FCB	Cabana, Enclosed, Finished	96	0.00	0

SUBAREA CODES
GORHAM, ME

Area Type	Description	Model	Living Area Factor	Eff Area %
FCP	Carport	01	0.00	20
FCP	Carport	02	0.00	20
FCP	Carport	03	0.00	20
FCP	Carport	04	0.00	25
FCP	Carport	05	0.00	20
FCP	Carport	06	0.00	25
FCP	Carport	94	0.00	25
FCP	Carport	95	0.00	25
FCP	Carport	96	0.00	25
FDC	Carport, finished, detached	01	0.00	20
FDC	Carport, finished, detached	02	0.00	20
FDC	Carport, finished, detached	03	0.00	20
FDC	Carport, finished, detached	04	0.00	40
FDC	Carport, finished, detached	05	0.00	20
FDC	Carport, finished, detached	06	0.00	50
FDC	Carport, finished, detached	07	0.00	25
FDC	Carport, finished, detached	94	0.00	40
FDC	Carport, finished, detached	95	0.00	40
FDC	Carport, finished, detached	96	0.00	50
FDG	Garage, finished, detached	01	0.00	40
FDG	Garage, finished, detached	02	0.00	40
FDG	Garage, finished, detached	03	0.00	40
FDG	Garage, finished, detached	04	0.00	60
FDG	Garage, finished, detached	05	0.00	40
FDG	Garage, finished, detached	06	0.00	80
FDG	Garage, finished, detached	94	0.00	60
FDG	Garage, finished, detached	95	0.00	60
FDG	Garage, finished, detached	96	0.00	80
FDS	Porch, screen, finished, detac	01	0.00	30
FDS	Porch, screen, finished, detac	02	0.00	60
FDS	Porch, screen, finished, detac	03	0.00	60
FDS	Porch, screen, finished, detac	04	0.00	60
FDS	Porch, screen, finished, detac	05	0.00	30
FDS	Porch, screen, finished, detac	06	0.00	80
FDS	Porch, screen, finished, detac	94	0.00	60
FDS	Porch, screen, finished, detac	95	0.00	60
FDS	Porch, screen, finished, detac	96	0.00	80
FDU	Utility, finished, detached	01	0.00	40
FDU	Utility, finished, detached	02	0.00	15
FDU	Utility, finished, detached	03	0.00	40
FDU	Utility, finished, detached	04	0.00	60
FDU	Utility, finished, detached	05	0.00	40
FDU	Utility, finished, detached	06	0.00	80
FDU	Utility, finished, detached	94	0.00	60
FDU	Utility, finished, detached	95	0.00	60
FDU	Utility, finished, detached	96	0.00	80
FEP	Porch, Enclosed, Finished	01	0.00	70
FEP	Porch, Enclosed, Finished	02	0.00	70
FEP	Porch, Enclosed, Finished	03	0.00	70
FEP	Porch, Enclosed, Finished	04	0.00	65

SUBAREA CODES
GORHAM, ME

Area Type	Description	Model	Living Area Factor	Eff Area %
FEP	Porch, Enclosed, Finished	05	0.00	70
FEP	Porch, Enclosed, Finished	06	0.00	65
FEP	Porch, Enclosed, Finished	07	0.00	70
FEP	Porch, Enclosed, Finished	94	0.00	65
FEP	Porch, Enclosed, Finished	95	0.00	65
FEP	Porch, Enclosed, Finished	96	0.00	65
FGR	Garage, First Floor	01	0.00	35
FGR	Garage, First Floor	02	0.00	35
FGR	Garage, First Floor	03	0.00	40
FGR	Garage, First Floor	04	0.00	40
FGR	Garage, First Floor	05	0.00	35
FGR	Garage, First Floor	06	0.00	40
FGR	Garage, First Floor	07	0.00	65
FGR	Garage, First Floor	94	0.00	40
FGR	Garage, First Floor	95	0.00	40
FGR	Garage, First Floor	96	0.00	40
FHS	Half Story, Finished	01	0.60	60
FHS	Half Story, Finished	02	0.00	0
FHS	Half Story, Finished	03	0.50	50
FHS	Half Story, Finished	04	0.50	50
FHS	Half Story, Finished	05	0.60	60
FHS	Half Story, Finished	06	0.50	50
FHS	Half Story, Finished	94	0.50	50
FHS	Half Story, Finished	95	0.50	50
FHS	Half Story, Finished	96	0.50	50
FOP	Porch, Open, Finished	01	0.00	20
FOP	Porch, Open, Finished	02	0.00	20
FOP	Porch, Open, Finished	03	0.00	20
FOP	Porch, Open, Finished	04	0.00	25
FOP	Porch, Open, Finished	05	0.00	20
FOP	Porch, Open, Finished	06	0.00	25
FOP	Porch, Open, Finished	07	0.00	20
FOP	Porch, Open, Finished	94	0.00	25
FOP	Porch, Open, Finished	95	0.00	25
FOP	Porch, Open, Finished	96	0.00	25
FRB	Finished Raised Basement	01	0.00	53
FRB	Finished Raised Basement	02	0.00	0
FRB	Finished Raised Basement	03	0.00	53
FRB	Finished Raised Basement	04	0.00	84
FRB	Finished Raised Basement	05	0.00	53
FRB	Finished Raised Basement	06	0.00	72
FRB	Finished Raised Basement	94	0.00	84
FRB	Finished Raised Basement	95	0.00	84
FRB	Finished Raised Basement	96	0.00	72
FSP	Porch, Screen, Finished	01	0.00	25
FSP	Porch, Screen, Finished	02	0.00	50
FSP	Porch, Screen, Finished	03	0.00	50
FSP	Porch, Screen, Finished	04	0.00	35
FSP	Porch, Screen, Finished	05	0.00	25
FSP	Porch, Screen, Finished	06	0.00	35
FSP	Porch, Screen, Finished	07	0.00	25

SUBAREA CODES
GORHAM, ME

Area Type	Description	Model	Living Area Factor	Eff Area %
FSP	Porch, Screen, Finished	94	0.00	35
FSP	Porch, Screen, Finished	95	0.00	35
FSP	Porch, Screen, Finished	96	0.00	35
FST	Utility, Finished	01	0.00	50
FST	Utility, Finished	02	0.00	25
FST	Utility, Finished	03	0.00	50
FST	Utility, Finished	04	0.00	40
FST	Utility, Finished	05	0.00	50
FST	Utility, Finished	06	0.40	40
FST	Utility, Finished	94	0.00	40
FST	Utility, Finished	95	0.40	40
FST	Utility, Finished	96	0.40	40
FUS	Upper Story, Finished	01	1.00	100
FUS	Upper Story, Finished	02	0.00	0
FUS	Upper Story, Finished	03	1.00	100
FUS	Upper Story, Finished	04	1.00	100
FUS	Upper Story, Finished	05	1.00	100
FUS	Upper Story, Finished	06	1.00	100
FUS	Upper Story, Finished	94	1.00	100
FUS	Upper Story, Finished	95	1.00	100
FUS	Upper Story, Finished	96	1.00	100
H&A	Heating & A/C	01	0.00	100
H&A	Heating & A/C	02	0.00	100
H&A	Heating & A/C	03	0.00	100
H&A	Heating & A/C	04	0.00	100
H&A	Heating & A/C	05	0.00	100
H&A	Heating & A/C	06	0.00	100
H&A	Heating & A/C	94	0.00	100
H&A	Heating & A/C	95	0.00	100
H&A	Heating & A/C	96	0.00	100
LFT	Open Loft	01	0.00	0
LFT	Open Loft	02	0.35	35
LFT	Open Loft	03	0.35	35
LFT	Open Loft	04	0.35	35
LFT	Open Loft	05	0.00	0
LFT	Open Loft	06	0.35	35
LFT	Open Loft	94	0.35	35
LFT	Open Loft	95	0.35	35
LFT	Open Loft	96	0.35	35
ODK	Open deck	01	0.00	10
ODK	Open deck	02	0.00	10
ODK	Open deck	03	0.00	10
ODK	Open deck	04	0.00	10
ODK	Open deck	05	0.00	10
ODK	Open deck	06	0.00	10
ODK	Open deck	94	0.00	10
ODK	Open deck	95	0.00	10
ODK	Open deck	96	0.00	10
PLB	Plumbing	01	0.00	100

SUBAREA CODES
GORHAM, ME

Area Type	Description	Model	Living Area Factor	Eff Area %
PLB	Plumbing	02	0.00	100
PLB	Plumbing	03	0.00	100
PLB	Plumbing	04	0.00	100
PLB	Plumbing	05	0.00	100
PLB	Plumbing	06	0.00	100
PLB	Plumbing	94	0.00	100
PLB	Plumbing	95	0.00	100
PLB	Plumbing	96	0.00	100
PTO	Patio	01	0.00	10
PTO	Patio	02	0.00	10
PTO	Patio	03	0.00	10
PTO	Patio	04	0.00	5
PTO	Patio	05	0.00	10
PTO	Patio	06	0.00	5
PTO	Patio	07	0.40	40
PTO	Patio	94	0.00	5
PTO	Patio	95	0.00	5
PTO	Patio	96	0.00	5
SDA	Store Display Area	01	1.00	135
SDA	Store Display Area	02	0.00	0
SDA	Store Display Area	03	0.00	0
SDA	Store Display Area	04	1.00	100
SDA	Store Display Area	05	1.00	135
SDA	Store Display Area	06	1.00	135
SDA	Store Display Area	94	1.00	100
SDA	Store Display Area	95	1.00	100
SDA	Store Display Area	96	1.00	135
SLB	SLAB	01	0.00	5
SLB	SLAB	02	0.00	5
SLB	SLAB	03	0.00	5
SLB	SLAB	04	0.00	6
SLB	SLAB	05	0.00	5
SLB	SLAB	06	0.00	6
SLB	SLAB	94	0.00	6
SLB	SLAB	95	0.00	6
SLB	SLAB	96	0.00	6
SPA	Service Production Area	01	0.00	0
SPA	Service Production Area	02	0.00	0
SPA	Service Production Area	03	0.00	0
SPA	Service Production Area	04	0.85	85
SPA	Service Production Area	05	0.00	0
SPA	Service Production Area	06	1.00	100
SPA	Service Production Area	94	0.85	85
SPA	Service Production Area	95	0.85	85
SPA	Service Production Area	96	1.00	100
STP	Stoop	01	0.00	10
STP	Stoop	02	0.00	10
STP	Stoop	03	0.00	10
STP	Stoop	04	0.00	10
STP	Stoop	05	0.00	10
STP	Stoop	06	0.00	10

SUBAREA CODES
GORHAM, ME

Area Type	Description	Model	Living Area Factor	Eff Area %
STP	Stoop	94	0.00	10
STP	Stoop	95	0.00	10
STP	Stoop	96	0.00	10
TQS	Three Quarter Story	01	0.80	80
TQS	Three Quarter Story	02	0.00	0
TQS	Three Quarter Story	03	0.00	0
TQS	Three Quarter Story	04	0.75	75
TQS	Three Quarter Story	05	0.80	80
TQS	Three Quarter Story	06	0.75	75
TQS	Three Quarter Story	94	0.75	75
TQS	Three Quarter Story	95	0.75	75
TQS	Three Quarter Story	96	0.75	75
UAT	Attic, Unfinished	01	0.00	10
UAT	Attic, Unfinished	02	0.00	10
UAT	Attic, Unfinished	03	0.00	10
UAT	Attic, Unfinished	04	0.00	10
UAT	Attic, Unfinished	05	0.00	10
UAT	Attic, Unfinished	06	0.00	10
UAT	Attic, Unfinished	94	0.00	10
UAT	Attic, Unfinished	95	0.00	10
UAT	Attic, Unfinished	96	0.00	10
UBM	Basement, Unfinished	01	0.00	20
UBM	Basement, Unfinished	02	0.00	20
UBM	Basement, Unfinished	03	0.00	20
UBM	Basement, Unfinished	04	0.00	25
UBM	Basement, Unfinished	05	0.00	20
UBM	Basement, Unfinished	06	0.00	25
UBM	Basement, Unfinished	94	0.00	25
UBM	Basement, Unfinished	95	0.00	25
UBM	Basement, Unfinished	96	0.00	25
UCB	Cabana, Enclosed, Unfinished	01	0.00	0
UCB	Cabana, Enclosed, Unfinished	02	0.00	70
UCB	Cabana, Enclosed, Unfinished	03	0.00	0
UCB	Cabana, Enclosed, Unfinished	04	0.00	0
UCB	Cabana, Enclosed, Unfinished	05	0.00	0
UCB	Cabana, Enclosed, Unfinished	06	0.00	0
UCB	Cabana, Enclosed, Unfinished	94	0.00	0
UCB	Cabana, Enclosed, Unfinished	95	0.00	0
UCB	Cabana, Enclosed, Unfinished	96	0.00	0
UCP	Carport, Unfinished	01	0.00	15
UCP	Carport, Unfinished	02	0.00	20
UCP	Carport, Unfinished	03	0.00	20
UCP	Carport, Unfinished	04	0.00	20
UCP	Carport, Unfinished	05	0.00	15
UCP	Carport, Unfinished	06	0.00	20
UCP	Carport, Unfinished	94	0.00	20
UCP	Carport, Unfinished	95	0.00	20
UCP	Carport, Unfinished	96	0.00	20
UDC	Carport, unfinished, detached	01	0.00	10

SUBAREA CODES
GORHAM, ME

Area Type	Description	Model	Living Area Factor	Eff Area %
UDC	Carport, unfinished, detached	02	0.00	10
UDC	Carport, unfinished, detached	03	0.00	10
UDC	Carport, unfinished, detached	04	0.00	30
UDC	Carport, unfinished, detached	05	0.00	10
UDC	Carport, unfinished, detached	06	0.00	30
UDC	Carport, unfinished, detached	94	0.00	30
UDC	Carport, unfinished, detached	95	0.00	30
UDC	Carport, unfinished, detached	96	0.00	30
UDG	Garage, unfinished, detached	01	0.00	30
UDG	Garage, unfinished, detached	02	0.00	30
UDG	Garage, unfinished, detached	03	0.00	30
UDG	Garage, unfinished, detached	04	0.00	40
UDG	Garage, unfinished, detached	05	0.00	30
UDG	Garage, unfinished, detached	06	0.00	40
UDG	Garage, unfinished, detached	94	0.00	40
UDG	Garage, unfinished, detached	95	0.00	40
UDG	Garage, unfinished, detached	96	0.00	40
UDS	Porch, screen, unfinished, det	01	0.00	25
UDS	Porch, screen, unfinished, det	02	0.00	30
UDS	Porch, screen, unfinished, det	03	0.00	30
UDS	Porch, screen, unfinished, det	04	0.00	40
UDS	Porch, screen, unfinished, det	05	0.00	25
UDS	Porch, screen, unfinished, det	06	0.00	40
UDS	Porch, screen, unfinished, det	94	0.00	40
UDS	Porch, screen, unfinished, det	95	0.00	40
UDS	Porch, screen, unfinished, det	96	0.00	40
UDU	Utility, unfinished, detached	01	0.00	30
UDU	Utility, unfinished, detached	02	0.00	15
UDU	Utility, unfinished, detached	03	0.00	30
UDU	Utility, unfinished, detached	04	0.00	30
UDU	Utility, unfinished, detached	05	0.00	30
UDU	Utility, unfinished, detached	06	0.00	60
UDU	Utility, unfinished, detached	94	0.00	30
UDU	Utility, unfinished, detached	95	0.00	30
UDU	Utility, unfinished, detached	96	0.00	60
UEP	Porch, Enclosed, Unfinished	01	0.00	50
UEP	Porch, Enclosed, Unfinished	02	0.00	50
UEP	Porch, Enclosed, Unfinished	03	0.00	50
UEP	Porch, Enclosed, Unfinished	04	0.00	50
UEP	Porch, Enclosed, Unfinished	05	0.00	50
UEP	Porch, Enclosed, Unfinished	06	0.00	50
UEP	Porch, Enclosed, Unfinished	07	0.00	5
UEP	Porch, Enclosed, Unfinished	94	0.00	50
UEP	Porch, Enclosed, Unfinished	95	0.00	50
UEP	Porch, Enclosed, Unfinished	96	0.00	50
UGR	Garage, Unfinished	01	0.00	30
UGR	Garage, Unfinished	02	0.00	30
UGR	Garage, Unfinished	03	0.00	30
UGR	Garage, Unfinished	04	0.00	30
UGR	Garage, Unfinished	05	0.00	30
UGR	Garage, Unfinished	06	0.00	30

SUBAREA CODES
GORHAM, ME

Area Type	Description	Model	Living Area Factor	Eff Area %
UGR	Garage, Unfinished	94	0.00	30
UGR	Garage, Unfinished	95	0.00	30
UGR	Garage, Unfinished	96	0.00	30
UHS	Half Story, Unfinished	01	0.00	30
UHS	Half Story, Unfinished	02	0.00	30
UHS	Half Story, Unfinished	03	0.00	30
UHS	Half Story, Unfinished	04	0.00	30
UHS	Half Story, Unfinished	05	0.00	30
UHS	Half Story, Unfinished	06	0.00	30
UHS	Half Story, Unfinished	94	0.00	30
UHS	Half Story, Unfinished	95	0.00	30
UHS	Half Story, Unfinished	96	0.00	30
ULP	Loading Platform, Unfinished	01	0.00	0
ULP	Loading Platform, Unfinished	02	0.00	0
ULP	Loading Platform, Unfinished	03	0.00	0
ULP	Loading Platform, Unfinished	04	0.00	20
ULP	Loading Platform, Unfinished	05	0.00	0
ULP	Loading Platform, Unfinished	06	0.00	20
ULP	Loading Platform, Unfinished	94	0.00	20
ULP	Loading Platform, Unfinished	95	0.00	20
ULP	Loading Platform, Unfinished	96	0.00	20
UOP	Porch, Open, Unfinished	01	0.00	15
UOP	Porch, Open, Unfinished	02	0.00	15
UOP	Porch, Open, Unfinished	03	0.00	15
UOP	Porch, Open, Unfinished	04	0.00	20
UOP	Porch, Open, Unfinished	05	0.00	15
UOP	Porch, Open, Unfinished	06	0.00	20
UOP	Porch, Open, Unfinished	07	0.00	5
UOP	Porch, Open, Unfinished	94	0.00	20
UOP	Porch, Open, Unfinished	95	0.00	20
UOP	Porch, Open, Unfinished	96	0.00	20
URB	Unfinished Raised Basement	01	0.00	30
URB	Unfinished Raised Basement	02	0.00	0
URB	Unfinished Raised Basement	03	0.00	30
URB	Unfinished Raised Basement	04	0.00	30
URB	Unfinished Raised Basement	05	0.00	30
URB	Unfinished Raised Basement	06	0.00	30
URB	Unfinished Raised Basement	94	0.00	30
URB	Unfinished Raised Basement	95	0.00	30
URB	Unfinished Raised Basement	96	0.00	30
USP	Porch, Screen, Unfinished	01	0.00	20
USP	Porch, Screen, Unfinished	02	0.00	30
USP	Porch, Screen, Unfinished	03	0.00	30
USP	Porch, Screen, Unfinished	04	0.00	30
USP	Porch, Screen, Unfinished	05	0.00	20
USP	Porch, Screen, Unfinished	06	0.00	30
USP	Porch, Screen, Unfinished	07	0.00	30
USP	Porch, Screen, Unfinished	94	0.00	30
USP	Porch, Screen, Unfinished	95	0.00	30
USP	Porch, Screen, Unfinished	96	0.00	30

SUBAREA CODES
GORHAM, ME

Area Type	Description	Model	Living Area Factor	Eff Area %
UST	Utility, Storage, Unfinished	01	0.00	40
UST	Utility, Storage, Unfinished	02	0.00	40
UST	Utility, Storage, Unfinished	03	0.00	45
UST	Utility, Storage, Unfinished	04	0.00	30
UST	Utility, Storage, Unfinished	05	0.00	40
UST	Utility, Storage, Unfinished	06	0.00	30
UST	Utility, Storage, Unfinished	94	0.00	30
UST	Utility, Storage, Unfinished	95	0.00	30
UST	Utility, Storage, Unfinished	96	0.00	30
UTQ	Upper 3\4 Story, Unfinished	01	0.00	40
UTQ	Upper 3\4 Story, Unfinished	02	0.00	40
UTQ	Upper 3\4 Story, Unfinished	03	0.00	40
UTQ	Upper 3\4 Story, Unfinished	04	0.00	40
UTQ	Upper 3\4 Story, Unfinished	05	0.00	40
UTQ	Upper 3\4 Story, Unfinished	06	0.00	40
UTQ	Upper 3\4 Story, Unfinished	94	0.00	40
UTQ	Upper 3\4 Story, Unfinished	95	0.00	40
UTQ	Upper 3\4 Story, Unfinished	96	0.00	40
UUS	Upper Story, Unfinished	01	0.00	50
UUS	Upper Story, Unfinished	02	0.00	50
UUS	Upper Story, Unfinished	03	0.00	50
UUS	Upper Story, Unfinished	04	0.00	50
UUS	Upper Story, Unfinished	05	0.00	50
UUS	Upper Story, Unfinished	06	0.00	50
UUS	Upper Story, Unfinished	94	0.00	50
UUS	Upper Story, Unfinished	95	0.00	50
UUS	Upper Story, Unfinished	96	0.00	50
WDK	Deck, Wood	01	0.00	10
WDK	Deck, Wood	02	0.00	10
WDK	Deck, Wood	03	0.00	10
WDK	Deck, Wood	04	0.00	10
WDK	Deck, Wood	05	0.00	10
WDK	Deck, Wood	06	0.00	10
WDK	Deck, Wood	07	0.00	10
WDK	Deck, Wood	94	0.00	10
WDK	Deck, Wood	95	0.00	10
WDK	Deck, Wood	96	0.00	10

OUTBUILDING CODES
GORHAM, ME

Code	Description	Sub Code	Description	Unit Type	Unit Price	Measure 1 Price	Measure 2 Price
BHS	BATHHOUSE			S.F.	47.00	0.00	0.00
BRN1	BARN - 1 STORY			S.F.	33.00	0.00	0.00
BRN2	1 STORY W/BSMT			S.F.	35.00	0.00	0.00
BRN3	1 STORY W/LOFT			S.F.	45.00	0.00	0.00
BRN4	1 STY LFT&BSMT			S.F.	57.00	0.00	0.00
BRN5	2 STORY			S.F.	50.00	0.00	0.00
BRN6	2 STY W/BSMT			S.F.	60.00	0.00	0.00
BRN8	POLE BARN			S.F.	16.00	0.00	0.00
BSKT	BASKTBALL CRT			UNITS	12,000.00	0.00	0.00
BTH1	BATHHOUSE			S.F.	47.00	0.00	0.00
CAB1	CABIN-MINIMAL			S.F.	65.00	0.00	0.00
CAB2	W/PLUMBING ETC			S.F.	74.00	0.00	0.00
CG1	CAMP GRND SITE			UNITS	4,000.00	0.00	0.00
CNP1	CANOPY-AVG			S.F.	10.34	0.00	0.00
CNP2	GOOD QUALITY			S.F.	30.00	0.00	0.00
DCK1	DOCKS-RES TYPE			S.F.	47.00	0.00	0.00
DCK2	COM TYPE			S.F.	76.00	0.00	0.00
DCK3	DOCK SV			UNITS	5,000.00	0.00	0.00
DCKR	DOCK RIGHTS			UNITS	5,000.00	0.00	0.00
FA	FLAT AMOUNT			UNITS	1.49	0.00	0.00
FCP	CARPORT			S.F.	28.00	0.00	0.00
FEP	PORCH ENCLOSED			S.F.	40.00	0.00	0.00
FGR1	GARAGE-AVE			S.F.	44.00	0.00	0.00
FGR2	GARAGE-GOOD			S.F.	55.00	0.00	0.00
FGR3	GARAGE-POOR			S.F.	33.00	0.00	0.00
FGR4	W/LOFT-AVG			S.F	52.00	0.00	0.00
FGR5	W/LOFT GOOD			S.F.	63.00	0.00	0.00
FGR6	W/LOFT-POOR			S.F.	41.00	0.00	0.00
FMS	FARM STORE			S.F.	33.00	0.00	0.00
FN1	FENCE-4' CHAIN			L.F.	19.00	0.00	0.00
FN10	W/O TOP RL-10'			L.F.	37.00	0.00	0.00
FN2	FENCE-5' CHAIN			L.F.	24.00	0.00	0.00
FN3	FENCE-6' CHAIN			L.F.	26.00	0.00	0.00
FN4	FENCE-8' CHAIN			L.F.	33.00	0.00	0.00
FN5	FENCE-10'CHAIN			L.F.	40.00	0.00	0.00
FN6	W/O TOP RL-4'			L.F.	16.00	0.00	0.00
FN7	W/O TOP RL-5'			L.F.	21.00	0.00	0.00
FN8	W/O TOP RL-6'			L.F.	23.00	0.00	0.00
FN9	W/O TOP RL-8'			L.F.	30.00	0.00	0.00
FOP	OPEN PORCH			S.F.	37.00	0.00	0.00
FSP	SCREEN HOUSE			S.F.	39.00	0.00	0.00
GAZA	GAZEBO BELOW AVG			S.F.	20.00	0.00	0.00
GAZB	GAZEBO AVG			S.F.	30.00	0.00	0.00
GAZC	GAZEBO ABOVE AVG			S.F.	35.00	0.00	0.00
GH1	GOLF HOLE 1			UNITS	80,000.00	0.00	0.00
GRN1	GREEN HOUSE-RS			S.F.	10.00	0.00	0.00
GRN2	COMM GLASS			S.F	30.00	0.00	0.00
GRN3	COMM PLASTIC			S.F.	7.00	0.00	0.00
HOG	HOG HOUSE			S.F.	14.00	0.00	0.00
IMP	IMPLEMENT SHED			S.F.	18.00	0.00	0.00
KEN1	KENNEL-AVG			S.F.	26.00	0.00	0.00
KEN2	KENNEL-GOOD			S.F.	33.00	0.00	0.00
KSK1	KIOSK-SERV STA			S.F.	140.00	0.00	0.00
LNT	LEAN-TO			S.F.	8.00	0.00	0.00
LT1	LIGHTS-IN W/PL			UNITS	1,000.00	0.00	0.00
LT10	W/DOUBLE LIGHT			UNITS	3,000.00	0.00	0.00
LT11	W/TRIPLE LIGHT			UNITS	4,000.00	0.00	0.00
LT12	W/FOUR LIGHTS			UNITS	5,000.00	0.00	0.00
LT2	W/DOUBLE LIGHT			UNITS	1,600.00	0.00	0.00
LT3	W/TRIPLE LIGHT			UNITS	2,100.00	0.00	0.00
LT4	W/FOUR LIGHTS			UNITS	2,600.00	0.00	0.00

OUTBUILDING CODES
GORHAM, ME

Code	Description	Sub Code	Sub Description	Unit Type	Unit Price	Measure 1 Price	Measure 2 Price
LT5	MERC VAP/FLU			UNITS	1,500.00	0.00	0.00
LT6	W/DOUBLE LIGHT			UNITS	2,200.00	0.00	0.00
LT7	W/TRIPLE LIGHT			UNITS	2,900.00	0.00	0.00
LT8	W/FOUR LIGHTS			UNITS	3,600.00	0.00	0.00
LT9	HGH PRE-SOD PL			UNITS	2,000.00	0.00	0.00
MHSA	MOB HM SITE AVG			UNITS	85,000.00	0.00	0.00
MHSF	MOB HM SITE FAIR			UNITS	6,000.00	0.00	0.00
MHSG	MOB HM SITE GOOD			UNITS	12,500.00	0.00	0.00
MLK	MILK HOUSE			S.F.	23.00	0.00	0.00
MOB	MOB HMSITE+LAND			UNITS	33,000.00	0.00	0.00
MOB2	BA MH SITE			UNITS	10,344.83	0.00	0.00
MSHX	MOB HM SITE EX			UNITS	17,000.00	0.00	0.00
PAT1	PATIO-AVG			S.F.	7.75	0.00	0.00
PAT2	PATIO-GOOD			S.F.	23.30	0.00	0.00
PAV1	PAVING-ASPHALT			S.F.	4.00	0.00	0.00
PAV2	PAVING-CONC			S.F.	5.25	0.00	0.00
PLDK	Pool Deck			S.F.	29.00	0.00	0.00
PLT1	PLTRY HSE 1 ST			S.F.	17.00	0.00	0.00
PLT2	PLTRY HSE 2 ST			S.F.	20.00	0.00	0.00
PLT3	PLTRY HSE 3 ST			S.F.	22.00	0.00	0.00
RAR	RIDING ARENA			S.F.	26.00	0.00	0.00
RCL	ROOT CELLAR			S.F.	8.00	0.00	0.00
RRR	RAILROAD SPURS			L.F.	50.00	0.00	0.00
SCL1	SCALES-MECHAN			TONS	750.00	0.00	0.00
SCL2	SCALES-ELECT			TONS	1,000.00	0.00	0.00
SGN1	SIGN-1 SD W/M			S.F.&HGT	28.00	0.00	0.00
SGN2	DOUBLE SIDED			S.F.&HGT	46.00	0.00	0.00
SGN3	W/INT LIGHTS			S.F.&HGT	100.00	0.00	0.00
SGN4	W/MOTOR & LTS			S.F.&HGT	115.00	0.00	0.00
SHD1	SHED			S.F.	17.00	0.00	0.00
SHD2	W/LIGHTS ETC			S.F.	22.50	0.00	0.00
SHD3	METAL			S.F.	10.00	0.00	0.00
SHP1	WORK SHOP AVE			S.F.	33.00	0.00	0.00
SHP2	WORK SHOP GOOD			S.F	46.00	0.00	0.00
SHP3	WORK SHOP POOR			S.F.	28.00	0.00	0.00
SHP4	W/IMPROV AGE			S.F.	42.00	0.00	0.00
SHP5	W/IMPROV GOOD			S.F.	55.00	0.00	0.00
SHP6	W/IMPROV POOR			S.F.	32.00	0.00	0.00
SLO1	SILO-WD OR CNC			DIAxHT	18.00	0.00	0.00
SLO2	PROCELAN			DIAxHT	46.00	0.00	0.00
SLO3	CONCRETE TRNCH			DIAxHT	8.00	0.00	0.00
SOL1	<2000 WATTS			UNITS	1,500.00	0.00	0.00
SOL2	2000-3999 WATTS			UNITS	3,000.00	0.00	0.00
SOL3	4000-7999 WATTS			UNITS	8,500.00	0.00	0.00
SOL4	8000-15999 WATTS			UNITS	16,000.00	0.00	0.00
SOL5	16000-30000 WATTS			UNITS	25,000.00	0.00	0.00
SOL6	SOLAR FARM			UNITS	0.72	0.00	0.00
SPL1	POOL INGRND C			S.F.	79.00	0.00	0.00
SPL2	POOL INGRND P			S.F.	48.00	0.00	0.00
SPL3	POOL INGRND G			S.F.	69.00	0.00	0.00
SPL4	ABOVE GR ROUND			S.F.	0.00	0.00	0.00
SPL5	ABOVE GR OVAL			S.F.	0.00	0.00	0.00
SPL6	RECTANGULAR			S.F.	15.00	0.00	0.00
STB1	STABLE			S.F.	24.00	0.00	0.00
STB2	W/IMPROVEMENTS			S.F.	38.00	0.00	0.00
STK1	CHIMNEY STK BR			UNITS	3,400.00	0.00	0.00
STK2	CHIMNEY STK MT			UNITS	2,500.00	0.00	0.00
TD	TRANS&DISTRIB			UNITS	1.29	0.00	0.00
TEN	TENNIS COURT			S.F.	7.15	0.00	0.00
TNK1	TANK-1 - 2999			GALS	9.00	0.00	0.00
TNK2	3000-10000 GAL			GALS	7.15	0.00	0.00

OUTBUILDING CODES
GORHAM, ME

Code	Description	Sub Code	Description	Unit Type	Unit Price	Measure 1 Price	Measure 2 Price
TNK3	GT-10,000			GALS	4.00	0.00	0.00
TNK4	COMPRESSED AIR			GALS	5.00	0.00	0.00
TNK5	ELEVATED TANK			GALS	5.00	0.00	0.00
WDK	DETACHED DECK			S.F.	29.00	0.00	0.00
WND1	<2000 WATTS			UNITS	1,500.00	0.00	0.00
WND2	2000-3999 WATTS			UNITS	3,000.00	0.00	0.00
WND3	4000-7999 WATTS			UNITS	8,500.00	0.00	0.00
WND4	8000-15999 WATTS			UNITS	16,000.00	0.00	0.00
WND5	16000-30000 WATTS			UNITS	25,000.00	0.00	0.00

EXTRA FEATURE CODES
GORHAM, ME

Code	Description	Sub Code	Sub Description	Unit Type	Unit Price	Measure 1 Price	Measure 2 Price
A/C	AIR CONDITION			UNITS	7.30	0.00	0.00
ATM1	AUTOMATC TELLR			UNITS	35,000.00	0.00	0.00
BOX	SAFE DEPOSIT			UNITS	80.00	0.00	0.00
CLR1	COOLER			S.F.	26.00	0.00	0.00
CLR2	FREEZER TEMPS			S.F.	36.00	0.00	0.00
DUW1	DRIVE-UP WINDW			UNITS	7,800.00	0.00	0.00
DUW2	WIDE BAY			UNITS	10,900.00	0.00	0.00
DUW3	W/PNEU TUBE			UNITS	21,000.00	0.00	0.00
DUW4	W/REM SCR&TUBE			UNITS	41,000.00	0.00	0.00
ELV1	PASS ELEVATOR			STOPS	55,200.00	0.00	0.00
ELV2	FREIGHT			STOPS	47,700.00	0.00	0.00
FES	FIRE ESCAPE			UNITS	1,300.00	0.00	0.00
FGR7	W/FIN LOFT AV			S.F.	36.21	0.00	0.00
FGR8	W/FIN LOFT GD			S.F.	43.97	0.00	0.00
FGR9	W/FIN LOFT PR			S.F.	29.75	0.00	0.00
FIN	FINISHED BASEM			S.F.	9.70	0.00	0.00
FLU1	FLUE-CONCRETE			UNITS	2,600.00	0.00	0.00
FLU2	BRICK			UNITS	3,400.00	0.00	0.00
FPL	GAS FIREPLACE			UNITS	3,000.00	0.00	0.00
FPL1	FIREPLACE			UNITS	5,000.00	0.00	0.00
FPL2	1.5 STORY CHIM			UNITS	6,300.00	0.00	0.00
FPL3	2 STORY CHIM			UNITS	7,500.00	0.00	0.00
FPO	EXTRA FPL OPEN			UNITS	700.00	0.00	0.00
GEN1	GENERATOR			UNITS	10,000.00	0.00	0.00
GIR1	GIRDERS LT 12"			L.F.	38.00	0.00	0.00
GIR2	GIRDERS 13"-18			L.F.	47.00	0.00	0.00
GIR3	GIRDERS 19"-24			L.F.	80.00	0.00	0.00
GIR4	GRDRS OVER 24"			L.F.	130.00	0.00	0.00
HOTT	HOT TUB			UNITS	0.00	0.00	0.00
HTH	HEARTH			UNITS	500.00	0.00	0.00
KITC	KITCHEN ADDITIONAL			UNITS	15,000.00	0.00	0.00
LDL1	LOAD LEVELERS			UNITS	3,800.00	0.00	0.00
LDL2	W/MAN FLIP OUT			UNITS	1,200.00	0.00	0.00
LFT1	LIFT-LIGHT			UNITS	4,000.00	0.00	0.00
LFT2	LIFT-HEAVY			UNITS	6,000.00	0.00	0.00
MEZ1	MEZZANINE-UNF			S.F.	12.00	0.00	0.00
MEZ2	FINISHED			S.F.	18.00	0.00	0.00
MEZ3	W/PARTITIONS			S.F.	30.00	0.00	0.00
MH1	MOB HOME SITE			UNITS	15,517.25	0.00	0.00
NDP	NITE DEPOSIT			UNITS	7,800.00	0.00	0.00
PCT	PADDLEBALL CRT			S.F.	7.15	0.00	0.00
RQT	RACQUETBALL			UNITS	30,000.00	0.00	0.00
SAU	SAUNA			S.F.	140.00	0.00	0.00
SNA	SAUNA			S.F.	140.00	0.00	0.00
SPR1	SPRINKLERS-WET			S.F.	5.90	0.00	0.00
SPR2	WET/CONCEALED			S.F.	9.50	0.00	0.00
SPR3	DRY			S.F.	9.50	0.00	0.00
VLT1	VAULT-AVG			S.F.	120.00	0.00	0.00
VLT2	VAULT-GOOD			S.F.	195.00	0.00	0.00
VLT3	VAULT-EXCELLNT			S.F.	195.00	0.00	0.00
VLT4	VAULT-POOR			S.F.	71.00	0.00	0.00
WHL	WHIRLPOOL			S.F.	66.00	0.00	0.00

ALLOWABLE CONSTRUCTION ENTRIES
GORHAM, ME

Building Type	Attribute	Valid Code	Description
RESIDENTIAL	AC Type:	01	None
RESIDENTIAL	AC Type:	02	Heat Pump
RESIDENTIAL	AC Type:	03	Central
RESIDENTIAL	AC Type:	04	Unit/AC
RESIDENTIAL	AC Type:	05	Vapor Cooler
RESIDENTIAL	AC Type:	06	
RESIDENTIAL	AC Type:	X	TYPICAL
RESIDENTIAL	ADU	Y	Yes
RESIDENTIAL	ADU		
RESIDENTIAL	Bath Style:	01	Old Style
RESIDENTIAL	Bath Style:	02	Average
RESIDENTIAL	Bath Style:	03	Modern
RESIDENTIAL	CNS_BATHRM_STYLE2	01	Old Style
RESIDENTIAL	CNS_BATHRM_STYLE2	02	Average
RESIDENTIAL	CNS_BATHRM_STYLE2	03	Modern
RESIDENTIAL	CNS_BATHRM_STYLE3	01	Old Style
RESIDENTIAL	CNS_BATHRM_STYLE3	02	Average
RESIDENTIAL	CNS_BATHRM_STYLE3	03	Modern
RESIDENTIAL	CNS_KITCHEN_STYLE2	01	Old Style
RESIDENTIAL	CNS_KITCHEN_STYLE2	02	Average
RESIDENTIAL	CNS_KITCHEN_STYLE2	03	Luxurious
RESIDENTIAL	CNS_KITCHEN_STYLE2	X	TYPICAL
RESIDENTIAL	CNS_KITCHEN_STYLE3	01	Old Style
RESIDENTIAL	CNS_KITCHEN_STYLE3	02	Average
RESIDENTIAL	CNS_KITCHEN_STYLE3	03	Luxurious
RESIDENTIAL	CNS_KITCHEN_STYLE3	X	TYPICAL
RESIDENTIAL	CNS_USRFLD_105	01	None
RESIDENTIAL	CNS_USRFLD_105	02	Heat Pump
RESIDENTIAL	CNS_USRFLD_105	03	Central
RESIDENTIAL	CNS_USRFLD_105	04	Unit/AC
RESIDENTIAL	CNS_USRFLD_105	05	Vapor Cooler
RESIDENTIAL	CNS_USRFLD_105	06	
RESIDENTIAL	CNS_USRFLD_105	X	TYPICAL
RESIDENTIAL	CNS_USRFLD_107	01	None
RESIDENTIAL	CNS_USRFLD_107	02	Floor Furnace
RESIDENTIAL	CNS_USRFLD_107	03	Hot Air-no Duc
RESIDENTIAL	CNS_USRFLD_107	04	Forced Air-Duc
RESIDENTIAL	CNS_USRFLD_107	05	Hot Water
RESIDENTIAL	CNS_USRFLD_107	06	Steam
RESIDENTIAL	CNS_USRFLD_107	07	Electr Basebrd
RESIDENTIAL	CNS_USRFLD_107	08	Radiant
RESIDENTIAL	CNS_USRFLD_107	09	Monitor Type
RESIDENTIAL	CNS_USRFLD_107	10	HEAT PUMP
RESIDENTIAL	CNS_USRFLD_107	X	TYPICAL
RESIDENTIAL	Exterior Wall 1	01	Minimum
RESIDENTIAL	Exterior Wall 1	02	Comp./Wall Brd
RESIDENTIAL	Exterior Wall 1	03	Below Average
RESIDENTIAL	Exterior Wall 1	04	Single Siding
RESIDENTIAL	Exterior Wall 1	05	Average
RESIDENTIAL	Exterior Wall 1	06	Board & Batten
RESIDENTIAL	Exterior Wall 1	07	Asbest Shingle
RESIDENTIAL	Exterior Wall 1	08	Wood on Sheath
RESIDENTIAL	Exterior Wall 1	09	Logs
RESIDENTIAL	Exterior Wall 1	10	Above Average
RESIDENTIAL	Exterior Wall 1	11	Clapboard
RESIDENTIAL	Exterior Wall 1	12	Cedar or Redwd
RESIDENTIAL	Exterior Wall 1	13	Masonite
RESIDENTIAL	Exterior Wall 1	14	Wood Shingle
RESIDENTIAL	Exterior Wall 1	15	Concr/Cinder
RESIDENTIAL	Exterior Wall 1	16	Stucco on Wood
RESIDENTIAL	Exterior Wall 1	17	Stucco/Masonry

ALLOWABLE CONSTRUCTION ENTRIES
GORHAM, ME

Building Type	Attribute	Valid Code	Description
RESIDENTIAL	Exterior Wall 1	18	Asphalt
RESIDENTIAL	Exterior Wall 1	19	Brick Veneer
RESIDENTIAL	Exterior Wall 1	20	Brick/Masonry
RESIDENTIAL	Exterior Wall 1	21	Stone/Masonry
RESIDENTIAL	Exterior Wall 1	22	Precast Panel
RESIDENTIAL	Exterior Wall 1	23	Pre-cast Concr
RESIDENTIAL	Exterior Wall 1	24	Reinforc Concr
RESIDENTIAL	Exterior Wall 1	25	Vinyl Siding
RESIDENTIAL	Exterior Wall 1	26	Aluminum Sidng
RESIDENTIAL	Exterior Wall 1	27	Pre-finsh Metl
RESIDENTIAL	Exterior Wall 1	28	Glass/Thermo.
RESIDENTIAL	Exterior Wall 1	29	Cement Siding
RESIDENTIAL	Exterior Wall 1	X	TYPICAL
RESIDENTIAL	Exterior Wall 2	01	Minimum
RESIDENTIAL	Exterior Wall 2	02	Comp./Wall Brd
RESIDENTIAL	Exterior Wall 2	03	Below Average
RESIDENTIAL	Exterior Wall 2	04	Single Siding
RESIDENTIAL	Exterior Wall 2	05	Average
RESIDENTIAL	Exterior Wall 2	06	Board & Batten
RESIDENTIAL	Exterior Wall 2	07	Asbest Shingle
RESIDENTIAL	Exterior Wall 2	08	Wood on Sheath
RESIDENTIAL	Exterior Wall 2	09	Logs
RESIDENTIAL	Exterior Wall 2	10	Above Average
RESIDENTIAL	Exterior Wall 2	11	Clapboard
RESIDENTIAL	Exterior Wall 2	12	Cedar or Redwd
RESIDENTIAL	Exterior Wall 2	13	Masonite
RESIDENTIAL	Exterior Wall 2	14	Wood Shingle
RESIDENTIAL	Exterior Wall 2	15	Concr/Cinder
RESIDENTIAL	Exterior Wall 2	16	Stucco on Wood
RESIDENTIAL	Exterior Wall 2	17	Stucco/Masonry
RESIDENTIAL	Exterior Wall 2	18	Asphalt
RESIDENTIAL	Exterior Wall 2	19	Brick Veneer
RESIDENTIAL	Exterior Wall 2	20	Brick/Masonry
RESIDENTIAL	Exterior Wall 2	21	Stone/Masonry
RESIDENTIAL	Exterior Wall 2	22	Precast Panel
RESIDENTIAL	Exterior Wall 2	23	Pre-cast Concr
RESIDENTIAL	Exterior Wall 2	24	Reinforc Concr
RESIDENTIAL	Exterior Wall 2	25	Vinyl Siding
RESIDENTIAL	Exterior Wall 2	26	Aluminum Sidng
RESIDENTIAL	Exterior Wall 2	27	Pre-finsh Metl
RESIDENTIAL	Exterior Wall 2	28	Glass/Thermo.
RESIDENTIAL	Exterior Wall 2	29	Cement Siding
RESIDENTIAL	Exterior Wall 2	X	TYPICAL
RESIDENTIAL	Grade:	01	Minimum
RESIDENTIAL	Grade:	02	Below Average
RESIDENTIAL	Grade:	03	Average
RESIDENTIAL	Grade:	04	Average +10
RESIDENTIAL	Grade:	05	Average +20
RESIDENTIAL	Grade:	06	Good
RESIDENTIAL	Grade:	07	Good +10
RESIDENTIAL	Grade:	08	Good +20
RESIDENTIAL	Grade:	09	Superior
RESIDENTIAL	Grade:	10	Superior +20
RESIDENTIAL	Grade:	11	
RESIDENTIAL	Grade:	12	
RESIDENTIAL	Grade:	13	
RESIDENTIAL	Grade:	14	
RESIDENTIAL	Grade:	15	
RESIDENTIAL	Grade:	16	
RESIDENTIAL	Grade:	17	
RESIDENTIAL	Grade:	X	TYPICAL

ALLOWABLE CONSTRUCTION ENTRIES
GORHAM, ME

Building Type	Attribute	Valid Code	Description
RESIDENTIAL	Heat Fuel	01	Coal or Wood
RESIDENTIAL	Heat Fuel	02	Oil
RESIDENTIAL	Heat Fuel	03	Gas
RESIDENTIAL	Heat Fuel	04	Electric
RESIDENTIAL	Heat Fuel	05	Solar Assisted
RESIDENTIAL	Heat Fuel	X	TYPICAL
RESIDENTIAL	Heat Type:	01	None
RESIDENTIAL	Heat Type:	02	Floor Furnace
RESIDENTIAL	Heat Type:	03	Hot Air-no Duc
RESIDENTIAL	Heat Type:	04	Forced Air-Duc
RESIDENTIAL	Heat Type:	05	Hot Water
RESIDENTIAL	Heat Type:	06	Steam
RESIDENTIAL	Heat Type:	07	Electr Basebrd
RESIDENTIAL	Heat Type:	08	Radiant
RESIDENTIAL	Heat Type:	09	Monitor Type
RESIDENTIAL	Heat Type:	10	HEAT PUMP
RESIDENTIAL	Heat Type:	X	TYPICAL
RESIDENTIAL	Interior Flr 1	00	
RESIDENTIAL	Interior Flr 1	01	Dirt/None
RESIDENTIAL	Interior Flr 1	02	Minimum/Plywd
RESIDENTIAL	Interior Flr 1	03	Concr-Finished
RESIDENTIAL	Interior Flr 1	04	Concr Abv Grad
RESIDENTIAL	Interior Flr 1	05	Vinyl/Asphalt
RESIDENTIAL	Interior Flr 1	06	Inlaid Sht Gds
RESIDENTIAL	Interior Flr 1	07	Cork Tile
RESIDENTIAL	Interior Flr 1	08	Average
RESIDENTIAL	Interior Flr 1	09	Pine/Soft Wood
RESIDENTIAL	Interior Flr 1	10	Terrazzo Monol
RESIDENTIAL	Interior Flr 1	11	Ceram Clay Til
RESIDENTIAL	Interior Flr 1	12	Hardwood
RESIDENTIAL	Interior Flr 1	13	Parquet
RESIDENTIAL	Interior Flr 1	14	Carpet
RESIDENTIAL	Interior Flr 1	15	Quarry Tile
RESIDENTIAL	Interior Flr 1	16	Terrazzo Epoxy
RESIDENTIAL	Interior Flr 1	17	Precast Concr
RESIDENTIAL	Interior Flr 1	18	Slate
RESIDENTIAL	Interior Flr 1	19	Marble
RESIDENTIAL	Interior Flr 1	20	LAMINATE
RESIDENTIAL	Interior Flr 1	X	TYPICAL
RESIDENTIAL	Interior Flr 2	00	
RESIDENTIAL	Interior Flr 2	01	Dirt/None
RESIDENTIAL	Interior Flr 2	02	Minimum/Plywd
RESIDENTIAL	Interior Flr 2	03	Concr-Finished
RESIDENTIAL	Interior Flr 2	04	Concr Abv Grad
RESIDENTIAL	Interior Flr 2	05	Vinyl/Asphalt
RESIDENTIAL	Interior Flr 2	06	Inlaid Sht Gds
RESIDENTIAL	Interior Flr 2	07	Cork Tile
RESIDENTIAL	Interior Flr 2	08	Average
RESIDENTIAL	Interior Flr 2	09	Pine/Soft Wood
RESIDENTIAL	Interior Flr 2	10	Terrazzo Monol
RESIDENTIAL	Interior Flr 2	11	Ceram Clay Til
RESIDENTIAL	Interior Flr 2	12	Hardwood
RESIDENTIAL	Interior Flr 2	13	Parquet
RESIDENTIAL	Interior Flr 2	14	Carpet
RESIDENTIAL	Interior Flr 2	15	Quarry Tile
RESIDENTIAL	Interior Flr 2	16	Terrazzo Epoxy
RESIDENTIAL	Interior Flr 2	17	Precast Concr
RESIDENTIAL	Interior Flr 2	18	Slate
RESIDENTIAL	Interior Flr 2	19	Marble
RESIDENTIAL	Interior Flr 2	20	LAMINATE
RESIDENTIAL	Interior Flr 2	X	TYPICAL

ALLOWABLE CONSTRUCTION ENTRIES
GORHAM, ME

Building Type	Attribute	Valid Code	Description
RESIDENTIAL	Interior Wall 1	00	
RESIDENTIAL	Interior Wall 1	01	Minim/Masonry
RESIDENTIAL	Interior Wall 1	02	Wall Brd/Wood
RESIDENTIAL	Interior Wall 1	03	Plastered
RESIDENTIAL	Interior Wall 1	04	Plywood Panel
RESIDENTIAL	Interior Wall 1	05	Drywall/Sheet
RESIDENTIAL	Interior Wall 1	06	Cust Wd Panel
RESIDENTIAL	Interior Wall 1	07	K PINE/A WD
RESIDENTIAL	Interior Wall 1	X	TYPICAL
RESIDENTIAL	Interior Wall 2	00	
RESIDENTIAL	Interior Wall 2	01	Minim/Masonry
RESIDENTIAL	Interior Wall 2	02	Wall Brd/Wood
RESIDENTIAL	Interior Wall 2	03	Plastered
RESIDENTIAL	Interior Wall 2	04	Plywood Panel
RESIDENTIAL	Interior Wall 2	05	Drywall/Sheet
RESIDENTIAL	Interior Wall 2	06	Cust Wd Panel
RESIDENTIAL	Interior Wall 2	07	K PINE/A WD
RESIDENTIAL	Interior Wall 2	X	TYPICAL
RESIDENTIAL	Kitchen Style:	01	Old Style
RESIDENTIAL	Kitchen Style:	02	Average
RESIDENTIAL	Kitchen Style:	03	~~Luxurious~~ Above Average
RESIDENTIAL	Kitchen Style:	X	TYPICAL
RESIDENTIAL	Roof Cover	01	Metal/Tin
RESIDENTIAL	Roof Cover	02	Rolled Compos
RESIDENTIAL	Roof Cover	03	Asph/F Gls/Cmp
RESIDENTIAL	Roof Cover	04	Tar & Gravel
RESIDENTIAL	Roof Cover	05	Corrugated Asb
RESIDENTIAL	Roof Cover	06	Asbestos Shing
RESIDENTIAL	Roof Cover	07	Concrete Tile
RESIDENTIAL	Roof Cover	08	Clay Tile
RESIDENTIAL	Roof Cover	09	Enam Mtl Shing
RESIDENTIAL	Roof Cover	10	Wood Shingle
RESIDENTIAL	Roof Cover	11	Slate
RESIDENTIAL	Roof Cover	12	Rubber Membran
RESIDENTIAL	Roof Cover	13	Ondulene
RESIDENTIAL	Roof Cover	14	NEW METAL
RESIDENTIAL	Roof Cover	X	TYPICAL
RESIDENTIAL	Roof Structure:	01	Flat
RESIDENTIAL	Roof Structure:	02	Shed
RESIDENTIAL	Roof Structure:	03	Gable/Hip
RESIDENTIAL	Roof Structure:	04	Wood Truss
RESIDENTIAL	Roof Structure:	05	Salt Box
RESIDENTIAL	Roof Structure:	06	Mansard
RESIDENTIAL	Roof Structure:	07	Gambrel
RESIDENTIAL	Roof Structure:	08	Irregular
RESIDENTIAL	Roof Structure:	09	Rigid Frm/BJst
RESIDENTIAL	Roof Structure:	10	Steel Frm/Trus
RESIDENTIAL	Roof Structure:	11	Bowstring Trus
RESIDENTIAL	Roof Structure:	12	Reinforc Concr
RESIDENTIAL	Roof Structure:	13	Prestres Concr
RESIDENTIAL	Roof Structure:	X	TYPICAL
RESIDENTIAL	Total Bedrooms:	00	
RESIDENTIAL	Total Bedrooms:	01	1 Bedroom
RESIDENTIAL	Total Bedrooms:	02	2 Bedrooms
RESIDENTIAL	Total Bedrooms:	03	3 Bedrooms
RESIDENTIAL	Total Bedrooms:	04	4 Bedrooms
RESIDENTIAL	Total Bedrooms:	05	5 Bedrooms
RESIDENTIAL	Total Bedrooms:	06	6 Bedrooms
RESIDENTIAL	Total Bedrooms:	07	7 Bedrooms
RESIDENTIAL	Total Bedrooms:	08	8 Bedrooms
RESIDENTIAL	Total Bedrooms:	09	9+ Bedrooms

ALLOWABLE CONSTRUCTION ENTRIES
GORHAM, ME

Building Type	Attribute	Valid Code	Description
COMMERCIAL	AC Type	01	None
COMMERCIAL	AC Type	02	Heat Pump
COMMERCIAL	AC Type	03	Central
COMMERCIAL	AC Type	04	Unit/AC
COMMERCIAL	AC Type	05	Vapor Cooler
COMMERCIAL	AC Type	06	
COMMERCIAL	AC Type	X	TYPICAL
COMMERCIAL	Baths/Plumbing	00	NONE
COMMERCIAL	Baths/Plumbing	01	LIGHT
COMMERCIAL	Baths/Plumbing	02	AVERAGE
COMMERCIAL	Baths/Plumbing	03	ABOVE AVERAGE
COMMERCIAL	Baths/Plumbing	04	EXTENSIVE
COMMERCIAL	CNS_STRUCT_CLASS	01	Ranch
COMMERCIAL	CNS_STRUCT_CLASS	02	Split-Level
COMMERCIAL	CNS_STRUCT_CLASS	03	Colonial
COMMERCIAL	CNS_STRUCT_CLASS	04	Cape Cod
COMMERCIAL	CNS_STRUCT_CLASS	05	Bungalow
COMMERCIAL	CNS_STRUCT_CLASS	06	Conventional
COMMERCIAL	CNS_STRUCT_CLASS	07	Modern/Contemp
COMMERCIAL	CNS_STRUCT_CLASS	08	Raised Ranch
COMMERCIAL	CNS_STRUCT_CLASS	09	Family Flat
COMMERCIAL	CNS_STRUCT_CLASS	10	Family Duplex
COMMERCIAL	CNS_STRUCT_CLASS	11	Family Conver.
COMMERCIAL	CNS_STRUCT_CLASS	12	Commercial
COMMERCIAL	CNS_STRUCT_CLASS	13	Department Str
COMMERCIAL	CNS_STRUCT_CLASS	14	Apartments
COMMERCIAL	CNS_STRUCT_CLASS	15	Shop Center RE
COMMERCIAL	CNS_STRUCT_CLASS	16	Shop Center LO
COMMERCIAL	CNS_STRUCT_CLASS	17	Store
COMMERCIAL	CNS_STRUCT_CLASS	18	Office Bldg
COMMERCIAL	CNS_STRUCT_CLASS	19	Profess. Bldg
COMMERCIAL	CNS_STRUCT_CLASS	20	Mobile Home
COMMERCIAL	CNS_STRUCT_CLASS	21	Fast Food Rest
COMMERCIAL	CNS_STRUCT_CLASS	22	Supermarket
COMMERCIAL	CNS_STRUCT_CLASS	23	Finan Inst.
COMMERCIAL	CNS_STRUCT_CLASS	24	Ins Co Reg Off
COMMERCIAL	CNS_STRUCT_CLASS	25	Service Shop
COMMERCIAL	CNS_STRUCT_CLASS	26	Serv Sta 2-bay
COMMERCIAL	CNS_STRUCT_CLASS	27	Auto Sales Rpr
COMMERCIAL	CNS_STRUCT_CLASS	28	Funeral Home
COMMERCIAL	CNS_STRUCT_CLASS	29	Nursing Home
COMMERCIAL	CNS_STRUCT_CLASS	30	Restaurant
COMMERCIAL	CNS_STRUCT_CLASS	31	Branch Bank
COMMERCIAL	CNS_STRUCT_CLASS	32	Theaters Encl.
COMMERCIAL	CNS_STRUCT_CLASS	33	Nightclub/Bar
COMMERCIAL	CNS_STRUCT_CLASS	34	Bowling/Arena
COMMERCIAL	CNS_STRUCT_CLASS	35	Bakery
COMMERCIAL	CNS_STRUCT_CLASS	36	Camp
COMMERCIAL	CNS_STRUCT_CLASS	37	Quonset Bldg
COMMERCIAL	CNS_STRUCT_CLASS	38	Country Club
COMMERCIAL	CNS_STRUCT_CLASS	39	Motel
COMMERCIAL	CNS_STRUCT_CLASS	40	Light Indust
COMMERCIAL	CNS_STRUCT_CLASS	41	Research/Devel
COMMERCIAL	CNS_STRUCT_CLASS	42	Heavy Indust
COMMERCIAL	CNS_STRUCT_CLASS	43	Car Wash
COMMERCIAL	CNS_STRUCT_CLASS	44	Daycare
COMMERCIAL	CNS_STRUCT_CLASS	45	NA
COMMERCIAL	CNS_STRUCT_CLASS	46	NA
COMMERCIAL	CNS_STRUCT_CLASS	47	Cold Storage
COMMERCIAL	CNS_STRUCT_CLASS	48	Warehouse
COMMERCIAL	CNS_STRUCT_CLASS	49	Serv Sta 3-Bay

ALLOWABLE CONSTRUCTION ENTRIES
GORHAM, ME

Building Type	Attribute	Valid Code	Description
COMMERCIAL	CNS_STRUCT_CLASS	50	Serv Sta 1-Bay
COMMERCIAL	CNS_STRUCT_CLASS	51	Mini Lube
COMMERCIAL	CNS_STRUCT_CLASS	52	Pre-Eng Mfg
COMMERCIAL	CNS_STRUCT_CLASS	53	Pre-Eng Warehs
COMMERCIAL	CNS_STRUCT_CLASS	54	Health Club
COMMERCIAL	CNS_STRUCT_CLASS	55	Condominium
COMMERCIAL	CNS_STRUCT_CLASS	56	Condo Office
COMMERCIAL	CNS_STRUCT_CLASS	57	Library
COMMERCIAL	CNS_STRUCT_CLASS	58	City/Town Hall
COMMERCIAL	CNS_STRUCT_CLASS	59	Fire Station
COMMERCIAL	CNS_STRUCT_CLASS	60	Federalist
COMMERCIAL	CNS_STRUCT_CLASS	61	Dry Cln/Laundr
COMMERCIAL	CNS_STRUCT_CLASS	62	Furn Showroom
COMMERCIAL	CNS_STRUCT_CLASS	63	Antique
COMMERCIAL	CNS_STRUCT_CLASS	64	Tennis Club
COMMERCIAL	CNS_STRUCT_CLASS	65	Skating Arena
COMMERCIAL	CNS_STRUCT_CLASS	66	Hotel
COMMERCIAL	CNS_STRUCT_CLASS	67	Coin-op CarWsh
COMMERCIAL	CNS_STRUCT_CLASS	68	N/A
COMMERCIAL	CNS_STRUCT_CLASS	69	Truck Terminal
COMMERCIAL	CNS_STRUCT_CLASS	70	Dormitory
COMMERCIAL	CNS_STRUCT_CLASS	71	Churches
COMMERCIAL	CNS_STRUCT_CLASS	72	School/College
COMMERCIAL	CNS_STRUCT_CLASS	73	Hospitals-Priv
COMMERCIAL	CNS_STRUCT_CLASS	74	Home for Aged
COMMERCIAL	CNS_STRUCT_CLASS	75	Veterinary Hos
COMMERCIAL	CNS_STRUCT_CLASS	76	Mortuary/Cemet
COMMERCIAL	CNS_STRUCT_CLASS	77	Clubs/Lodges
COMMERCIAL	CNS_STRUCT_CLASS	78	Airport Hangar
COMMERCIAL	CNS_STRUCT_CLASS	79	Telephone Bldg
COMMERCIAL	CNS_STRUCT_CLASS	80	Stores/Apt Com
COMMERCIAL	CNS_STRUCT_CLASS	81	Military
COMMERCIAL	CNS_STRUCT_CLASS	82	Auditorium
COMMERCIAL	CNS_STRUCT_CLASS	83	Schools-Public
COMMERCIAL	CNS_STRUCT_CLASS	84	Colleges
COMMERCIAL	CNS_STRUCT_CLASS	85	Hospital
COMMERCIAL	CNS_STRUCT_CLASS	86	Govt/Country
COMMERCIAL	CNS_STRUCT_CLASS	87	Other State
COMMERCIAL	CNS_STRUCT_CLASS	88	Other Federal
COMMERCIAL	CNS_STRUCT_CLASS	89	Other Municip
COMMERCIAL	CNS_STRUCT_CLASS	90	Retail Condo
COMMERCIAL	CNS_STRUCT_CLASS	91	Take Out
COMMERCIAL	CNS_STRUCT_CLASS	92	Mining
COMMERCIAL	CNS_STRUCT_CLASS	93	Petroleum/Gas
COMMERCIAL	CNS_STRUCT_CLASS	94	Outbuildings
COMMERCIAL	CNS_STRUCT_CLASS	95	Garage/Office
COMMERCIAL	CNS_STRUCT_CLASS	96	Office/Warehs
COMMERCIAL	CNS_STRUCT_CLASS	97	Fire Stat (Vol
COMMERCIAL	CNS_STRUCT_CLASS	98	Indust Condo
COMMERCIAL	CNS_STRUCT_CLASS	99	Vacant Land
COMMERCIAL	CNS_STRUCT_CLASS	Z	TYPICAL
COMMERCIAL	CNS_USRFLD_218	Y	
COMMERCIAL	Ceiling/Wall	00	NONE
COMMERCIAL	Ceiling/Wall	01	SUSP-CEIL ONLY
COMMERCIAL	Ceiling/Wall	02	CEILING ONLY
COMMERCIAL	Ceiling/Wall	03	SUS-CEIL/MN WL
COMMERCIAL	Ceiling/Wall	04	CEIL & MIN WL
COMMERCIAL	Ceiling/Wall	05	SUS-CEIL & WL
COMMERCIAL	Ceiling/Wall	06	CEIL & WALLS
COMMERCIAL	Ceiling/Wall	07	-DESCRIPTION-
COMMERCIAL	Exterior Wall 1	01	Minimum

ALLOWABLE CONSTRUCTION ENTRIES
GORHAM, ME

Building Type	Attribute	Valid Code	Description
COMMERCIAL	Exterior Wall 1	02	Comp./Wall Brd
COMMERCIAL	Exterior Wall 1	03	Below Average
COMMERCIAL	Exterior Wall 1	04	Single Siding
COMMERCIAL	Exterior Wall 1	05	Average
COMMERCIAL	Exterior Wall 1	06	Board & Batten
COMMERCIAL	Exterior Wall 1	07	Asbest Shingle
COMMERCIAL	Exterior Wall 1	08	Wood on Sheath
COMMERCIAL	Exterior Wall 1	09	Logs
COMMERCIAL	Exterior Wall 1	10	Above Average
COMMERCIAL	Exterior Wall 1	11	Clapboard
COMMERCIAL	Exterior Wall 1	12	Cedar or Redwd
COMMERCIAL	Exterior Wall 1	13	Masonite
COMMERCIAL	Exterior Wall 1	14	Wood Shingle
COMMERCIAL	Exterior Wall 1	15	Concr/Cinder
COMMERCIAL	Exterior Wall 1	16	Stucco on Wood
COMMERCIAL	Exterior Wall 1	17	Stucco/Masonry
COMMERCIAL	Exterior Wall 1	18	Asphalt
COMMERCIAL	Exterior Wall 1	19	Brick Veneer
COMMERCIAL	Exterior Wall 1	20	Brick/Masonry
COMMERCIAL	Exterior Wall 1	21	Stone/Masonry
COMMERCIAL	Exterior Wall 1	22	Precast Panel
COMMERCIAL	Exterior Wall 1	23	Pre-cast Concr
COMMERCIAL	Exterior Wall 1	24	Reinforc Concr
COMMERCIAL	Exterior Wall 1	25	Vinyl Siding
COMMERCIAL	Exterior Wall 1	26	Aluminum Sidng
COMMERCIAL	Exterior Wall 1	27	Pre-finsh Metl
COMMERCIAL	Exterior Wall 1	28	Glass/Thermo.
COMMERCIAL	Exterior Wall 1	29	Cement Siding
COMMERCIAL	Exterior Wall 1	X	TYPICAL
COMMERCIAL	Exterior Wall 2	01	Minimum
COMMERCIAL	Exterior Wall 2	02	Comp./Wall Brd
COMMERCIAL	Exterior Wall 2	03	Below Average
COMMERCIAL	Exterior Wall 2	04	Single Siding
COMMERCIAL	Exterior Wall 2	05	Average
COMMERCIAL	Exterior Wall 2	06	Board & Batten
COMMERCIAL	Exterior Wall 2	07	Asbest Shingle
COMMERCIAL	Exterior Wall 2	08	Wood on Sheath
COMMERCIAL	Exterior Wall 2	09	Logs
COMMERCIAL	Exterior Wall 2	10	Above Average
COMMERCIAL	Exterior Wall 2	11	Clapboard
COMMERCIAL	Exterior Wall 2	12	Cedar or Redwd
COMMERCIAL	Exterior Wall 2	13	Masonite
COMMERCIAL	Exterior Wall 2	14	Wood Shingle
COMMERCIAL	Exterior Wall 2	15	Concr/Cinder
COMMERCIAL	Exterior Wall 2	16	Stucco on Wood
COMMERCIAL	Exterior Wall 2	17	Stucco/Masonry
COMMERCIAL	Exterior Wall 2	18	Asphalt
COMMERCIAL	Exterior Wall 2	19	Brick Veneer
COMMERCIAL	Exterior Wall 2	20	Brick/Masonry
COMMERCIAL	Exterior Wall 2	21	Stone/Masonry
COMMERCIAL	Exterior Wall 2	22	Precast Panel
COMMERCIAL	Exterior Wall 2	23	Pre-cast Concr
COMMERCIAL	Exterior Wall 2	24	Reinforc Concr
COMMERCIAL	Exterior Wall 2	25	Vinyl Siding
COMMERCIAL	Exterior Wall 2	26	Aluminum Sidng
COMMERCIAL	Exterior Wall 2	27	Pre-finsh Metl
COMMERCIAL	Exterior Wall 2	28	Glass/Thermo.
COMMERCIAL	Exterior Wall 2	29	Cement Siding
COMMERCIAL	Exterior Wall 2	X	TYPICAL
COMMERCIAL	Frame Type	01	NONE
COMMERCIAL	Frame Type	02	WOOD FRAME

ALLOWABLE CONSTRUCTION ENTRIES
GORHAM, ME

Building Type	Attribute	Valid Code	Description
COMMERCIAL	Frame Type	03	MASONRY
COMMERCIAL	Frame Type	04	REINF. CONCR
COMMERCIAL	Frame Type	05	STEEL
COMMERCIAL	Frame Type	06	FIREPRF STEEL
COMMERCIAL	Frame Type	07	SPECIAL
COMMERCIAL	Grade	01	Minimum
COMMERCIAL	Grade	02	Below Average
COMMERCIAL	Grade	03	Average
COMMERCIAL	Grade	04	Average +10
COMMERCIAL	Grade	05	Average +20
COMMERCIAL	Grade	06	Custom
COMMERCIAL	Grade	07	Custom +10
COMMERCIAL	Grade	08	Custom +20
COMMERCIAL	Grade	09	Superior
COMMERCIAL	Grade	10	Superior +20
COMMERCIAL	Grade	11	
COMMERCIAL	Grade	12	
COMMERCIAL	Grade	13	
COMMERCIAL	Grade	14	
COMMERCIAL	Grade	15	
COMMERCIAL	Grade	16	
COMMERCIAL	Grade	17	
COMMERCIAL	Grade	X	TYPICAL
COMMERCIAL	Heat/AC	00	NONE
COMMERCIAL	Heat/AC	01	HEAT/AC PKGS
COMMERCIAL	Heat/AC	02	HEAT/AC SPLIT
COMMERCIAL	Heating Fuel	01	Coal or Wood
COMMERCIAL	Heating Fuel	02	Oil
COMMERCIAL	Heating Fuel	03	Gas
COMMERCIAL	Heating Fuel	04	Electric
COMMERCIAL	Heating Fuel	05	Solar Assisted
COMMERCIAL	Heating Fuel	X	TYPICAL
COMMERCIAL	Heating Type	01	None
COMMERCIAL	Heating Type	02	Floor Furnace
COMMERCIAL	Heating Type	03	Hot Air-no Duc
COMMERCIAL	Heating Type	04	Forced Air-Duc
COMMERCIAL	Heating Type	05	Hot Water
COMMERCIAL	Heating Type	06	Steam
COMMERCIAL	Heating Type	07	Electr Basebrd
COMMERCIAL	Heating Type	08	Radiant
COMMERCIAL	Heating Type	09	Monitor Type
COMMERCIAL	Heating Type	X	TYPICAL
COMMERCIAL	Interior Floor 1	01	Dirt/None
COMMERCIAL	Interior Floor 1	02	Minimum/Plywd
COMMERCIAL	Interior Floor 1	03	Concr-Finished
COMMERCIAL	Interior Floor 1	04	Concr Abv Grad
COMMERCIAL	Interior Floor 1	05	Vinyl/Asphalt
COMMERCIAL	Interior Floor 1	06	Inlaid Sht Gds
COMMERCIAL	Interior Floor 1	07	Cork Tile
COMMERCIAL	Interior Floor 1	08	Average
COMMERCIAL	Interior Floor 1	09	Pine/Soft Wood
COMMERCIAL	Interior Floor 1	10	Terrazzo Monol
COMMERCIAL	Interior Floor 1	11	Ceram Clay Til
COMMERCIAL	Interior Floor 1	12	Hardwood
COMMERCIAL	Interior Floor 1	13	Parquet
COMMERCIAL	Interior Floor 1	14	Carpet
COMMERCIAL	Interior Floor 1	15	Quarry Tile
COMMERCIAL	Interior Floor 1	16	Terrazzo Epoxy
COMMERCIAL	Interior Floor 1	17	Precast Concr
COMMERCIAL	Interior Floor 1	18	Slate
COMMERCIAL	Interior Floor 1	19	Marble

ALLOWABLE CONSTRUCTION ENTRIES
GORHAM, ME

Building Type	Attribute	Valid Code	Description
COMMERCIAL	Interior Floor 1	20	Pergo
COMMERCIAL	Interior Floor 1	X	TYPICAL
COMMERCIAL	Interior Floor 2	01	Dirt/None
COMMERCIAL	Interior Floor 2	02	Minimum/Plywd
COMMERCIAL	Interior Floor 2	03	Concr-Finished
COMMERCIAL	Interior Floor 2	04	Concr Abv Grad
COMMERCIAL	Interior Floor 2	05	Vinyl/Asphalt
COMMERCIAL	Interior Floor 2	06	Inlaid Sht Gds
COMMERCIAL	Interior Floor 2	07	Cork Tile
COMMERCIAL	Interior Floor 2	08	Average
COMMERCIAL	Interior Floor 2	09	Pine/Soft Wood
COMMERCIAL	Interior Floor 2	10	Terrazzo Monol
COMMERCIAL	Interior Floor 2	11	Ceram Clay Til
COMMERCIAL	Interior Floor 2	12	Hardwood
COMMERCIAL	Interior Floor 2	13	Parquet
COMMERCIAL	Interior Floor 2	14	Carpet
COMMERCIAL	Interior Floor 2	15	Quarry Tile
COMMERCIAL	Interior Floor 2	16	Terrazzo Epoxy
COMMERCIAL	Interior Floor 2	17	Precast Concr
COMMERCIAL	Interior Floor 2	18	Slate
COMMERCIAL	Interior Floor 2	19	Marble
COMMERCIAL	Interior Floor 2	20	Pergo
COMMERCIAL	Interior Floor 2	X	TYPICAL
COMMERCIAL	Interior Wall 1	01	Minim/Masonry
COMMERCIAL	Interior Wall 1	02	Wall Brd/Wood
COMMERCIAL	Interior Wall 1	03	Plastered
COMMERCIAL	Interior Wall 1	04	Plywood Panel
COMMERCIAL	Interior Wall 1	05	Drywall/Sheet
COMMERCIAL	Interior Wall 1	06	Cust Wd Panel
COMMERCIAL	Interior Wall 1	07	K PINE/A WD
COMMERCIAL	Interior Wall 1	X	TYPICAL
COMMERCIAL	Interior Wall 2	01	Minim/Masonry
COMMERCIAL	Interior Wall 2	02	Wall Brd/Wood
COMMERCIAL	Interior Wall 2	03	Plastered
COMMERCIAL	Interior Wall 2	04	Plywood Panel
COMMERCIAL	Interior Wall 2	05	Drywall/Sheet
COMMERCIAL	Interior Wall 2	06	Cust Wd Panel
COMMERCIAL	Interior Wall 2	07	K PINE/A WD
COMMERCIAL	Interior Wall 2	X	TYPICAL
COMMERCIAL	Roof Cover	01	Metal/Tin
COMMERCIAL	Roof Cover	02	Rolled Compos
COMMERCIAL	Roof Cover	03	Asph/F Gls/Cmp
COMMERCIAL	Roof Cover	04	Tar & Gravel
COMMERCIAL	Roof Cover	05	Corrugated Asb
COMMERCIAL	Roof Cover	06	Asbestos Shing
COMMERCIAL	Roof Cover	07	Concrete Tile
COMMERCIAL	Roof Cover	08	Clay Tile
COMMERCIAL	Roof Cover	09	Enam Mtl Shing
COMMERCIAL	Roof Cover	10	Wood Shingle
COMMERCIAL	Roof Cover	11	Slate
COMMERCIAL	Roof Cover	12	Rubber Membran
COMMERCIAL	Roof Cover	13	Ondulene
COMMERCIAL	Roof Cover	14	NEW METAL
COMMERCIAL	Roof Cover	X	TYPICAL
COMMERCIAL	Roof Structure	01	Flat
COMMERCIAL	Roof Structure	02	Shed
COMMERCIAL	Roof Structure	03	Gable/Hip
COMMERCIAL	Roof Structure	04	Wood Truss
COMMERCIAL	Roof Structure	05	Salt Box
COMMERCIAL	Roof Structure	06	Mansard
COMMERCIAL	Roof Structure	07	Gambrel

ALLOWABLE CONSTRUCTION ENTRIES
GORHAM, ME

Building Type	Attribute	Valid Code	Description
COMMERCIAL	Roof Structure	08	Irregular
COMMERCIAL	Roof Structure	09	Rigid Frm/BJst
COMMERCIAL	Roof Structure	10	Steel Frm/Trus
COMMERCIAL	Roof Structure	11	Bowstring Trus
COMMERCIAL	Roof Structure	12	Reinforc Concr
COMMERCIAL	Roof Structure	13	Prestres Concr
COMMERCIAL	Roof Structure	X	TYPICAL
COMMERCIAL	Rooms/Prtns	01	LIGHT
COMMERCIAL	Rooms/Prtns	02	AVERAGE
COMMERCIAL	Rooms/Prtns	03	ABOVE AVERAGE
COMMERCIAL	Rooms/Prtns	04	EXTENSIVE
CONDO UNIT	AC Type:	01	None
CONDO UNIT	AC Type:	02	Heat Pump
CONDO UNIT	AC Type:	03	Central
CONDO UNIT	AC Type:	04	Unit/AC
CONDO UNIT	AC Type:	05	Vapor Cooler
CONDO UNIT	AC Type:	06	
CONDO UNIT	AC Type:	X	TYPICAL
CONDO UNIT	Bath Style:	01	Old Style
CONDO UNIT	Bath Style:	02	Average
CONDO UNIT	Bath Style:	03	Modern
CONDO UNIT	CNS_BATHRM_STYLE2	01	Old Style
CONDO UNIT	CNS_BATHRM_STYLE2	02	Average
CONDO UNIT	CNS_BATHRM_STYLE2	03	Modern
CONDO UNIT	CNS_BATHRM_STYLE3	01	Old Style
CONDO UNIT	CNS_BATHRM_STYLE3	02	Average
CONDO UNIT	CNS_BATHRM_STYLE3	03	Modern
CONDO UNIT	CNS_PARK_OWN	T	Typical
CONDO UNIT	CNS_PARK_TANDEM	01	None
CONDO UNIT	CNS_PARK_TANDEM	02	Heat Pump
CONDO UNIT	CNS_PARK_TANDEM	03	Central
CONDO UNIT	CNS_PARK_TANDEM	04	Unit/AC
CONDO UNIT	CNS_PARK_TANDEM	05	Vapor Cooler
CONDO UNIT	CNS_PARK_TANDEM	06	
CONDO UNIT	CNS_PARK_TANDEM	X	TYPICAL
CONDO UNIT	CNS_PARK_TYPE	T	Typical1
CONDO UNIT	CNS_USRFLD_300	Y	
CONDO UNIT	Grade	01	Minimum
CONDO UNIT	Grade	02	Below Average
CONDO UNIT	Grade	03	Average
CONDO UNIT	Grade	04	Average +10
CONDO UNIT	Grade	05	Average +20
CONDO UNIT	Grade	06	Good
CONDO UNIT	Grade	07	Good +10
CONDO UNIT	Grade	08	Good +20
CONDO UNIT	Grade	09	Superior
CONDO UNIT	Grade	10	Superior +20
CONDO UNIT	Grade	11	
CONDO UNIT	Grade	12	
CONDO UNIT	Grade	13	
CONDO UNIT	Grade	14	
CONDO UNIT	Grade	15	
CONDO UNIT	Grade	16	
CONDO UNIT	Grade	17	
CONDO UNIT	Grade	X	TYPICAL
CONDO UNIT	Heat Fuel:	01	Coal or Wood
CONDO UNIT	Heat Fuel:	02	Oil
CONDO UNIT	Heat Fuel:	03	Gas
CONDO UNIT	Heat Fuel:	04	Electric
CONDO UNIT	Heat Fuel:	05	Solar Assisted
CONDO UNIT	Heat Fuel:	X	TYPICAL

ALLOWABLE CONSTRUCTION ENTRIES
GORHAM, ME

Building Type	Attribute	Valid Code	Description
CONDO UNIT	Heat Type:	01	None
CONDO UNIT	Heat Type:	02	Floor Furnace
CONDO UNIT	Heat Type:	03	Hot Air-no Duc
CONDO UNIT	Heat Type:	04	Forced Air-Duc
CONDO UNIT	Heat Type:	05	Hot Water
CONDO UNIT	Heat Type:	06	Steam
CONDO UNIT	Heat Type:	07	Electr Basebrd
CONDO UNIT	Heat Type:	08	Radiant
CONDO UNIT	Heat Type:	09	Monitor Type
CONDO UNIT	Heat Type:	10	HEAT PUMP
CONDO UNIT	Heat Type:	X	TYPICAL
CONDO UNIT	Interior Floor 1	00	
CONDO UNIT	Interior Floor 1	01	Dirt/None
CONDO UNIT	Interior Floor 1	02	Minimum/Plywd
CONDO UNIT	Interior Floor 1	03	Concr-Finished
CONDO UNIT	Interior Floor 1	04	Concr Abv Grad
CONDO UNIT	Interior Floor 1	05	Vinyl/Asphalt
CONDO UNIT	Interior Floor 1	06	Inlaid Sht Gds
CONDO UNIT	Interior Floor 1	07	Cork Tile
CONDO UNIT	Interior Floor 1	08	Average
CONDO UNIT	Interior Floor 1	09	Pine/Soft Wood
CONDO UNIT	Interior Floor 1	10	Terrazzo Monol
CONDO UNIT	Interior Floor 1	11	Ceram Clay Til
CONDO UNIT	Interior Floor 1	12	Hardwood
CONDO UNIT	Interior Floor 1	13	Parquet
CONDO UNIT	Interior Floor 1	14	Carpet
CONDO UNIT	Interior Floor 1	15	Quarry Tile
CONDO UNIT	Interior Floor 1	16	Terrazzo Epoxy
CONDO UNIT	Interior Floor 1	17	Precast Concr
CONDO UNIT	Interior Floor 1	18	Slate
CONDO UNIT	Interior Floor 1	19	Marble
CONDO UNIT	Interior Floor 1	20	LAMINATE
CONDO UNIT	Interior Floor 1	X	TYPICAL
CONDO UNIT	Interior Floor 2	00	
CONDO UNIT	Interior Floor 2	01	Dirt/None
CONDO UNIT	Interior Floor 2	02	Minimum/Plywd
CONDO UNIT	Interior Floor 2	03	Concr-Finished
CONDO UNIT	Interior Floor 2	04	Concr Abv Grad
CONDO UNIT	Interior Floor 2	05	Vinyl/Asphalt
CONDO UNIT	Interior Floor 2	06	Inlaid Sht Gds
CONDO UNIT	Interior Floor 2	07	Cork Tile
CONDO UNIT	Interior Floor 2	08	Average
CONDO UNIT	Interior Floor 2	09	Pine/Soft Wood
CONDO UNIT	Interior Floor 2	10	Terrazzo Monol
CONDO UNIT	Interior Floor 2	11	Ceram Clay Til
CONDO UNIT	Interior Floor 2	12	Hardwood
CONDO UNIT	Interior Floor 2	13	Parquet
CONDO UNIT	Interior Floor 2	14	Carpet
CONDO UNIT	Interior Floor 2	15	Quarry Tile
CONDO UNIT	Interior Floor 2	16	Terrazzo Epoxy
CONDO UNIT	Interior Floor 2	17	Precast Concr
CONDO UNIT	Interior Floor 2	18	Slate
CONDO UNIT	Interior Floor 2	19	Marble
CONDO UNIT	Interior Floor 2	20	LAMINATE
CONDO UNIT	Interior Floor 2	X	TYPICAL
CONDO UNIT	Interior Wall 1:	00	
CONDO UNIT	Interior Wall 1:	01	Minim/Masonry
CONDO UNIT	Interior Wall 1:	02	Wall Brd/Wood
CONDO UNIT	Interior Wall 1:	03	Plastered
CONDO UNIT	Interior Wall 1:	04	Plywood Panel
CONDO UNIT	Interior Wall 1:	05	Drywall/Sheet

ALLOWABLE CONSTRUCTION ENTRIES
GORHAM, ME

Building Type	Attribute	Valid Code	Description
CONDO UNIT	Interior Wall 1:	06	Cust Wd Panel
CONDO UNIT	Interior Wall 1:	07	K PINE/A WD
CONDO UNIT	Interior Wall 1:	X	TYPICAL
CONDO UNIT	Interior Wall 2:	00	
CONDO UNIT	Interior Wall 2:	01	Minim/Masonry
CONDO UNIT	Interior Wall 2:	02	Wall Brd/Wood
CONDO UNIT	Interior Wall 2:	03	Plastered
CONDO UNIT	Interior Wall 2:	04	Plywood Panel
CONDO UNIT	Interior Wall 2:	05	Drywall/Sheet
CONDO UNIT	Interior Wall 2:	06	Cust Wd Panel
CONDO UNIT	Interior Wall 2:	07	K PINE/A WD
CONDO UNIT	Interior Wall 2:	X	TYPICAL
CONDO UNIT	Kitchen Style:	01	Old Style
CONDO UNIT	Kitchen Style:	02	Average
CONDO UNIT	Kitchen Style:	03	Luxurious
CONDO UNIT	Kitchen Style:	X	TYPICAL
CONDO UNIT	Ttl Bathrms:	.1	1 Half
CONDO UNIT	Ttl Bathrms:	.2	2 Half baths
CONDO UNIT	Ttl Bathrms:	.5	1 Half
CONDO UNIT	Ttl Bathrms:	0	
CONDO UNIT	Ttl Bathrms:	0.5	1 Half
CONDO UNIT	Ttl Bathrms:	1	1 Full
CONDO UNIT	Ttl Bathrms:	1.1	1 Full 1 Half
CONDO UNIT	Ttl Bathrms:	1.2	1 Full 2 Half
CONDO UNIT	Ttl Bathrms:	1.3	1 Full 3 Half
CONDO UNIT	Ttl Bathrms:	1.4	1 Full 4 Half
CONDO UNIT	Ttl Bathrms:	1.5	1 Full 1 Half
CONDO UNIT	Ttl Bathrms:	2	2 Full
CONDO UNIT	Ttl Bathrms:	2.1	2 Full 1 Half
CONDO UNIT	Ttl Bathrms:	2.2	2 Full 2 Half
CONDO UNIT	Ttl Bathrms:	2.3	2 Full 3 Half
CONDO UNIT	Ttl Bathrms:	2.4	2 Full 4 Half
CONDO UNIT	Ttl Bathrms:	2.5	2 1/2 Bathrms
CONDO UNIT	Ttl Bathrms:	3	3 Full
CONDO UNIT	Ttl Bathrms:	3.1	3 Full 1 Half
CONDO UNIT	Ttl Bathrms:	3.2	3 Full 2 Half
CONDO UNIT	Ttl Bathrms:	3.3	3 Full 3 Half
CONDO UNIT	Ttl Bathrms:	3.4	3 Full 4 Half
CONDO UNIT	Ttl Bathrms:	3.5	3 1/2 Bathrms
CONDO UNIT	Ttl Bathrms:	4	4 Full
CONDO UNIT	Ttl Bathrms:	4.1	4 Full 1 Half
CONDO UNIT	Ttl Bathrms:	4.2	4 Full 2 Half
CONDO UNIT	Ttl Bathrms:	4.3	4 Full 3 Half
CONDO UNIT	Ttl Bathrms:	4.4	4 Full 4 Half
CONDO UNIT	Ttl Bathrms:	4.5	4 1/2 Bthrms
CONDO UNIT	Ttl Bathrms:	5	5 Full
CONDO UNIT	Ttl Bathrms:	5.1	5 Full 1 Half
CONDO UNIT	Ttl Bathrms:	5.2	5 Full 2 Half
CONDO UNIT	Ttl Bathrms:	5.3	5 Full 3 Half
CONDO UNIT	Ttl Bathrms:	5.4	5 Full 4 Half
CONDO UNIT	Ttl Bathrms:	5.5	5 1/2 Bathrms
CONDO UNIT	Ttl Bathrms:	6	6 Full
CONDO UNIT	Ttl Bathrms:	6.1	6 Full 1 Half
CONDO UNIT	Ttl Bathrms:	6.2	6 Full 2 Half
CONDO UNIT	Ttl Bathrms:	6.3	6 Full 3 Half
CONDO UNIT	Ttl Bathrms:	6.4	6 Full 4 Half
CONDO UNIT	Ttl Bathrms:	6.5	6 1/2 Bathrms
CONDO UNIT	Ttl Bathrms:	7	7 Full
CONDO UNIT	Ttl Bathrms:	7.1	7 Full 1 Half
CONDO UNIT	Ttl Bathrms:	7.2	7 Full 2 Half
CONDO UNIT	Ttl Bathrms:	7.3	7 Full 3 Half

ALLOWABLE CONSTRUCTION ENTRIES
GORHAM, ME

Building Type	Attribute	Valid Code	Description
CONDO UNIT	Ttl Bathrms:	7.4	7 Full 4 Half
CONDO UNIT	Ttl Bathrms:	7.5	7 1/2 Bathrms
CONDO UNIT	Ttl Bathrms:	8	8 Full
CONDO UNIT	Ttl Bathrms:	8.1	8 Full 1 Half
CONDO UNIT	Ttl Bathrms:	8.2	8 Full 2 Half
CONDO UNIT	Ttl Bathrms:	8.3	8 Full 3 Half
CONDO UNIT	Ttl Bathrms:	8.4	8 Full 4 Half
CONDO UNIT	Ttl Bathrms:	8.5	8 1/2 Bathrms
CONDO UNIT	Ttl Bathrms:	9	9 + Bathrooms
CONDO UNIT	Ttl Bedrms:	00	
CONDO UNIT	Ttl Bedrms:	01	1 Bedroom
CONDO UNIT	Ttl Bedrms:	02	2 Bedrooms
CONDO UNIT	Ttl Bedrms:	03	3 Bedrooms
CONDO UNIT	Ttl Bedrms:	04	4 Bedrooms
CONDO UNIT	Ttl Bedrms:	05	5 Bedrooms
CONDO UNIT	Ttl Bedrms:	06	6 Bedrooms
CONDO UNIT	Ttl Bedrms:	07	7 Bedrooms
CONDO UNIT	Ttl Bedrms:	08	8 Bedrooms
CONDO UNIT	Ttl Bedrms:	09	9+ Bedrooms
CONDO MAIN	Exterior Wall 1:	01	Minimum
CONDO MAIN	Exterior Wall 1:	02	Comp./Wall Brd
CONDO MAIN	Exterior Wall 1:	03	Below Average
CONDO MAIN	Exterior Wall 1:	04	Single Siding
CONDO MAIN	Exterior Wall 1:	05	Average
CONDO MAIN	Exterior Wall 1:	06	Board & Batten
CONDO MAIN	Exterior Wall 1:	07	Asbest Shingle
CONDO MAIN	Exterior Wall 1:	08	Wood on Sheath
CONDO MAIN	Exterior Wall 1:	09	Logs
CONDO MAIN	Exterior Wall 1:	10	Above Average
CONDO MAIN	Exterior Wall 1:	11	Clapboard
CONDO MAIN	Exterior Wall 1:	12	Cedar or Redwd
CONDO MAIN	Exterior Wall 1:	13	Masonite
CONDO MAIN	Exterior Wall 1:	14	Wood Shingle
CONDO MAIN	Exterior Wall 1:	15	Concr/Cinder
CONDO MAIN	Exterior Wall 1:	16	Stucco on Wood
CONDO MAIN	Exterior Wall 1:	17	Stucco/Masonry
CONDO MAIN	Exterior Wall 1:	18	Asphalt
CONDO MAIN	Exterior Wall 1:	19	Brick Veneer
CONDO MAIN	Exterior Wall 1:	20	Brick/Masonry
CONDO MAIN	Exterior Wall 1:	21	Stone/Masonry
CONDO MAIN	Exterior Wall 1:	22	Precast Panel
CONDO MAIN	Exterior Wall 1:	23	Pre-cast Concr
CONDO MAIN	Exterior Wall 1:	24	Reinforc Concr
CONDO MAIN	Exterior Wall 1:	25	Vinyl Siding
CONDO MAIN	Exterior Wall 1:	26	Aluminum Sidng
CONDO MAIN	Exterior Wall 1:	27	Pre-finsh Metl
CONDO MAIN	Exterior Wall 1:	28	Glass/Thermo.
CONDO MAIN	Exterior Wall 1:	29	Cement Siding
CONDO MAIN	Exterior Wall 1:	X	TYPICAL
CONDO MAIN	Exterior Wall 2:	01	Minimum
CONDO MAIN	Exterior Wall 2:	02	Comp./Wall Brd
CONDO MAIN	Exterior Wall 2:	03	Below Average
CONDO MAIN	Exterior Wall 2:	04	Single Siding
CONDO MAIN	Exterior Wall 2:	05	Average
CONDO MAIN	Exterior Wall 2:	06	Board & Batten
CONDO MAIN	Exterior Wall 2:	07	Asbest Shingle
CONDO MAIN	Exterior Wall 2:	08	Wood on Sheath
CONDO MAIN	Exterior Wall 2:	09	Logs
CONDO MAIN	Exterior Wall 2:	10	Above Average
CONDO MAIN	Exterior Wall 2:	11	Clapboard
CONDO MAIN	Exterior Wall 2:	12	Cedar or Redwd

ALLOWABLE CONSTRUCTION ENTRIES
GORHAM, ME

Building Type	Attribute	Valid Code	Description
CONDO MAIN	Exterior Wall 2:	13	Masonite
CONDO MAIN	Exterior Wall 2:	14	Wood Shingle
CONDO MAIN	Exterior Wall 2:	15	Concr/Cinder
CONDO MAIN	Exterior Wall 2:	16	Stucco on Wood
CONDO MAIN	Exterior Wall 2:	17	Stucco/Masonry
CONDO MAIN	Exterior Wall 2:	18	Asphalt
CONDO MAIN	Exterior Wall 2:	19	Brick Veneer
CONDO MAIN	Exterior Wall 2:	20	Brick/Masonry
CONDO MAIN	Exterior Wall 2:	21	Stone/Masonry
CONDO MAIN	Exterior Wall 2:	22	Precast Panel
CONDO MAIN	Exterior Wall 2:	23	Pre-cast Concr
CONDO MAIN	Exterior Wall 2:	24	Reinforc Concr
CONDO MAIN	Exterior Wall 2:	25	Vinyl Siding
CONDO MAIN	Exterior Wall 2:	26	Aluminum Sidng
CONDO MAIN	Exterior Wall 2:	27	Pre-finsh Metl
CONDO MAIN	Exterior Wall 2:	28	Glass/Thermo.
CONDO MAIN	Exterior Wall 2:	29	Cement Siding
CONDO MAIN	Exterior Wall 2:	X	TYPICAL
CONDO MAIN	Foundation	1	
CONDO MAIN	Foundation	2	
CONDO MAIN	Foundation	3	
CONDO MAIN	Foundation	4	
CONDO MAIN	Foundation	5	
CONDO MAIN	Foundation	6	
CONDO MAIN	Foundation	7	
CONDO MAIN	Foundation	8	
CONDO MAIN	Foundation	9	
CONDO MAIN	Grade	01	Minimum
CONDO MAIN	Grade	02	Below Average
CONDO MAIN	Grade	03	Average
CONDO MAIN	Grade	04	Average +10
CONDO MAIN	Grade	05	Average +20
CONDO MAIN	Grade	06	Good
CONDO MAIN	Grade	07	Good +10
CONDO MAIN	Grade	08	Good +20
CONDO MAIN	Grade	09	Superior
CONDO MAIN	Grade	10	Superior +20
CONDO MAIN	Grade	11	
CONDO MAIN	Grade	12	
CONDO MAIN	Grade	13	
CONDO MAIN	Grade	14	
CONDO MAIN	Grade	15	
CONDO MAIN	Grade	16	
CONDO MAIN	Grade	17	
CONDO MAIN	Grade	X	TYPICAL
CONDO MAIN	Roof Cover	01	Metal/Tin
CONDO MAIN	Roof Cover	02	Rolled Compos
CONDO MAIN	Roof Cover	03	Asph/F Gls/Cmp
CONDO MAIN	Roof Cover	04	Tar & Gravel
CONDO MAIN	Roof Cover	05	Corrugated Asb
CONDO MAIN	Roof Cover	06	Asbestos Shing
CONDO MAIN	Roof Cover	07	Concrete Tile
CONDO MAIN	Roof Cover	08	Clay Tile
CONDO MAIN	Roof Cover	09	Enam Mtl Shing
CONDO MAIN	Roof Cover	10	Wood Shingle
CONDO MAIN	Roof Cover	11	Slate
CONDO MAIN	Roof Cover	12	Rubber Membran
CONDO MAIN	Roof Cover	13	Ondulene
CONDO MAIN	Roof Cover	14	NEW METAL
CONDO MAIN	Roof Cover	X	TYPICAL
CONDO MAIN	Roof Structure	01	Flat

ALLOWABLE CONSTRUCTION ENTRIES
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Building Type	Attribute	Valid Code	Description
CONDO MAIN	Roof Structure	02	Shed
CONDO MAIN	Roof Structure	03	Gable/Hip
CONDO MAIN	Roof Structure	04	Wood Truss
CONDO MAIN	Roof Structure	05	Salt Box
CONDO MAIN	Roof Structure	06	Mansard
CONDO MAIN	Roof Structure	07	Gambrel
CONDO MAIN	Roof Structure	08	Irregular
CONDO MAIN	Roof Structure	09	Rigid Frm/BJst
CONDO MAIN	Roof Structure	10	Steel Frm/Trus
CONDO MAIN	Roof Structure	11	Bowstring Trus
CONDO MAIN	Roof Structure	12	Reinforc Concr
CONDO MAIN	Roof Structure	13	Prestres Concr
CONDO MAIN	Roof Structure	X	TYPICAL
CONDO MAIN	Xtra Field 1:	Y	

DEPRECIATION TABLE
GORHAM, ME

Model	Description	Code	Age	Effective Age
00	Vacant	-	----	--
01	Residential	A	1944	32
01	Residential	A	1954	30
01	Residential	A	1961	25
01	Residential	A	1966	23
01	Residential	A	1971	21
01	Residential	A	1976	19
01	Residential	A	1981	17
01	Residential	A	1986	15
01	Residential	A	1991	13
01	Residential	A	1996	11
01	Residential	A	2001	10
01	Residential	A	2006	9
01	Residential	A	2012	8
01	Residential	A	2013	8
01	Residential	A	2014	7
01	Residential	A	2015	7
01	Residential	A	2016	6
01	Residential	A	2017	5
01	Residential	A	2018	4
01	Residential	A	2019	3
01	Residential	A	2020	2
01	Residential	A	2021	1
01	Residential	A	2022	0
01	Residential	E	1944	14
01	Residential	E	1954	12
01	Residential	E	1961	11
01	Residential	E	1966	10
01	Residential	E	1971	9
01	Residential	E	1976	8
01	Residential	E	1981	8
01	Residential	E	1986	7
01	Residential	E	1991	6
01	Residential	E	1996	5
01	Residential	E	2001	4
01	Residential	E	2006	3
01	Residential	E	2012	2
01	Residential	E	2013	2
01	Residential	E	2014	1
01	Residential	E	2015	1
01	Residential	E	2016	1
01	Residential	E	2017	1
01	Residential	E	2018	1
01	Residential	E	2019	2
01	Residential	E	2020	0
01	Residential	E	2021	0
01	Residential	E	2022	0
01	Residential	F	1944	42
01	Residential	F	1954	40
01	Residential	F	1961	34
01	Residential	F	1966	32
01	Residential	F	1971	28
01	Residential	F	1976	26
01	Residential	F	1981	22
01	Residential	F	1986	21
01	Residential	F	1991	20
01	Residential	F	1996	18
01	Residential	F	2001	16
01	Residential	F	2006	13
01	Residential	F	2012	12
01	Residential	F	2013	11

DEPRECIATION TABLE
GORHAM, ME

Model	Description	Code	Age	Effective Age
01	Residential	F	2014	9
01	Residential	F	2015	8
01	Residential	F	2016	7
01	Residential	F	2017	6
01	Residential	F	2018	5
01	Residential	F	2019	4
01	Residential	F	2020	3
01	Residential	F	2021	2
01	Residential	F	2022	1
01	Residential	G	1944	24
01	Residential	G	1954	24
01	Residential	G	1961	22
01	Residential	G	1966	18
01	Residential	G	1971	14
01	Residential	G	1976	13
01	Residential	G	1981	12
01	Residential	G	1986	10
01	Residential	G	1991	9
01	Residential	G	1996	8
01	Residential	G	2001	8
01	Residential	G	2006	7
01	Residential	G	2012	6
01	Residential	G	2013	6
01	Residential	G	2014	6
01	Residential	G	2015	6
01	Residential	G	2016	5
01	Residential	G	2017	4
01	Residential	G	2018	3
01	Residential	G	2019	2
01	Residential	G	2020	1
01	Residential	G	2021	0
01	Residential	G	2022	0
01	Residential	P	1944	50
01	Residential	P	1954	48
01	Residential	P	1961	40
01	Residential	P	1966	36
01	Residential	P	1971	34
01	Residential	P	1976	32
01	Residential	P	1981	30
01	Residential	P	1986	28
01	Residential	P	1991	26
01	Residential	P	1996	24
01	Residential	P	2001	22
01	Residential	P	2006	20
01	Residential	P	2012	16
01	Residential	P	2013	14
01	Residential	P	2014	12
01	Residential	P	2015	10
01	Residential	P	2016	9
01	Residential	P	2017	8
01	Residential	P	2018	7
01	Residential	P	2019	6
01	Residential	P	2020	5
01	Residential	P	2021	4
01	Residential	P	2022	3
01	Residential	U	----	0
02	Mobile Home	A	1993	60
02	Mobile Home	A	1998	55
02	Mobile Home	A	2003	50
02	Mobile Home	A	2008	40
02	Mobile Home	A	2013	30

DEPRECIATION TABLE
GORHAM, ME

Model	Description	Code	Age	Effective Age
02	Mobile Home	A	2018	25
02	Mobile Home	A	2019	15
02	Mobile Home	A	2020	10
02	Mobile Home	A	2021	5
02	Mobile Home	A	2022	5
02	Mobile Home	E	1993	30
02	Mobile Home	E	1998	25
02	Mobile Home	E	2003	20
02	Mobile Home	E	2008	15
02	Mobile Home	E	2013	10
02	Mobile Home	E	2018	5
02	Mobile Home	E	2019	3
02	Mobile Home	E	2020	3
02	Mobile Home	E	2021	3
02	Mobile Home	E	2022	3
02	Mobile Home	F	1993	70
02	Mobile Home	F	1998	65
02	Mobile Home	F	2003	60
02	Mobile Home	F	2008	50
02	Mobile Home	F	2013	40
02	Mobile Home	F	2018	30
02	Mobile Home	F	2019	25
02	Mobile Home	F	2020	20
02	Mobile Home	F	2021	20
02	Mobile Home	F	2022	20
02	Mobile Home	G	1993	30
02	Mobile Home	G	1998	25
02	Mobile Home	G	2003	20
02	Mobile Home	G	2008	15
02	Mobile Home	G	2013	10
02	Mobile Home	G	2018	5
02	Mobile Home	G	2019	3
02	Mobile Home	G	2020	3
02	Mobile Home	G	2021	3
02	Mobile Home	G	2022	3
02	Mobile Home	P	1993	75
02	Mobile Home	P	1998	70
02	Mobile Home	P	2003	65
02	Mobile Home	P	2008	60
02	Mobile Home	P	2013	50
02	Mobile Home	P	2018	35
02	Mobile Home	P	2019	30
02	Mobile Home	P	2020	25
02	Mobile Home	P	2021	25
02	Mobile Home	P	2022	25
03	Multi-Family	A	1944	32
03	Multi-Family	A	1954	30
03	Multi-Family	A	1961	25
03	Multi-Family	A	1966	23
03	Multi-Family	A	1971	21
03	Multi-Family	A	1976	19
03	Multi-Family	A	1981	17
03	Multi-Family	A	1986	15
03	Multi-Family	A	1991	13
03	Multi-Family	A	1996	11
03	Multi-Family	A	2001	10
03	Multi-Family	A	2006	9
03	Multi-Family	A	2012	8
03	Multi-Family	A	2013	8
03	Multi-Family	A	2014	7
03	Multi-Family	A	2015	7

DEPRECIATION TABLE
GORHAM, ME

Model	Description	Code	Age	Effective Age
03	Multi-Family	A	2016	6
03	Multi-Family	A	2017	5
03	Multi-Family	A	2018	4
03	Multi-Family	A	2019	3
03	Multi-Family	A	2020	2
03	Multi-Family	A	2021	1
03	Multi-Family	A	2022	0
03	Multi-Family	E	1944	14
03	Multi-Family	E	1954	12
03	Multi-Family	E	1961	11
03	Multi-Family	E	1966	10
03	Multi-Family	E	1971	9
03	Multi-Family	E	1976	8
03	Multi-Family	E	1981	8
03	Multi-Family	E	1986	7
03	Multi-Family	E	1991	6
03	Multi-Family	E	1996	5
03	Multi-Family	E	2001	4
03	Multi-Family	E	2006	3
03	Multi-Family	E	2012	2
03	Multi-Family	E	2013	2
03	Multi-Family	E	2014	1
03	Multi-Family	E	2015	1
03	Multi-Family	E	2016	1
03	Multi-Family	E	2017	1
03	Multi-Family	E	2018	1
03	Multi-Family	E	2019	2
03	Multi-Family	E	2020	0
03	Multi-Family	E	2021	0
03	Multi-Family	E	2022	0
03	Multi-Family	F	1944	42
03	Multi-Family	F	1954	40
03	Multi-Family	F	1961	34
03	Multi-Family	F	1966	32
03	Multi-Family	F	1971	28
03	Multi-Family	F	1976	26
03	Multi-Family	F	1981	22
03	Multi-Family	F	1986	21
03	Multi-Family	F	1991	20
03	Multi-Family	F	1996	18
03	Multi-Family	F	2001	16
03	Multi-Family	F	2006	13
03	Multi-Family	F	2012	12
03	Multi-Family	F	2013	11
03	Multi-Family	F	2014	9
03	Multi-Family	F	2015	8
03	Multi-Family	F	2016	7
03	Multi-Family	F	2017	6
03	Multi-Family	F	2018	5
03	Multi-Family	F	2019	4
03	Multi-Family	F	2020	3
03	Multi-Family	F	2021	2
03	Multi-Family	F	2022	1
03	Multi-Family	G	1944	24
03	Multi-Family	G	1954	24
03	Multi-Family	G	1961	22
03	Multi-Family	G	1966	18
03	Multi-Family	G	1971	14
03	Multi-Family	G	1976	13
03	Multi-Family	G	1981	12
03	Multi-Family	G	1986	10

DEPRECIATION TABLE
GORHAM, ME

Model	Description	Code	Age	Effective Age
03	Multi-Family	G	1991	9
03	Multi-Family	G	1996	8
03	Multi-Family	G	2001	8
03	Multi-Family	G	2006	7
03	Multi-Family	G	2012	6
03	Multi-Family	G	2013	6
03	Multi-Family	G	2014	6
03	Multi-Family	G	2015	6
03	Multi-Family	G	2016	5
03	Multi-Family	G	2017	4
03	Multi-Family	G	2018	3
03	Multi-Family	G	2019	2
03	Multi-Family	G	2020	1
03	Multi-Family	G	2021	0
03	Multi-Family	G	2022	0
03	Multi-Family	P	1944	50
03	Multi-Family	P	1954	48
03	Multi-Family	P	1961	40
03	Multi-Family	P	1966	36
03	Multi-Family	P	1971	34
03	Multi-Family	P	1976	32
03	Multi-Family	P	1981	30
03	Multi-Family	P	1986	28
03	Multi-Family	P	1991	26
03	Multi-Family	P	1996	24
03	Multi-Family	P	2001	22
03	Multi-Family	P	2006	20
03	Multi-Family	P	2012	16
03	Multi-Family	P	2013	14
03	Multi-Family	P	2014	12
03	Multi-Family	P	2015	10
03	Multi-Family	P	2016	9
03	Multi-Family	P	2017	8
03	Multi-Family	P	2018	7
03	Multi-Family	P	2019	6
03	Multi-Family	P	2020	5
03	Multi-Family	P	2021	4
03	Multi-Family	P	2022	3
03	Multi-Family	U	----	0
04	Condo Main	-	----	--
05	Res Condo	A	1944	32
05	Res Condo	A	1954	30
05	Res Condo	A	1961	25
05	Res Condo	A	1966	23
05	Res Condo	A	1971	21
05	Res Condo	A	1976	19
05	Res Condo	A	1981	17
05	Res Condo	A	1986	15
05	Res Condo	A	1991	13
05	Res Condo	A	1996	11
05	Res Condo	A	2001	10
05	Res Condo	A	2006	9
05	Res Condo	A	2012	8
05	Res Condo	A	2013	8
05	Res Condo	A	2014	7
05	Res Condo	A	2015	7
05	Res Condo	A	2016	6
05	Res Condo	A	2017	5
05	Res Condo	A	2018	4
05	Res Condo	A	2019	3
05	Res Condo	A	2020	2

DEPRECIATION TABLE
GORHAM, ME

Model	Description	Code	Age	Effective Age
05	Res Condo	A	2021	1
05	Res Condo	A	2022	0
05	Res Condo	E	1944	14
05	Res Condo	E	1954	12
05	Res Condo	E	1961	11
05	Res Condo	E	1966	10
05	Res Condo	E	1971	9
05	Res Condo	E	1976	8
05	Res Condo	E	1981	8
05	Res Condo	E	1986	7
05	Res Condo	E	1991	6
05	Res Condo	E	1996	5
05	Res Condo	E	2001	4
05	Res Condo	E	2006	3
05	Res Condo	E	2012	2
05	Res Condo	E	2013	2
05	Res Condo	E	2014	1
05	Res Condo	E	2015	1
05	Res Condo	E	2016	1
05	Res Condo	E	2017	1
05	Res Condo	E	2018	1
05	Res Condo	E	2019	2
05	Res Condo	E	2020	0
05	Res Condo	E	2021	0
05	Res Condo	E	2022	0
05	Res Condo	F	1944	42
05	Res Condo	F	1954	40
05	Res Condo	F	1961	34
05	Res Condo	F	1966	32
05	Res Condo	F	1971	28
05	Res Condo	F	1976	26
05	Res Condo	F	1981	22
05	Res Condo	F	1986	21
05	Res Condo	F	1991	20
05	Res Condo	F	1996	18
05	Res Condo	F	2001	16
05	Res Condo	F	2006	13
05	Res Condo	F	2012	12
05	Res Condo	F	2013	11
05	Res Condo	F	2014	9
05	Res Condo	F	2015	8
05	Res Condo	F	2016	7
05	Res Condo	F	2017	6
05	Res Condo	F	2018	5
05	Res Condo	F	2019	4
05	Res Condo	F	2020	3
05	Res Condo	F	2021	2
05	Res Condo	F	2022	1
05	Res Condo	G	1944	24
05	Res Condo	G	1954	24
05	Res Condo	G	1961	22
05	Res Condo	G	1966	18
05	Res Condo	G	1971	14
05	Res Condo	G	1976	13
05	Res Condo	G	1981	12
05	Res Condo	G	1986	10
05	Res Condo	G	1991	9
05	Res Condo	G	1996	8
05	Res Condo	G	2001	8
05	Res Condo	G	2006	7
05	Res Condo	G	2012	6

DEPRECIATION TABLE
GORHAM, ME

Model	Description	Code	Age	Effective Age
05	Res Condo	G	2013	6
05	Res Condo	G	2014	6
05	Res Condo	G	2015	6
05	Res Condo	G	2016	5
05	Res Condo	G	2017	4
05	Res Condo	G	2018	3
05	Res Condo	G	2019	2
05	Res Condo	G	2020	1
05	Res Condo	G	2021	0
05	Res Condo	G	2022	0
05	Res Condo	P	1944	50
05	Res Condo	P	1954	48
05	Res Condo	P	1961	40
05	Res Condo	P	1966	36
05	Res Condo	P	1971	34
05	Res Condo	P	1976	32
05	Res Condo	P	1981	30
05	Res Condo	P	1986	28
05	Res Condo	P	1991	26
05	Res Condo	P	1996	24
05	Res Condo	P	2001	22
05	Res Condo	P	2006	20
05	Res Condo	P	2012	16
05	Res Condo	P	2013	14
05	Res Condo	P	2014	12
05	Res Condo	P	2015	10
05	Res Condo	P	2016	9
05	Res Condo	P	2017	8
05	Res Condo	P	2018	7
05	Res Condo	P	2019	6
05	Res Condo	P	2020	5
05	Res Condo	P	2021	4
05	Res Condo	P	2022	3
05	Res Condo	U	----	0
06	Com Condo	A	1981	19
06	Com Condo	A	1983	18
06	Com Condo	A	1985	17
06	Com Condo	A	1987	17
06	Com Condo	A	1989	16
06	Com Condo	A	1991	15
06	Com Condo	A	1993	14
06	Com Condo	A	1995	13
06	Com Condo	A	1997	12
06	Com Condo	A	1999	11
06	Com Condo	A	2001	10
06	Com Condo	A	2003	9
06	Com Condo	A	2005	8
06	Com Condo	A	2006	7
06	Com Condo	A	2009	6
06	Com Condo	A	2011	5
06	Com Condo	A	2013	4
06	Com Condo	A	2015	3
06	Com Condo	A	2017	2
06	Com Condo	A	2018	1
06	Com Condo	A	2022	0
06	Com Condo	E	1983	10
06	Com Condo	E	1987	9
06	Com Condo	E	1989	8
06	Com Condo	E	1991	6
06	Com Condo	E	2001	4
06	Com Condo	E	2005	3

DEPRECIATION TABLE
GORHAM, ME

Model	Description	Code	Age	Effective Age
06	Com Condo	E	2012	2
06	Com Condo	E	2015	1
06	Com Condo	E	2016	0
06	Com Condo	F	1981	22
06	Com Condo	F	1983	21
06	Com Condo	F	1987	20
06	Com Condo	F	1989	19
06	Com Condo	F	1991	18
06	Com Condo	F	1993	17
06	Com Condo	F	1995	16
06	Com Condo	F	1997	15
06	Com Condo	F	1999	14
06	Com Condo	F	2001	13
06	Com Condo	F	2003	12
06	Com Condo	F	2005	11
06	Com Condo	F	2008	10
06	Com Condo	F	2010	9
06	Com Condo	F	2012	8
06	Com Condo	F	2014	7
06	Com Condo	F	2015	6
06	Com Condo	F	2017	5
06	Com Condo	F	2021	4
06	Com Condo	F	2022	3
06	Com Condo	G	1981	16
06	Com Condo	G	1983	15
06	Com Condo	G	1987	14
06	Com Condo	G	1989	13
06	Com Condo	G	1991	12
06	Com Condo	G	1993	11
06	Com Condo	G	1995	10
06	Com Condo	G	1997	9
06	Com Condo	G	1999	8
06	Com Condo	G	2001	7
06	Com Condo	G	2003	6
06	Com Condo	G	2005	5
06	Com Condo	G	2008	4
06	Com Condo	G	2012	3
06	Com Condo	G	2015	2
06	Com Condo	G	2017	1
06	Com Condo	G	2022	0
06	Com Condo	P	1981	25
06	Com Condo	P	1983	24
06	Com Condo	P	1987	23
06	Com Condo	P	1989	22
06	Com Condo	P	1991	21
06	Com Condo	P	1995	19
06	Com Condo	P	1997	18
06	Com Condo	P	2001	16
06	Com Condo	P	2003	15
06	Com Condo	P	2005	14
06	Com Condo	P	2008	13
06	Com Condo	P	2010	12
06	Com Condo	P	2012	11
06	Com Condo	P	2014	10
06	Com Condo	P	2015	9
06	Com Condo	P	2017	8
06	Com Condo	P	2021	7
06	Com Condo	P	2022	6
07	TRAVEL TRAILER	A	2005	18
07	TRAVEL TRAILER	A	2006	17
07	TRAVEL TRAILER	A	2007	16

DEPRECIATION TABLE
GORHAM, ME

Model	Description	Code	Age	Effective Age
07	TRAVEL TRAILER	A	2008	15
07	TRAVEL TRAILER	A	2009	14
07	TRAVEL TRAILER	A	2010	13
07	TRAVEL TRAILER	A	2011	12
07	TRAVEL TRAILER	A	2012	11
07	TRAVEL TRAILER	A	2013	10
07	TRAVEL TRAILER	A	2014	9
07	TRAVEL TRAILER	A	2015	8
07	TRAVEL TRAILER	A	2016	7
07	TRAVEL TRAILER	A	2017	6
07	TRAVEL TRAILER	A	2018	5
07	TRAVEL TRAILER	A	2019	4
07	TRAVEL TRAILER	A	2020	3
07	TRAVEL TRAILER	A	2021	2
07	TRAVEL TRAILER	A	2022	1
07	TRAVEL TRAILER	F	2010	18
07	TRAVEL TRAILER	F	2011	15
07	TRAVEL TRAILER	F	2012	14
07	TRAVEL TRAILER	F	2013	12
07	TRAVEL TRAILER	F	2014	10
07	TRAVEL TRAILER	F	2015	9
07	TRAVEL TRAILER	F	2016	8
07	TRAVEL TRAILER	F	2017	7
07	TRAVEL TRAILER	F	2018	5
07	TRAVEL TRAILER	F	2019	4
07	TRAVEL TRAILER	F	2020	3
07	TRAVEL TRAILER	F	2021	2
07	TRAVEL TRAILER	F	2022	1
07	TRAVEL TRAILER	P	2012	18
07	TRAVEL TRAILER	P	2013	15
07	TRAVEL TRAILER	P	2014	12
07	TRAVEL TRAILER	P	2015	10
07	TRAVEL TRAILER	P	2016	9
07	TRAVEL TRAILER	P	2017	8
07	TRAVEL TRAILER	P	2018	5
07	TRAVEL TRAILER	P	2019	4
07	TRAVEL TRAILER	P	2020	3
07	TRAVEL TRAILER	P	2021	2
07	TRAVEL TRAILER	P	2022	1
10	TEST	A	2003	12
10	TEST	A	2004	11
10	TEST	A	2005	10
10	TEST	A	2006	11
10	TEST	A	2007	9
10	TEST	A	2008	8
10	TEST	A	2009	6
10	TEST	A	2010	5
10	TEST	A	2011	4
10	TEST	A	2012	3
10	TEST	A	2013	2
10	TEST	A	2014	1
10	TEST	A	2015	0
10	TEST	A	2016	-1
10	TEST	A	2017	-2
10	TEST	A	2018	-3
10	TEST	A	2019	-4
10	TEST	A	2020	-5
10	TEST	A	2021	-6
10	TEST	A	2022	-7
10	TEST	F	2008	18
10	TEST	F	2009	15

DEPRECIATION TABLE
GORHAM, ME

Model	Description	Code	Age	Effective Age
10	TEST	F	2010	14
10	TEST	F	2011	12
10	TEST	F	2012	10
10	TEST	F	2013	9
10	TEST	F	2014	8
10	TEST	F	2015	7
10	TEST	F	2016	5
10	TEST	F	2017	4
10	TEST	F	2018	3
10	TEST	F	2019	2
10	TEST	F	2020	1
10	TEST	P	2010	18
10	TEST	P	2011	15
10	TEST	P	2012	12
10	TEST	P	2013	10
10	TEST	P	2014	9
10	TEST	P	2015	8
10	TEST	P	2016	5
10	TEST	P	2017	4
10	TEST	P	2018	3
10	TEST	P	2019	2
10	TEST	P	2020	1
103	ADU	-	----	--
94	Partitioned	A	1981	19
94	Partitioned	A	1983	18
94	Partitioned	A	1985	17
94	Partitioned	A	1987	17
94	Partitioned	A	1989	16
94	Partitioned	A	1991	15
94	Partitioned	A	1993	14
94	Partitioned	A	1995	13
94	Partitioned	A	1997	12
94	Partitioned	A	1999	11
94	Partitioned	A	2001	10
94	Partitioned	A	2003	9
94	Partitioned	A	2005	8
94	Partitioned	A	2006	7
94	Partitioned	A	2009	6
94	Partitioned	A	2011	5
94	Partitioned	A	2013	4
94	Partitioned	A	2015	3
94	Partitioned	A	2017	2
94	Partitioned	A	2018	1
94	Partitioned	A	2022	0
94	Partitioned	E	1983	10
94	Partitioned	E	1987	9
94	Partitioned	E	1989	8
94	Partitioned	E	1991	6
94	Partitioned	E	2001	4
94	Partitioned	E	2005	3
94	Partitioned	E	2012	2
94	Partitioned	E	2015	1
94	Partitioned	E	2016	0
94	Partitioned	F	1981	22
94	Partitioned	F	1983	21
94	Partitioned	F	1987	20
94	Partitioned	F	1989	19
94	Partitioned	F	1991	18
94	Partitioned	F	1993	17
94	Partitioned	F	1995	16
94	Partitioned	F	1997	15

DEPRECIATION TABLE
GORHAM, ME

Model	Description	Code	Age	Effective Age
94	Partitioned	F	1999	14
94	Partitioned	F	2001	13
94	Partitioned	F	2003	12
94	Partitioned	F	2005	11
94	Partitioned	F	2008	10
94	Partitioned	F	2010	9
94	Partitioned	F	2012	8
94	Partitioned	F	2014	7
94	Partitioned	F	2015	6
94	Partitioned	F	2017	5
94	Partitioned	F	2021	4
94	Partitioned	F	2022	3
94	Partitioned	G	1981	16
94	Partitioned	G	1983	15
94	Partitioned	G	1987	14
94	Partitioned	G	1989	13
94	Partitioned	G	1991	12
94	Partitioned	G	1993	11
94	Partitioned	G	1995	10
94	Partitioned	G	1997	9
94	Partitioned	G	1999	8
94	Partitioned	G	2001	7
94	Partitioned	G	2003	6
94	Partitioned	G	2005	5
94	Partitioned	G	2008	4
94	Partitioned	G	2012	3
94	Partitioned	G	2015	2
94	Partitioned	G	2017	1
94	Partitioned	G	2022	0
94	Partitioned	P	1981	25
94	Partitioned	P	1983	24
94	Partitioned	P	1987	23
94	Partitioned	P	1989	22
94	Partitioned	P	1991	21
94	Partitioned	P	1995	19
94	Partitioned	P	1997	18
94	Partitioned	P	2001	16
94	Partitioned	P	2003	15
94	Partitioned	P	2005	14
94	Partitioned	P	2008	13
94	Partitioned	P	2010	12
94	Partitioned	P	2012	11
94	Partitioned	P	2014	10
94	Partitioned	P	2015	9
94	Partitioned	P	2017	8
94	Partitioned	P	2021	7
94	Partitioned	P	2022	6
95	Serv Station	A	1981	19
95	Serv Station	A	1983	18
95	Serv Station	A	1985	17
95	Serv Station	A	1987	17
95	Serv Station	A	1989	16
95	Serv Station	A	1991	15
95	Serv Station	A	1993	14
95	Serv Station	A	1995	13
95	Serv Station	A	1997	12
95	Serv Station	A	1999	11
95	Serv Station	A	2001	10
95	Serv Station	A	2003	9
95	Serv Station	A	2005	8
95	Serv Station	A	2006	7

DEPRECIATION TABLE
GORHAM, ME

Model	Description	Code	Age	Effective Age
95	Serv Station	A	2009	6
95	Serv Station	A	2011	5
95	Serv Station	A	2013	4
95	Serv Station	A	2015	3
95	Serv Station	A	2017	2
95	Serv Station	A	2018	1
95	Serv Station	A	2022	0
95	Serv Station	E	1983	10
95	Serv Station	E	1987	9
95	Serv Station	E	1989	8
95	Serv Station	E	1991	6
95	Serv Station	E	2001	4
95	Serv Station	E	2005	3
95	Serv Station	E	2012	2
95	Serv Station	E	2015	1
95	Serv Station	E	2016	0
95	Serv Station	F	1981	22
95	Serv Station	F	1983	21
95	Serv Station	F	1987	20
95	Serv Station	F	1989	19
95	Serv Station	F	1991	18
95	Serv Station	F	1993	17
95	Serv Station	F	1995	16
95	Serv Station	F	1997	15
95	Serv Station	F	1999	14
95	Serv Station	F	2001	13
95	Serv Station	F	2003	12
95	Serv Station	F	2005	11
95	Serv Station	F	2008	10
95	Serv Station	F	2010	9
95	Serv Station	F	2012	8
95	Serv Station	F	2014	7
95	Serv Station	F	2015	6
95	Serv Station	F	2017	5
95	Serv Station	F	2021	4
95	Serv Station	F	2022	3
95	Serv Station	G	1981	16
95	Serv Station	G	1983	15
95	Serv Station	G	1987	14
95	Serv Station	G	1989	13
95	Serv Station	G	1991	12
95	Serv Station	G	1993	11
95	Serv Station	G	1995	10
95	Serv Station	G	1997	9
95	Serv Station	G	1999	8
95	Serv Station	G	2001	7
95	Serv Station	G	2003	6
95	Serv Station	G	2005	5
95	Serv Station	G	2008	4
95	Serv Station	G	2012	3
95	Serv Station	G	2015	2
95	Serv Station	G	2017	1
95	Serv Station	G	2022	0
95	Serv Station	P	1981	25
95	Serv Station	P	1983	24
95	Serv Station	P	1987	23
95	Serv Station	P	1989	22
95	Serv Station	P	1991	21
95	Serv Station	P	1995	19
95	Serv Station	P	1997	18
95	Serv Station	P	2001	16

DEPRECIATION TABLE
GORHAM, ME

Model	Description	Code	Age	Effective Age
95	Serv Station	P	2003	15
95	Serv Station	P	2005	14
95	Serv Station	P	2008	13
95	Serv Station	P	2010	12
95	Serv Station	P	2012	11
95	Serv Station	P	2014	10
95	Serv Station	P	2015	9
95	Serv Station	P	2017	8
95	Serv Station	P	2021	7
95	Serv Station	P	2022	6
96	Open Bldg	A	1981	19
96	Open Bldg	A	1983	18
96	Open Bldg	A	1985	17
96	Open Bldg	A	1987	17
96	Open Bldg	A	1989	16
96	Open Bldg	A	1991	15
96	Open Bldg	A	1993	14
96	Open Bldg	A	1995	13
96	Open Bldg	A	1997	12
96	Open Bldg	A	1999	11
96	Open Bldg	A	2001	10
96	Open Bldg	A	2003	9
96	Open Bldg	A	2005	8
96	Open Bldg	A	2006	7
96	Open Bldg	A	2009	6
96	Open Bldg	A	2011	5
96	Open Bldg	A	2013	4
96	Open Bldg	A	2015	3
96	Open Bldg	A	2017	2
96	Open Bldg	A	2018	1
96	Open Bldg	A	2022	0
96	Open Bldg	E	1983	10
96	Open Bldg	E	1987	9
96	Open Bldg	E	1989	8
96	Open Bldg	E	1991	6
96	Open Bldg	E	2001	4
96	Open Bldg	E	2005	3
96	Open Bldg	E	2012	2
96	Open Bldg	E	2015	1
96	Open Bldg	E	2016	0
96	Open Bldg	F	1981	22
96	Open Bldg	F	1983	21
96	Open Bldg	F	1987	20
96	Open Bldg	F	1989	19
96	Open Bldg	F	1991	18
96	Open Bldg	F	1993	17
96	Open Bldg	F	1995	16
96	Open Bldg	F	1997	15
96	Open Bldg	F	1999	14
96	Open Bldg	F	2001	13
96	Open Bldg	F	2003	12
96	Open Bldg	F	2005	11
96	Open Bldg	F	2008	10
96	Open Bldg	F	2010	9
96	Open Bldg	F	2012	8
96	Open Bldg	F	2014	7
96	Open Bldg	F	2015	6
96	Open Bldg	F	2017	5
96	Open Bldg	F	2021	4
96	Open Bldg	F	2022	3
96	Open Bldg	G	1981	16

DEPRECIATION TABLE
GORHAM, ME

Model	Description	Code	Age	Effective Age
96	Open Bldg	G	1983	15
96	Open Bldg	G	1987	14
96	Open Bldg	G	1989	13
96	Open Bldg	G	1991	12
96	Open Bldg	G	1993	11
96	Open Bldg	G	1995	10
96	Open Bldg	G	1997	9
96	Open Bldg	G	1999	8
96	Open Bldg	G	2001	7
96	Open Bldg	G	2003	6
96	Open Bldg	G	2005	5
96	Open Bldg	G	2008	4
96	Open Bldg	G	2012	3
96	Open Bldg	G	2015	2
96	Open Bldg	G	2017	1
96	Open Bldg	G	2022	0
96	Open Bldg	P	1981	25
96	Open Bldg	P	1983	24
96	Open Bldg	P	1987	23
96	Open Bldg	P	1989	22
96	Open Bldg	P	1991	21
96	Open Bldg	P	1995	19
96	Open Bldg	P	1997	18
96	Open Bldg	P	2001	16
96	Open Bldg	P	2003	15
96	Open Bldg	P	2005	14
96	Open Bldg	P	2008	13
96	Open Bldg	P	2010	12
96	Open Bldg	P	2012	11
96	Open Bldg	P	2014	10
96	Open Bldg	P	2015	9
96	Open Bldg	P	2017	8
96	Open Bldg	P	2021	7
96	Open Bldg	P	2022	6

GORHAM, ME
FY 2022 DATA COLLECTION
DATA COLLECTION GUIDELINES

The following is a list of the Data Collection Guidelines for the town of GORHAM, ME. The VISION Data Collection Manual should be followed for all areas not covered by these guidelines. Any other questions should be referred to the supervisor and /or the assessor.

INSPECTIONS

Procedure: Identification badges are to be displayed clearly upon entering a premise. Letter of identification is to be shown to Property Owner. Vests are required. You are not allowed in the field without your identification badge.

Field personnel are required to first obtain permission of the property owner by approaching the front door access.

No Interior or Exterior Inspection will be done if the person at home is under the age of 18. Go back another time.

In the event, no one is home an exterior measure and listing would be conducted.

If the owner refuses access and asks that the data collector to leave, the collector is instructed to leave the premises immediately. This is considered a refusal. Log the address and information into the refusal log by the next business day. (see Section 28)

The interior inspection does not occur during Phase 1 of data collecting because of the Covid-19 pandemic. After the initial visit, inspection letters will be mailed directly to homeowner requesting an interior inspection.

Data Collectors are not to discuss with any property owner or property occupant in the Town, the value or assessment of any property they inspect, the property taxes being paid on the property being inspected, or any aspect of the local budget or various town issues or political matters.

DO NOT MEASURE PROPERTIES AT ALL WHEN:

- **No trespassing sign—do not go on the property**
- **Locked gates—do not enter**
- **Rear fence—do not enter (Only measure the front unless Authorized by Occupant)**

Do NOT change GRADE or DEPRECIATION CODE on card. Those items will be addressed during the field review portion of the project.

1. Property Factors:

Topography -	Check off and add appropriate comments in notes.
Utilities -	Wells (already noted), public water, and septic.
Street or Road -	Check off applicable items.
Location -	All Rural.

2. Fireplaces:

Use **FPL1**, **FPL2**, and **FPL3** on all cards according to the normal story height of each building. Add **FPO**'s as needed.

Non – functional fireplaces **HRTH** with appropriate comments in the notes section.

Gas fireplaces are **FPL.**

Please note any wood stoves, pellet stoves, and exterior wood burning furnaces in the building notes section of the parcel card.

3. Extra Feature not commonly picked up:

Kitchen **KITC** # of Units In table @ $15000
Put in building notes section the location in house, i.e. "KITC in bsmt."
Count all extra plumbing fixtures, and enter location(s) in notes section.

4. Year:

AYB will not change or will be current year if new. EYB will be adjusted to 2022 for new to reflect revaluation year.

5. Pools:

PICK UP all in ground pools. Note the diameter of round and oval pools. Rectangle pools measurement in square feet should be noted in the building notes section so they may be picked up as real property during the field review portion of the project.

6. Wood decks:

Pick up all wood decks **over 24 square feet** and not attached to buildings, units listed as S.F. Use outbuilding code: WDK

7. Sheds: Pick up all sheds, wood and metal, units = S.F.
SHD1 – Average shed
SHD2 – Good Quality shed
SHD3 – Low Cost shed

8. Tennis Courts:

Pick up. Outbuilding code = TEN, units = S.F.

9. Detached garage with apartment up:

If this is the primary residence, use Style = 44 "Apt over Garage" and land use code 1010.

Add as BUILDING #2 if not the only house on parcel. Use style = 44 "Apt over Garage" and land use code 1090. Estimate interior details.

10. In law Apartments or Cottage Industries:

Keep correct building style, (if cape it is still **04**). Occupancy will be **02.** Keep the normal Land Use Code. Add appropriate comments in notes section including room count and location in building. Add as BUILDING #2 if in law is a separate building.

11. Outbuilding Depreciation Chart.

Excellent:	90%	Fair:	30%
Good:	75%	Poor:	10%
Average:	50%		

12. Gambrel or Dutch Colonials:

List the upper story as **FUS**. Note any rear dormer %. If there are no dormers and there is a substantial story height problem, list as **TQS.**

13. Exterior and Interior Condition:

An overall judgement of the building's exterior and interior condition for the building's age will be made at listing. Use the following notes in the notes section.

IE:	Interior Excellent	**EE:**	Exterior Excellent
IG:	Interior Good	**EG:**	Exterior Good
IA:	Interior Average	**EA:**	Exterior Average
IF:	Interior Fair	**EF:**	Exterior Fair
IP:	Interior Poor	**EP:**	Exterior Poor

If you observe the condition is excellent, fair, or poor, please support the condition with building notes. Example of supporting notes are "bowing

walls", "mold on ceiling and walls", "excessive deferred maintenance", "kitchen complete renovation", etc.

14. Functional Obsolescence:

Obsolescence may apply where defects in design have adversely affected value. Explain in the notes section of parcel card. Examples are:

Poor room layout
Low ceilings
Walk through bedrooms
Sump pump
Wet, low, or dirt basement (full or partial)
Excessive settle – sag
Poor electrical

15. Kitchen and Bath Styles: Assessor requests notes for Formica/granite/stone counter tops, unusual flooring, etc. in notes section.

BATH:

Tub with feet, all old type fixtures, no vent, etc.:	Old Style **01**
Updated or modern fixtures:	Modern **02**
Many fixtures, marble, extravagant, etc.:	Above Avg **03**

DO NOT FORGET to pick up additional plumbing fixtures

KITCHEN:

Minimum cabinets, old style fixtures, etc.:	Old Style **01**
Updated cabinets or modern fixtures:	Modern **02**
Many built-ins; stone or marble, etc.;	Above Avg **03**

16. Finished Basements:

Basements will be considered finished if they have THREE of the following four factors:

1. Finished walls
2. Finished floors
3. Finished ceilings
4. Heat

Note if **ANY** of these factors are present in the basement, if basement is under construction, or if basement has just walls and ceiling, but no floor or heat. **THIS IS IMPORTANT. Note in building notes.**

BE SURE TO MEASURE FINISHED AREA

17. Room Counts:

The total number of rooms and bedrooms will be counted, including the SFB in raised ranches and split levels. All other buildings will include only those on the first and upper floors. **ALL BATHS** will be counted regardless of location.

18. Basement Garages:

Use sub area code **UGR.**

19. Attics:

Use sub area codes **UAT** and **FAT** above upper stories only. Use sub area codes **UHS** and **FHS** above first stories only. The exception is that if a wall height problem is evident above a first story, use sub area codes **UAT** and **FAT**, and add appropriate comment in notes section.

20. Upper Stories:

Use sub area code **TQS** only on conventional style when eaves cut windows at three quarter height, or on capes with more than 50% length (counting both sides) but less than full length dormer coverage. Cape style house with no dormers, use FHS or UHS. **ASK WHEN IN DOUBT.** Consistency is important. Use the old field card as a guide.

21. Measurements:

CHECK ALL MEASUREMENTS OF ALL BUILDINGS AND OUTBUILDINGS. NO EXCEPTIONS WILL BE CONSIDERED.

22. Barns.

Attached barns will not be included on sketches. Include in outbuilding chart using condition guidelines.

23. Porches:

Use sub area code **FEP** if enclosed porch has finished walls, floors, and ceilings. Use sub area code **UEP** if enclosed porch is not finished on interior. Use sub area code **FOP** on all open porches.

23A. Gazebos:

Units = square feet. Residential codes to use are:
GAZA – Low cost, below average condition
GAZB – Average quality and materials
GAZC – Good quality & materials

24. Patios:

Include all attached patios on sketch. Use sub area code **PTO**. If there is a detached patio, put in OB chart as **PAT1** (avg.) or **PAT2** (good).

25. Special Features:

Heat Pump/Mini-split A/C – Construction detail A/C code 02.
Generators – Extra feature code GEN1, unit = each.

Anything you consider of additional value should be noted in the notes section. When in doubt, note it and **ASK.**

26. Residential and Antique Styles:

- *STYLE*-Please See the chart below:

01	Ranch
02	Split-Level
03	Colonial
04	Cape Cod
05	Bungalow
06	Conventional
07	Modern/Contemp.
08	Raised Ranch
09	Three Family
10	Family Duplex
11	Family Conversion
20	Mobile Home
36	Camp (seasonal only, no heat, on piers or cinder blocks)
44	Apt. over Garage
55	Condominium
60	Federalist
63	Antique
94	Outbuildings
99	Vacant Land
102	Travel Trailer (campground only, don't use for resid.)

Pick up antique (style 63) buildings only when appropriate (must be built in 1850 or prior). Just because a building is old does not make it an antique. Features such as wide pine floors, numerous fireplaces (whether they all work or not), exposed beams, antique moldings, wood paneling, wainscoting, solid wood antique doors, antique hardware, a sign on the outside of the house that boasts the old age of the house, beehive ovens, antique staircases, and an interior finish consistent with the antique nature of the house. The only exception to the antique appeal is that buyers expect the plumbing facilities to be relatively modern and sufficient for the grade of the house and that the kitchen have functional utility of a modern kitchen if graded above average. An antique home does not require all of the above

features to be called an Antique but it does require a few notes about features.

27. Docks:

Pick up all docks over 100 square feet only, such as docks with sitting area. When in doubt, **ASK.** PICK UP Docks using OB code:

DCK1	**RESIDENTIAL**	**UNIT = S.F.**
DCK2	**COMMERCIAL**	**UNIT = S.F.**

28. Refusals:

If not allowed to measure, estimate sizes and sub areas. Use good judgement when estimating. Enter all refusals **onto the refusal listing log**. The assessor will contact the owners to make other listing arrangements. The assessor will also probably make the final decision as to all estimates, both interior and exterior.

Please remember just because a homeowner wants an "appointment" or is "too busy at that time" that is not a refusal. A refusal is when they do not want you on their property for an inspection at all.
Use good judgment and be respectful. The Assessor will contact these property owners and make other listing arrangements.

29. General Notes.

Any comments the owner makes regarding the condition or construction of the building should be noted. Interior condition will be noted, along with any other features which may affect value. If address is different than property record card states, note it, **DO NOT CHANGE CARD**. Note any layout or design deficiencies (see item 14). Also, note if there is a ROW, topo problem, easement, etc. under "deed notes", or if there is a year round **view** make note under "**visit history line notes**" rather than "Building Notes".
Do not use the word "VIEW" on the card at all.
"Improved water location" is better.

Any notes which are clearly obsolete may be removed. When in doubt, leave the note.

INTERIOR & EXTERIOR CONDITION TO GO ON LINE 1 OF NOTES PRECEDED BY YEAR 2021 OR 2022.

Apartment buildings more than 3 Family use:
If you are listing an income property, note the following:

1. Number of apartments in building.
2. Number of BR in each unit.
3. Rent received for each unit.
4. Note if any utilities are included in rent.

LEGIBLE HANDWRITING IS A REQUIREMENT. ANYTHING NOT CLEAR WILL BE RETURNED TO LISTER FOR RE – CHECKING.

30. Callbacks:

ALL VISITS TO PROPERTIES WILL BE DOCUMENTED ON PROPERTY RECORD CARDS. NO EXCEPTIONS.

At this time, Phase 1 will be to measure all buildings. Phase 2 will be interior entry inspections. Later in 2021, the **Callback** letters will be mailed, using the same group/phase as the data collection. The property owner will call to schedule an appointment.

One additional visit will be made during the callback appointment. Parcels with previous 2021/2022 visit history code = **14 "No Trespassing"**, a full measure and inspection of all buildings must be conducted during the call back appointment.

The final inspection must be entered into the visit history section of the parcel card. See the last page of guidelines for visit history codes to use.

31. Conduct:

Remember you are a representative of the Town of GORHAM, ME and Cumberland County Regional Assessing. Conduct yourself accordingly. The supervisor **WILL** be checking the work done here, including listening to comments made by the property owners. You are the most visible member of the revaluation team, and good public relations are part of your responsibility.

32. Production:

The production log **WILL BE FILLED OUT COMPLETELY EVERY MORNING.** Any questions resulting from the previous work period should be ready for review with the supervisor or the assessor. Work hours and other routine matters will be set up at the beginning of the job, and updated as needed.

33. Under Construction:

If you observe significant unfinished areas of construction on the buildings or outbuildings, put a UC in the special condition line in the depreciation section on the back of the parcel card. Please note where the construction is and what the percentage of completion is in the building notes area with

the date observed. A form will be provided to calculate percentage finished.

34. Video Imaging:

Data Collector must take one photograph of each improved parcel. The **date the photograph is taken MUST be recorded on the image**. A picture log must be accurately completed by the data collector. Multiple photographs of some selected improved parcels may be required where additional building cards have been added to the property card record.

Pictures will be taken from building corners, front or opposite rear, to capture two exterior sides whenever possible. Take image of house from opposite corner of current photo on card when a good image is possible.

35. Solar & Wind Energy:

All existing SOL codes or WND codes leave as are. All newly discovered solar or wind are to be put in as SOL3 and WND3 respectively.

Use code SOL3, unit = 1 year built = 2021, 100% condition.

If there are solar panels on the house AND a second solar array is located on the property, then unit = two.

36. Visit History Codes to Use:

01 = Initial Measure (1 visit)
02 = Listed
04 = Vacant
07 = Measured/Interior Info take at door
08 = Refusal
09 = Exterior Inspection
12 = Permit Call Back No Answer
13 = Info by phone
14 = NO Trespassing posted (Enter address & info in NO Trespassing Log)
44 = DC complete (replaces 00 code used other towns)
50 = Permit Inspection: Not Started
51 = Permit Inspection: New Construction UC
52 = Permit Inspection: Remodel in Progress
53 = Permit Inspection: Complete

Complex Codes Report
GORHAM, ME

Condo Cmplx	Description	Num Lvl	Num Units	Pct Ownshp	Complex Adj
01	PARK SOUTH	2	20		1.19
02	SHEPARDS WAY	1	1		1.23
03	RIDGEFIELD	1	88		0.90
04	MORRILL PLACE	1	20		1.00
05	20 GREEN STR	2	2		1.00
06	BARSTOW HLDS		40		1.00
07	ATLANTIC HDWDS	1	6		1.00
08	GORHAM LANDING		8		1.00
10	VIL CNTR CONDO	2	5		1.00
50 WR	WILSON ROAD	2	2		1.00
BBC	BRACKETT BRCON	2	14		1.00
BWE	BRAMBLEWOOD ES	1	10		0.89
CC	COTTAGE COURT	1	10		1.00
COM	COM				1.00
GDW	GOODWILL	1	13		1.00
GF	GRADY FARM		16		1.07
HFS	HAWKES FARM	2	44		1.25
HRC	HUSTON RD COT	1	2		1.00
HWY	HEDGEWAY	1	2		1.00
LF	LITTEL FALLS	2	8		1.00
MBW	MEADOWBROOK W		40		1.00
ML	MEADOWLAND	2	25		1.00
NP	NATALEE PLACE	1	23		1.00
OAK	OAKLEDGE		2		1.00
PCC	PRESUMP CV	2	12		1.00
RES	RES	2			1.05
SBC	SNOWBIRD	1	8		0.75
SCH	SCHONARD OWN	2	8		1.00
SSA	SOUTHSTRCONDOS	2	1		1.00
SSH	SIMONA SHORES	1	14		1.00
STFD	STONEFIELD	2	24		1.00
TEC	TYNG EST	2	2		1.00
TEMP	TEMP				1.00
VC	VILL XING 1	1	12		1.00
VC2	VILL XING 2	2	13		1.00
VCT	VILLAGE CR TWN		12		1.00
VCV	VILLAGE CR VIL		13		1.00
VPC	VISTA PARK	1	4		1.00
WDS	WOODSIDE		8		1.00
WE	WOODS EDGE	2	22		1.00
WHC	WARD HILL		14		1.00

Condo Unit Location Report
GORHAM, ME

Condo Complex	Unit Location	Description	Percent Adjustment
01			
10	10	VIL CTR CONDO	57
10	20	2ND FL VIL CTR	40
A	EL	Near Elevator	85
A	LA	Over Laundry	60
P	EL	Near Elevator	85
P	LA	Over Laundry	60
P	PL	Near Pool	120
VC2	01	TOWNHOUSE	1

SECTION G
COMMERCIAL/INDUSTRIAL
VALUATION METHODOLOGY

The purpose of the mass appraisal is to determine an opinion of the market value of all the commercial properties in Gorham for April 1, 2022. In the appraisal of real estate, there are three recognized approaches to value. These are Cost Approach, Sales Approach, and Income Approach.

Cost Approach Methodology

The cost approach is based on the theory that an informed buyer would not pay more for a property than the cost to build a reasonable substitute. The cost approach is therefore based on a comparison of the subject property to the cost to produce a new subject property or a substitute property. Items considered in this estimate are the age, condition, and utility of the property.

In applying the cost approach, the appraiser will first value the land of the subject based on comparable land sales, sales land residuals or income land residuals. Secondly, the appraiser will estimate the cost to construct the existing structure, along with any site improvements, and then deduct any accrued depreciation from the cost. The land value is added to the cost value to derive an indication of market value by the cost approach.

Sales Approach Methodology

The sales comparison approach is the process of comparing the subject property to other comparable properties, which have sold within a reasonable period, adjusting the sale prices of those comparable properties to compensate for differences, and weighing the value indications developed to arrive at an opinion of market value for the subject property.

The sales comparison approach reflects the actions and reactions of typical buyers and sellers in the marketplace. A comparative analysis process is completed to determine and define similarities and differences of properties and transactions that can affect value. These elements may include property rights appraised, financing terms, market conditions, size, location, and physical features.

Income Approach Methodology

This approach is based on set of procedures that derives a value by analyzing and determining an income flow from the market, and then capitalizing this stream of income into a value. Income producing property are typically purchased as an investment. Therefore, the premise is the higher the earnings, the higher the value. An investor who purchases income producing real estate is trading present day dollars for the expectation of receiving future dollars.

Reconciliation Methodology

The final step of the appraisal process is the reconciliation. The appraiser considers the strengths and weaknesses of each applicable approach and reconciles the values indicated by these approaches to determine a final value opinion. In this determination, the appraiser weighs the relative importance, applicability, and defensibility of each of the three approaches and relies strongly on the approach that is most appropriate to the nature of the appraisal.

COMMERCIAL/INDUSTRIAL MODELING

Cost Approach Modeling

The final assessed values utilized by the Town will be broken out by land and building values. The cost approach is the only approach that identifies both components individually. The other two approaches will also be considered and depending on the type of property, will be given the most weight in the reconciliation stage.

The Vision Government Solutions' cost tables were utilized, supported by Marshall & Swift Valuation Service, to develop a replacement cost for a building. Once the cost of the building was developed, depreciation from normal wear and tear and from functional and economic obsolescence was deducted (see Section F for building costs and depreciation table.) The remaining value is considered the Replacement Cost Less Depreciation (RCLD). The market indicated land value and any other outbuilding values are added to give you a final value.

Sales Approach Modeling

This cost value is compared to market sale prices of similar properties to ensure that the property is appraised at market value for April 1, 2022. After an extensive examination of all commercial sales, there were 15 qualified sales that occurred between 4/1/2020 and 4/1/2022 to be utilized for the revaluation analysis. Those sales were analyzed based on time, style, location, lot size, building size, utility, and year built.

Following is a summary of the final Median and COD for the commercial and industrial classes of the assess values for the market sales.

Class	Count	Median	COD%
Commercial	7	0.98	3.50%
Industrial	8	0.98	8.16%
Mixed Use	0	N/A	N/A

Income Approach Modeling

Market Rent Analysis: The first step in analyzing properties income potential is to establish market rent for land and improvements. To establish a basis for market rent, rentals of comparable properties in the Town for all property types have been considered. Market rent is the rental income that a property would most probably command in an open market; indicated by current rents paid and asked for comparable space as of the date of the appraisal. Market rent may differ from contract rent, which is rent paid as a result of a specific agreement. Market rent is applicable when the property rights appraised are fee simple. To estimate the property's market rent, rental data from comparable properties are required to be gathered and analyzed.

Income and expense statements were mailed out to all commercial property owners throughout the Town. Market rental data was gathered from local real estate appraisers and property managers. This data was examined, qualified, and analyzed to develop market rent schedules and vacancy/expense ratios for each property type (i.e. retail, office, industrial, etc.) National real estate publications were also reviewed to further support the market rents that were established. The rates determined are for properties that are considered to be of average quality and location. Further adjustments are applied for utility, location, building condition and specific vacancy conditions. Income location adjustment factors were mapped consistently with the neighborhood adjustment factors to reconcile between the approaches. Individual quality adjustments were also applied to each property to account for higher or lower utility of the property.

Once all these factors have been considered, a final net operating income is established for each property based on current market conditions for the fee simple interest. Refer to Section H for the detailed Market Rents, Expense, Vacancy, and Adjustment Factors Reports. Below is a sample explanation of an average market rent adjusted for an excellent location and a good Utility to determine a market rent for a higher quality property in a superior location.

Property Use	Avg. Size	Avg. Rent	Loc. Adj.	Util. Adj.	Market Rent
Office	10,000 SF	$13.50 SF	1.30	1.20	$21.06 SF

Direct Capitalization Method: Capitalization is the process of converting a net income stream into an indication of value. The selection of a capitalization rate (Ro) can be developed by several methods. Direct Capitalization is a method used to convert an estimate of a single year's income expectancy into an indication of value in one direct step, either by dividing the income estimate by an appropriate rate or by multiplying the income estimate by an appropriate factor. Extraction of a capitalization rate (Ro) from market surveys and by the band of investment technique are the most commonly accepted methods. They will be utilized to determine a direct capitalization rate for each commercial property type. Another method to develop a capitalization rate is through extracting it from comparable sales. This process was also considered when good market data was available.

Market Survey of Capitalization Rates: An analysis of market surveys was completed to determine capitalization rates for the various commercial property types in the neighborhood as of April 1, 2022.

Band of Investment Technique: This is a technique in which the capitalization rates attributable components of a capital investment are weighted and combined to derive a weighted average rate that is attributable to the total investment. The two components are the mortgage position and the equity position. The variables considered are the mortgage interest rate, amortization period, holding period, loan to value ratio and the equity yield rate.

Once the capitalization rate is developed, the NOI is divided by this rate to determine a value by the income approach.

Final Reconciliation

Reconciliation spreadsheets by property type were developed and analyzed. When possible, all approaches to value were reconciled within a range of 0.88 to 1.12 and the cost model was used as the final value estimate. When not possible, the most relevant approach to value for a given parcel was selected. The income approach model was deleted during the reconciliation process when not appropriate to the valuation of a given parcel or property type.

Commercial Land Pricing and Valuation

There were not sufficient valid commercial improved or vacant land sales during the analysis period to develop a supported land schedule. Therefore, an income land residual was utilized to determine the commercial land values throughout the Town. The Income Land Residual technique indicates land value by first establishing income value and then subtracting all improvements, leaving an indicated residual land value which is then compared to the appraised land value.

The streets were graded by traffic flow and approximate volume, predominant use, and desirability (location). Each property was given a site index code. The commercial adjustments are listed in the Site Index table and are broken out into 12 site indexes.

Land Lines are set up as follows:

Land Line #1 is entered in acres up to the amount of land needed to support that building. This landline is adjusted for desirability (location) using the Site Index Code. Reference the Neighborhood Table Report for use codes, descriptions, and multipliers. It was also further adjusted for utility on an individual basis using the condition factor. The determination of the breakout of these individual lines is based on zoning requirements and the physical attributes of the parcel.

Land Line 1: The total amount of prime acres needed for site, is priced according to the commercial land curve.

Land Line 2 & 3: The remaining acreage is priced as excess land at $7700/acre with no site index adjustments applied. The appropriate condition factor is applied.

Usable Site land is excess of one acre is priced per acre and adjusted using the Site Index factor as described above. Usable Site Acreage is determined by the following:

Land to Building Ratios – An approximate ratio of 3 to 1 was used for industrials, 3 to 1 for offices, and 4 to 1 for retail, restaurants, and large car dealers.

Unusable parcels – Use codes 3920 & 4420 were reduced to 10% good, unless priced with other parcels.

Potentially Usable parcels – Use codes 3910 & 4410 were reduced to 20% good, unless priced with other parcels.

Apartment Land Valuation

111 Class and 112 Class were based on the Residential Land Curve and site index codes. The 111 and 112 class are represented and supported by the Income Land Residual study.

Mixed Use Land Valuation

The 3222 land use properties are valued using the residential schedule and residential site index codes if it is considered a residential type property that is predominately located in a residential area. An example is a house with a doctor's office. If the parcel is predominantly an income producing property like retail with 20 apartments above, then it was valued using the commercial schedule and commercial Site Index codes.

Condition Factors

The condition factor field in the land line section of the property record card is used to adjust lot values for buildable status and site specific problems i.e. topography, wetlands, configuration, easements, higher utility, etc. Condition factor adjustments show as a percent good in the condition factor field. These adjustments will be based on the severity of the noted issue and will vary to some degree. Refer to the land line notes and property notes for an explanation of condition factor adjustments.

Commercial Building Valuation Model:

The building valuation model is defined as follows: Base Rate +/- Size Adjustment +/- Grade of Construction = Adjusted Base Rate. Adjusted Base Rate x Effective Area – Depreciation Adjustment = Building Value. Base rates were developed from Marshall & Swift and adjusted according to market sales data.

Commercial Example:
MBLU = 32-11
PID = 1578
Use Code = 322C
Cost rate Group = COM
Model ID = P94

Section #1
Base Rate: 99 **(starting base rate)**
Size Adjustment: 1.13418 **(adjustment for building size)**
Effective Area: 2400 (Size of Building)
Adjusted Base Rate = (99 + 14.6520) **(comes from amenities listed under base rate adjustments)** * 1.13418
Adjusted Base Rate: 128.90**(does not include quality of construction grade adjustment)**
RCN = (((128.90 * 2400) + 0 **(comes from flat value additions)**) * 1.00 **(grade adjustment)**) + 0 **(comes from non-factored flat value additions)**
RCN: 309360 **(cost new)**

Base Rate Adjustments

ROOF STRUCTURE 01 (FLAT) = .99 + Base Rate
CMRCL FRAME TYPE 05 (STEEL) = .99 + Base Rate
HEAT_AC_TYPE_HEAT 02 (HEAT PUMP) = 2.970 + Base Rate
GAS_HEAT 01 (HEAT/AC PKGS) = 7.92 + Base Rate
EXTERIOR WALL 1 27 (PRE-FINISH METAL) = 1.98 + Base Rate
INTERIOR FLOOR 1 05 (Vinyl/Asphalt) = -.99 + Base Rate
INT_WALL_POS1 04 (Plywood Panel) = -1.188 + Base Rate
WALL HEIGHT = 3.96 + Base Rate

Actual Year Built = 1950
Effective Age = 32
Percent Good = 68

RCN = 309360 * 0.68
RCNLD: 210365

Building Value = $210,400 rounded

Summary by Land Use
GORHAM, ME

11/03/2022

April 1, 2020 to April 1, 2022

Land Use Code		Count	Mean Sale Price	Mean Appraised	Mean A/S Ratio	Median SalePrice	Median Appraised	Median A/S Ratio	Median Abs Disp	COD	Weighted Average
322	COMM BLDG M	3	228,000	222,867	1.00	125,000	123,000	0.98	0.02	3.74%	0.98
340	OFFICE BLD MI	4	279,500	281,275	1.00	321,500	322,250	1.00	0.03	3.25%	1.01
			257,429	**256,243**	**1.00**	**318,000**	**315,500**	**0.98**	**0.03**	**3.50%**	**1.00**

Parcel Detail by Land Use
GORHAM, ME

11/03/2022

Sort By ↓

Intrnl ID	Land Use Code		MBLU	Location	Land Nbhd	Use Code	Eff Area	Age	Eff Age	Sale Date	Sale Price	Appraised Value	A/S Ratio	S/A Ratio	Abs Disp
1578	322	COMM BLDG	32/ 11/ / /	621 MAIN STREET		322C	2,400	72	16	4/7/2021	464,000	444,000	0.96	1.05	0.02
3771	322	COMM BLDG	89/ 2/ / /	357 SEBAGO LAKE ROAD		322L	3,013	72	33	8/26/2021	125,000	123,000	0.98	1.02	0.00
4476	322	COMM BLDG	102/ 29/ 4/ /	28 STATE STREET		322O	2,280	142	19	11/13/2020	95,000	101,600	1.07	0.94	0.09
5015	340	OFF CONDO	109/ 10/ 42C/ /	347 MAIN STREET #2C		3401	570	35	17	9/25/2020	100,000	95,900	0.96	1.04	0.04
662	340	OFFICE BLD	N 13/ 1/ / /	690 MAIN STREET		3400	1,933	62	16	5/21/2021	325,000	315,500	0.97	1.03	0.03
4987	340	OFFICE BLD	N 108/ 33/ / /	341 MAIN STREET		3400	3,135	72	19	10/7/2020	375,000	384,700	1.03	0.97	0.03
4960	340	OFFICE BLD	N 108/ 6/ / /	352 MAIN STREET		3400	2,062	56	19	8/13/2020	318,000	329,000	1.03	0.97	0.03

Summary by Land Use
GORHAM, ME
April 1, 2020 to April 1, 2022

11/03/2022

Land Use Code		Count	Mean Sale Price	Mean Appraised	Mean A/S Ratio	Median SalePrice	Median Appraised	Median A/S Ratio	Median Abs Disp	COD	Weighted Average
401	IND WHSES MD	1	900,000	826,300	0.92	900,000	826,300	0.92	0.00	0.00%	0.92
402	IND BLDG MDL	1	800,000	757,000	0.95	800,000	757,000	0.95	0.00	0.00%	0.95
440	IND LD DV	1	115,000	114,300	0.99	115,000	114,300	0.99	0.00	0.00%	0.99
442	IND LD UD MDL	5	330,800	361,920	1.08	250,000	247,300	0.99	0.02	10.71%	1.09
			433,625	**438,400**	**1.03**	**324,500**	**403,550**	**0.98**	**0.01**	**8.16%**	**1.01**

Parcel Detail by Land Use
GORHAM, ME

11/03/2022

Sort By ↓

Intrnl ID	Land Use Code	MBLU	Location	Land Nbhd	Use Code	Eff Area	Age	Eff Age	Sale Date	Sale Price	Appraised Value	A/S Ratio	S/A Ratio	Abs Disp
579	401	IND WHSES M 11/ 13/ / /	289 NEW PORTLAND ROA		401I	11,445	41	19	8/12/2020	900,000	826,300	0.92	1.09	0.00
645	402	IND BLDG MD 12/ 33/ 3/ /	62 SANFORD DRIVE		4021	9,025	22	10	6/24/2021	800,000	757,000	0.95	1.06	0.00
103482	440	IND LD DV 29/ 2/ 1/ /	5 JENNA DRIVE		4400		2022	2022	10/15/2021	115,000	114,300	0.99	1.01	0.00
107365	442	IND LD UD MI 34/ 3/ 3/ /	65 OLDE CANAL WAY		4420		2022	2022	12/20/2021	575,000	559,800	0.97	1.03	0.02
107362	442	IND LD UD MI 34/ 3/ 6/ /	62 OLDE CANAL WAY		4420		2022	2022	3/28/2022	250,000	245,500	0.98	1.02	0.01
105307	442	IND LD UD MI 12/ 26/ 8/ /	2 GORHAM INDUSTRIAL I		4420			2022	11/18/2021	200,000	197,200	0.99	1.01	0.00
107359	442	IND LD UD MI 34/ 3/ 9/ /	30 OLDE CANAL WAY		4420		2022	2022	4/8/2021	230,000	247,300	1.08	0.93	0.09
107365	442	IND LD UD MI 34/ 3/ 3/ /	65 OLDE CANAL WAY		4420		2022	2022	3/4/2021	399,000	559,800	1.40	0.71	0.41

SECTION H

SALES FOR APRIL 1, 2020 TO APRIL 1, 2022
COMMERCIAL SALES BY LAND USE
INDUSTRIAL SALES BY LAND USE

INCOME/COST REPORTS

- MARKET RENT SCHEDULES
- INCOME ADJUSTMENTS
- CAP RATES & ADJUSTMENTS
- CAP RATE DEVELOPMENT
- COST TO INCOME CORRELATION
- ECONOMIC INCOME SPREADSHEET
- INCOME TO COST COMPARISON
- INCOME DETAIL
- INCOME LAND RESIDUALS

MARKET RENT SCHEDULES FOR YEAR 2021
GORHAM, ME

CODE	DESCRIPTION	UNIT TYPE	AVG SIZE	AVG RENT	MAX SIZE	MIN RENT	MIN SIZE	MAX RENT	VAC %	EXP %	CURVE
10	RETAIL MG	SQFT	1,400	19.00	6,000	16.00	400	23.00	0.10	0.29	0001
11	DISC STORE	SQFT	70,000	6.00	100,000	5.00	20,000	7.00	0.05	0.15	0001
12	CONV STORE	SQFT	3,000	20.00	7,000	17.00	500	24.00	0.03	0.12	0001
13	SUPERMARKET	SQFT	50,000	10.00	100,000	10.00	30,000	10.00	0.05	0.15	0001
14	LARGE RETAIL	SQFT	30,000	9.00	100,000	7.50	10,000	10.00	0.05	0.20	0001
15	RETL STRIP	SQFT	3,000	16.00	10,000	13.00	400	19.00	0.10	0.20	0001
20	INDUSTRIAL	SQFT	8,000	9.00	100,000	7.00	600	12.00	0.05	0.15	0001
21	R/D	SQFT	10,000	8.50	80,000	8.50	1,500	8.50	0.07	0.17	0001
22	WAREHOUSE	SQFT	8,000	7.50	100,000	6.00	500	9.00	0.05	0.15	0001
23	MILL BLDG	SQFT	7,000	3.50	50,000	3.00	1,000	4.50	0.10	0.45	0001
24	SERV SHOP	SQFT	3,000	9.50	10,000	8.00	400	12.50	0.05	0.15	0001
25	SELF STRGE	SQFT	80	9.50	800	7.50	48	11.50	0.13	0.25	0001
30	RESTAURANT	SQFT	3,000	17.00	10,000	15.00	600	21.00	0.05	0.15	0001
31	FAST FOOD	SQFT	2,500	27.00	6,000	27.00	1,200	27.00	0.04	0.15	0001
32	CLB/LOUNGE	SQFT	3,000	17.00	10,000	15.00	600	21.00	0.05	0.15	0001
40	STUDIO APT	APT	1	10,800.00	1	10,800.00	1	10,800.00	0.04	0.38	0001
41	1 BR APT	APT	1	12,600.00	1	12,600.00	1	12,600.00	0.04	0.38	0001
42	2 BR APT	APT	1	14,400.00	1	14,400.00	1	14,400.00	0.04	0.38	0001
43	3 BR APT	APT	1	17,400.00	1	17,400.00	1	17,400.00	0.04	0.38	0001
44	4 BR APT	APT	1	20,400.00	1	20,400.00	1	20,400.00	0.04	0.38	0001
45	ROOM HSE	ROOM	1	7,800.00	1	7,800.00	1	7,800.00	0.08	0.45	0001
46	MOBLHM PK	SITE	1	5,700.00	1	5,700.00	1	5,700.00	0.04	0.33	0001
48	MOTEL	ROOM	1	36,500.00	1	36,500.00	1	36,500.00	0.40	0.78	0001

MARKET RENT SCHEDULES FOR YEAR 2021
GORHAM, ME

CODE	DESCRIPTION	UNIT TYPE	AVG SIZE	AVG RENT	MAX SIZE	MIN RENT	MIN SIZE	MAX RENT	VAC %	EXP %	CURVE
49	PRO OFFICE NNN	SQFT	5,000	17.00	50,000	15.00	500	19.00	0.10	0.16	0001
50	OFFICE NNN	SQFT	3,000	12.00	50,000	10.00	400	14.00	0.10	0.16	0001
51	BANK	SQFT	3,000	21.00	8,000	16.50	600	26.00	0.05	0.14	0001
52	OFFIC GROSS	SQFT	1,800	15.00	50,000	12.00	400	17.00	0.10	0.37	0001
53	OFFICE NET	SQFT	1,800	14.50	50,000	12.50	400	16.50	0.01	0.30	0001
60	SERV STATN	UNIT	1	55,000.00	1	55,000.00	1	55,000.00	0.08	0.15	0001
61	SVC GARAGE	SQFT	3,000	8.50	10,000	7.50	400	10.50	0.05	0.14	0001
62	AUTO DEAL	SQFT	10,000	10.00	25,000	8.00	1,000	14.00	0.08	0.15	0001
63	SERV ST/CONV	UNIT	1	65,000.00	1	65,000.00	1	65,000.00	0.08	0.15	0001
64	CAR WASH	SQFT	3,000	10.00	6,000	8.00	400	14.00	0.05	0.10	0001
90	MISC	SQFT	1,000	2.50	3,000	2.50	500	2.50	0.10	0.20	0001
91	DEAD STGE	SQFT	1,000	3.00	3,000	3.00	500	3.00	0.10	0.20	0001
94	NURSING HM	BED	1	73,000.00	1	73,000.00	1	73,000.00	0.05	0.93	0001

INCOME ADJUSTMENTS FOR YEAR 2021
GORHAM, ME

Adjust Table	Rating	Desc	Location	Use	Vacancy	Expenses
1	E	Excellent	1.30	1.40	0.50	0.67
1	G	Good	1.15	1.20	0.75	0.80
1	A	Average	1.00	1.00	1.00	1.00
1	F	Fair	0.85	0.85	1.50	1.25
1	P	Poor	0.70	0.70	2.00	1.50

Record Count: 5

Record Count: 5

CAP RATE REPORT FOR YEAR 2021
GORHAM, ME

CODES			ADJUSTMENTS		
CODE	DESC	RATE	RATING	DESC	ADJUSTMENT
APT	APARTMENT	0.082	E	Excellent	0.90
BANK	BANK	0.080	G	Good	0.95
BED	NURSE HM	0.115	A	Average	1.00
CARS	AUTODLR/SER GAR	0.085	F	Fair	1.05
FF3	FAST FOOD	0.085	P	Poor	1.10
IND	INDUST/WRHSE	0.085			
MHP	MOBL HM PK	0.109			
MIX3	MIXED USE NNN	0.081			
MIXG	MIXED USE GROSS	0.100			
MIXN	MIXED USE NET	0.100			
MOTL	MOTEL	0.115			
OF3	OFFICE NNN	0.090			
OFG	OFFICE GROSS	0.109			
OFN	OFFICE NET	0.109			
R+D3	RES & DEV/FLEX	0.085			
REST	RESTAURANT	0.090			
RET3	RETAIL NNN	0.085			
RETG	RETAIL GROSS	0.104			
RETN	RETAIL NET	0.104			
ROOM	ROOM HSE	0.100			
SELF	SELF STRG	0.109			
SSTA	SERV STATION	0.085			

CAPITALIZATION RATE DEVELOPMENT

APT Cap Rate

GORHAM, ME

Apartment

8.3%

ASSUMPTIONS

EQUITY YIELD RATE (Ye)	6.25%
MORTGAGE INTEREST RATE (i)	3.25%
AMORTIZATION PERIOD (n)	20
LOAN-TO-VALUE RATIO (m)	73.0%
MORTGAGE CONSTANT (Rm)	0.06806
HOLDING (PROJECTION) PERIOD (HP)	10
% OF PRINCIPAL PAID OFF @ HP	0.41956
SINKING FUND FACTOR (SSF)	0.07498

LOAN TO VALUE RATIO	0.73	AMORTIZATION	20 YRS
EQUITY	0.27	INTEREST RATE	3.250%
		EQUITY RATE	6.250%
		PROJECTION PERIOD	10 YRS

MORTGAGE CONSTANT FULL TERM	0.06806
MORTGAGE CONSTANT-PROJ. PER.	0.11726
SINKING FUND FACTOR @ n	0.07498
PERCENT PAID @ n	0.41956

RATE DEVELOPEMENT

LOAN/VALUE RATIO	0.73	X	0.068063491	=	0.0497
EQUITY RATIO	0.27	X	0.0625	=	0.0169
WEIGHTED AVERAGE					0.0666

UNLOADED RATE		6.656%
PLUS TAX RATE	$16.00	1.600%
OVERALL RATE		8.256%
ROUNDED RATE		8.3%

CAPITALIZATION RATE DEVELOPMENT

BANK Cap Rate

GORHAM, ME

Bank

8.0%

ASSUMPTIONS

EQUITY YIELD RATE (Ye)	9.95%
MORTGAGE INTEREST RATE (i)	4.75%
AMORTIZATION PERIOD (n)	20
LOAN-TO-VALUE RATIO (m)	70.0%
MORTGAGE CONSTANT (Rm)	0.07155
HOLDING (PROJECTION) PERIOD (HP)	10
% OF PRINCIPAL PAID OFF @ HP	0.30705
SINKING FUND FACTOR (SSF)	0.06290

LOAN TO VALUE RATIO	0.70	AMORTIZATION	23 YRS
EQUITY	0.30	INTEREST RATE	4.750%
		EQUITY RATE	9.950%
		PROJECTION PERIOD	10 YRS

MORTGAGE CONSTANT FULL TERM	0.07155
MORTGAGE CONSTANT-PROJ. PER.	0.12582
SINKING FUND FACTOR @ n	0.06290
PERCENT PAID @ n	0.30705

RATE DEVELOPEMENT

LOAN/VALUE RATIO	0.70	X	0.071547032	=	0.0501
EQUITY RATIO	0.30	X	0.0995	=	0.0299
	WEIGHTED AVERAGE				0.0799

OVERALL RATE **7.993%**

ROUNDED RATE **8.0%**

CAPITALIZATION RATE DEVELOPMENT

BED Cap Rate

GORHAM, ME

Nursing Home

11.5%

ASSUMPTIONS

EQUITY YIELD RATE (Ye)	12.75%
MORTGAGE INTEREST RATE (i)	6.75%
AMORTIZATION PERIOD (n)	20
LOAN-TO-VALUE RATIO (m)	63.0%
MORTGAGE CONSTANT (Rm)	0.08291
HOLDING (PROJECTION) PERIOD (HP)	10
% OF PRINCIPAL PAID OFF @ HP	0.21923
SINKING FUND FACTOR (SSF)	0.05495

LOAN TO VALUE RATIO	0.63	AMORTIZATION	25 YRS
EQUITY	0.37	INTEREST RATE	6.750%
		EQUITY RATE	12.750%
		PROJECTION PERIOD	10 YRS

MORTGAGE CONSTANT FULL TERM	0.08291
MORTGAGE CONSTANT-PROJ. PER.	0.13779
SINKING FUND FACTOR @ n	0.05495
PERCENT PAID @ n	0.21923

RATE DEVELOPEMENT					
LOAN/VALUE RATIO	0.63	X	0.082909383	=	0.0522
EQUITY RATIO	0.37	X	0.1275	=	0.0472
	WEIGHTED AVERAGE				0.0994

UNLOADED RATE		9.941%
PLUS TAX RATE	$16.00	1.600%
OVERALL RATE		11.541%
ROUNDED RATE		11.5%

CAPITALIZATION RATE DEVELOPMENT

CARS Cap Rate

GORHAM, ME

Repair/Dealership

8.5%

ASSUMPTIONS

EQUITY YIELD RATE (Ye)	10.85%
MORTGAGE INTEREST RATE (i)	5.50%
AMORTIZATION PERIOD (n)	20
LOAN-TO-VALUE RATIO (m)	69.0%
MORTGAGE CONSTANT (Rm)	0.07513
HOLDING (PROJECTION) PERIOD (HP)	10
% OF PRINCIPAL PAID OFF @ HP	0.26758
SINKING FUND FACTOR (SSF)	0.06023

LOAN TO VALUE RATIO	0.69	AMORTIZATION	24 YRS
EQUITY	0.31	INTEREST RATE	5.500%
		EQUITY RATE	10.850%
		PROJECTION PERIOD	10 YRS

MORTGAGE CONSTANT FULL TERM	0.07513
MORTGAGE CONSTANT-PROJ. PER.	0.13023
SINKING FUND FACTOR @ n	0.06023
PERCENT PAID @ n	0.26758

RATE DEVELOPEMENT

LOAN/VALUE RATIO	0.69	X	0.075130674	=	0.0518
EQUITY RATIO	0.31	X	0.1085	=	0.0336
	WEIGHTED AVERAGE				0.0855

OVERALL RATE **8.548%**

ROUNDED RATE **8.5%**

CAPITALIZATION RATE DEVELOPMENT

FF Cap Rate

GORHAM, ME

Fast Food

8.5%

ASSUMPTIONS	
EQUITY YIELD RATE (Ye)	10.25%
MORTGAGE INTEREST RATE (i)	5.50%
AMORTIZATION PERIOD (n)	20
LOAN-TO-VALUE RATIO (m)	68.0%
MORTGAGE CONSTANT (Rm)	0.07671
HOLDING (PROJECTION) PERIOD (HP)	10
% OF PRINCIPAL PAID OFF @ HP	0.28864
SINKING FUND FACTOR (SSF)	0.06200

LOAN TO VALUE RATIO	0.68	AMORTIZATION	23 YRS
EQUITY	0.32	INTEREST RATE	5.500%
		EQUITY RATE	10.250%
		PROJECTION PERIOD	10 YRS

MORTGAGE CONSTANT FULL TERM	0.07671
MORTGAGE CONSTANT-PROJ. PER.	0.13023
SINKING FUND FACTOR @ n	0.06200
PERCENT PAID @ n	0.28864

RATE DEVELOPEMENT					
LOAN/VALUE RATIO	0.68	X	0.076714519	=	0.0522
EQUITY RATIO	0.32	X	0.1025	=	0.0328
	WEIGHTED AVERAGE				0.0850

OVERALL RATE **8.497%**

ROUNDED RATE **8.5%**

CAPITALIZATION RATE DEVELOPMENT

IND Cap Rate

GORHAM, ME

Industrial/Whse

8.5%

ASSUMPTIONS

EQUITY YIELD RATE (Ye)	10.75%
MORTGAGE INTEREST RATE (i)	5.45%
AMORTIZATION PERIOD (n)	20
LOAN-TO-VALUE RATIO (m)	69.0%
MORTGAGE CONSTANT (Rm)	0.07478
HOLDING (PROJECTION) PERIOD (HP)	10
% OF PRINCIPAL PAID OFF @ HP	0.26880
SINKING FUND FACTOR (SSF)	0.06053

LOAN TO VALUE RATIO	0.69	AMORTIZATION	24 YRS
EQUITY	0.31	INTEREST RATE	5.450%
		EQUITY RATE	10.750%
		PROJECTION PERIOD	10 YRS

MORTGAGE CONSTANT FULL TERM	0.07478
MORTGAGE CONSTANT-PROJ. PER.	0.12993
SINKING FUND FACTOR @ n	0.06053
PERCENT PAID @ n	0.26880

RATE DEVELOPEMENT

LOAN/VALUE RATIO	0.69	X	0.074776566	=	0.0516
EQUITY RATIO	0.31	X	0.1075	=	0.0333
	WEIGHTED AVERAGE				0.0849

OVERALL RATE **8.492%**

ROUNDED RATE **8.5%**

CAPITALIZATION RATE DEVELOPMENT

MHP Cap Rate — **GORHAM, ME** — **Mobile Home Park**

10.9%

ASSUMPTIONS	
EQUITY YIELD RATE (Ye)	12.00%
MORTGAGE INTEREST RATE (i)	5.95%
AMORTIZATION PERIOD (n)	20
LOAN-TO-VALUE RATIO (m)	63.0%
MORTGAGE CONSTANT (Rm)	0.07695
HOLDING (PROJECTION) PERIOD (HP)	10
% OF PRINCIPAL PAID OFF @ HP	0.23766
SINKING FUND FACTOR (SSF)	0.05698

LOAN TO VALUE RATIO	0.63	AMORTIZATION	25 YRS
EQUITY	0.37	INTEREST RATE	5.950%
		EQUITY RATE	12.000%
		PROJECTION PERIOD	10 YRS

MORTGAGE CONSTANT FULL TERM	0.07695
MORTGAGE CONSTANT-PROJ. PER.	0.13292
SINKING FUND FACTOR @ n	0.05698
PERCENT PAID @ n	0.23766

RATE DEVELOPEMENT					
LOAN/VALUE RATIO	0.63	X	0.076949816	=	0.0485
EQUITY RATIO	0.37	X	0.1200	=	0.0444
	WEIGHTED AVERAGE				0.0929

UNLOADED RATE		9.288%
PLUS TAX RATE	$16.00	1.600%
OVERALL RATE		10.888%
ROUNDED RATE		10.9%

CAPITALIZATION RATE DEVELOPMENT

MIX3 Cap Rate — **GORHAM, ME** — MIXED USE NNN — **8.1%**

ASSUMPTIONS	
EQUITY YIELD RATE (Ye)	9.15%
MORTGAGE INTEREST RATE (i)	4.65%
AMORTIZATION PERIOD (n)	20
LOAN-TO-VALUE RATIO (m)	70.0%
MORTGAGE CONSTANT (Rm)	0.07689
HOLDING (PROJECTION) PERIOD (HP)	10
% OF PRINCIPAL PAID OFF @ HP	0.38601
SINKING FUND FACTOR (SSF)	0.06535

LOAN TO VALUE RATIO	0.70	AMORTIZATION	20 YRS
EQUITY	0.30	INTEREST RATE	4.650%
		EQUITY RATE	9.150%
		PROJECTION PERIOD	10 YRS

MORTGAGE CONSTANT FULL TERM	0.07689
MORTGAGE CONSTANT-PROJ. PER.	0.12524
SINKING FUND FACTOR @ n	0.06535
PERCENT PAID @ n	0.38601

RATE DEVELOPEMENT					
LOAN/VALUE RATIO	0.70	X	0.076892988	=	0.0538
EQUITY RATIO	0.30	X	0.0915	=	0.0275
	WEIGHTED AVERAGE				0.0813

OVERALL RATE **8.128%**

ROUNDED RATE **8.1%**

CAPITALIZATION RATE DEVELOPMENT

MIXG Cap Rate — **GORHAM, ME** — Mixed Use Gross — **10.0%**

ASSUMPTIONS	
EQUITY YIELD RATE (Ye)	10.75%
MORTGAGE INTEREST RATE (i)	5.25%
AMORTIZATION PERIOD (n)	20
LOAN-TO-VALUE RATIO (m)	70.0%
MORTGAGE CONSTANT (Rm)	0.07337
HOLDING (PROJECTION) PERIOD (HP)	10
% OF PRINCIPAL PAID OFF @ HP	0.27369
SINKING FUND FACTOR (SSF)	0.06053

LOAN TO VALUE RATIO	0.70	AMORTIZATION	24 YRS
EQUITY	0.30	INTEREST RATE	5.250%
		EQUITY RATE	10.750%
		PROJECTION PERIOD	10 YRS

MORTGAGE CONSTANT FULL TERM	0.07337
MORTGAGE CONSTANT-PROJ. PER.	0.12875
SINKING FUND FACTOR @ n	0.06053
PERCENT PAID @ n	0.27369

RATE DEVELOPEMENT					
LOAN/VALUE RATIO	0.70	X	0.073368561	=	0.0514
EQUITY RATIO	0.30	X	0.1075	=	0.0323
	WEIGHTED AVERAGE				0.0836

UNLOADED RATE		8.361%
PLUS TAX RATE	$16.00	1.600%
OVERALL RATE		9.961%
ROUNDED RATE		10.0%

CAPITALIZATION RATE DEVELOPMENT

MIXN Cap Rate — **GORHAM, ME**

Mixed Use Net

10.0%

ASSUMPTIONS	
EQUITY YIELD RATE (Ye)	10.75%
MORTGAGE INTEREST RATE (i)	5.25%
AMORTIZATION PERIOD (n)	20
LOAN-TO-VALUE RATIO (m)	70.0%
MORTGAGE CONSTANT (Rm)	0.07337
HOLDING (PROJECTION) PERIOD (HP)	10
% OF PRINCIPAL PAID OFF @ HP	0.27369
SINKING FUND FACTOR (SSF)	0.06053

LOAN TO VALUE RATIO	0.70	AMORTIZATION	24 YRS
EQUITY	0.30	INTEREST RATE	5.250%
		EQUITY RATE	10.750%
		PROJECTION PERIOD	10 YRS

MORTGAGE CONSTANT FULL TERM	0.07337
MORTGAGE CONSTANT-PROJ. PER.	0.12875
SINKING FUND FACTOR @ n	0.06053
PERCENT PAID @ n	0.27369

RATE DEVELOPEMENT					
LOAN/VALUE RATIO	0.70	X	0.073368561	=	0.0514
EQUITY RATIO	0.30	X	0.1075	=	0.0323
	WEIGHTED AVERAGE				0.0836

UNLOADED RATE		8.361%
PLUS TAX RATE	$16.00	1.600%
OVERALL RATE		9.961%
ROUNDED RATE		10.0%

CAPITALIZATION RATE DEVELOPMENT

Motel Cap Rate — **GORHAM, ME** — **Motel** — **11.5%**

ASSUMPTIONS	
EQUITY YIELD RATE (Ye)	11.25%
MORTGAGE INTEREST RATE (i)	5.75%
AMORTIZATION PERIOD (n)	20
LOAN-TO-VALUE RATIO (m)	58.0%
MORTGAGE CONSTANT (Rm)	0.08930
HOLDING (PROJECTION) PERIOD (HP)	10
% OF PRINCIPAL PAID OFF @ HP	0.42844
SINKING FUND FACTOR (SSF)	0.05909

LOAN TO VALUE RATIO	0.58	AMORTIZATION	18 YRS
EQUITY	0.42	INTEREST RATE	5.75%
		EQUITY RATE	11.25%
		PROJECTION PERIOD	10 YRS

MORTGAGE CONSTANT FULL TERM	0.08930
MORTGAGE CONSTANT-PROJ. PER.	0.13172
SINKING FUND FACTOR @ n	0.05909
PERCENT PAID @ n	0.42844

RATE DEVELOPEMENT					
LOAN/VALUE RATIO	0.58	X	0.089300345	=	0.0518
EQUITY RATIO	0.42	X	0.1125	=	0.0473
	WEIGHTED AVERAGE				0.0990

UNLOADED RATE		9.904%
PLUS TAX RATE	$16.00	1.600%
OVERALL RATE		11.504%
ROUNDED RATE		11.5%

CAPITALIZATION RATE DEVELOPMENT

OFF Cap Rate — **GORHAM, ME** — Office NNN — **9.0%**

ASSUMPTIONS	
EQUITY YIELD RATE (Ye)	11.65%
MORTGAGE INTEREST RATE (i)	5.75%
AMORTIZATION PERIOD (n)	20
LOAN-TO-VALUE RATIO (m)	70.0%
MORTGAGE CONSTANT (Rm)	0.07848
HOLDING (PROJECTION) PERIOD (HP)	10
% OF PRINCIPAL PAID OFF @ HP	0.28264
SINKING FUND FACTOR (SSF)	0.05796

LOAN TO VALUE RATIO	0.70	AMORTIZATION	23 YRS
EQUITY	0.30	INTEREST RATE	5.750%
		EQUITY RATE	11.650%
		PROJECTION PERIOD	10 YRS

MORTGAGE CONSTANT FULL TERM	0.07848
MORTGAGE CONSTANT-PROJ. PER.	0.13172
SINKING FUND FACTOR @ n	0.05796
PERCENT PAID @ n	0.28264

RATE DEVELOPEMENT					
LOAN/VALUE RATIO	0.70	X	0.078478071	=	0.0549
EQUITY RATIO	0.30	X	0.1165	=	0.0350
	WEIGHTED AVERAGE				0.0899

UNLOADED RATE			8.988%
PLUS TAX RATE	$0.00	=	0.000%
OVERALL RATE			8.988%
ROUNDED RATE			9.0%

CAPITALIZATION RATE DEVELOPMENT

OFF Cap Rate — **GORHAM, ME** — Office Gross — **10.9%**

ASSUMPTIONS	
EQUITY YIELD RATE (Ye)	12.00%
MORTGAGE INTEREST RATE (i)	6.25%
AMORTIZATION PERIOD (n)	20
LOAN-TO-VALUE RATIO (m)	70.0%
MORTGAGE CONSTANT (Rm)	0.08206
HOLDING (PROJECTION) PERIOD (HP)	10
% OF PRINCIPAL PAID OFF @ HP	0.27085
SINKING FUND FACTOR (SSF)	0.05698

LOAN TO VALUE RATIO	0.70	AMORTIZATION	23 YRS
EQUITY	0.30	INTEREST RATE	6.250%
		EQUITY RATE	12.000%
		PROJECTION PERIOD	10 YRS

MORTGAGE CONSTANT FULL TERM	0.08206
MORTGAGE CONSTANT-PROJ. PER.	0.13474
SINKING FUND FACTOR @ n	0.05698
PERCENT PAID @ n	0.27085

RATE DEVELOPEMENT					
LOAN/VALUE RATIO	0.70	X	0.082064997	=	0.0574
EQUITY RATIO	0.30	X	0.1200	=	0.0360
	WEIGHTED AVERAGE				0.0934

UNLOADED RATE			9.345%
PLUS TAX RATE	$16.00	=	1.600%
OVERALL RATE			10.945%
ROUNDED RATE			10.9%

CAPITALIZATION RATE DEVELOPMENT

OFF Cap Rate — **GORHAM, ME**

Office Net

10.9%

ASSUMPTIONS	
EQUITY YIELD RATE (Ye)	12.00%
MORTGAGE INTEREST RATE (i)	6.25%
AMORTIZATION PERIOD (n)	20
LOAN-TO-VALUE RATIO (m)	70.0%
MORTGAGE CONSTANT (Rm)	0.08206
HOLDING (PROJECTION) PERIOD (HP)	10
% OF PRINCIPAL PAID OFF @ HP	0.27085
SINKING FUND FACTOR (SSF)	0.05698

LOAN TO VALUE RATIO	0.70	AMORTIZATION	23 YRS
EQUITY	0.30	INTEREST RATE	6.250%
		EQUITY RATE	12.000%
		PROJECTION PERIOD	10 YRS

MORTGAGE CONSTANT FULL TERM	0.08206
MORTGAGE CONSTANT-PROJ. PER.	0.13474
SINKING FUND FACTOR @ n	0.05698
PERCENT PAID @ n	0.27085

RATE DEVELOPEMENT					
LOAN/VALUE RATIO	0.70	X	0.082064997	=	0.0574
EQUITY RATIO	0.30	X	0.1200	=	0.0360
	WEIGHTED AVERAGE				0.0934

UNLOADED RATE			9.345%
PLUS TAX RATE	$16.00	=	1.600%
OVERALL RATE			10.945%
ROUNDED RATE			10.9%

CAPITALIZATION RATE DEVELOPMENT

R+D3

GORHAM, ME

R+D NNN

8.5%

ASSUMPTIONS

EQUITY YIELD RATE (Ye)	10.00%
MORTGAGE INTEREST RATE (i)	4.85%
AMORTIZATION PERIOD (n)	20
LOAN-TO-VALUE RATIO (m)	70.0%
MORTGAGE CONSTANT (Rm)	0.07820
HOLDING (PROJECTION) PERIOD (HP)	10
% OF PRINCIPAL PAID OFF @ HP	0.38130
SINKING FUND FACTOR (SSF)	0.06275

LOAN TO VALUE RATIO	0.70	AMORTIZATION	20 YRS
EQUITY	0.30	INTEREST RATE	4.850%
		EQUITY RATE	10.000%
		PROJECTION PERIOD	10 YRS

MORTGAGE CONSTANT FULL TERM	0.07820
MORTGAGE CONSTANT-PROJ. PER.	0.12640
SINKING FUND FACTOR @ n	0.06275
PERCENT PAID @ n	0.38130

RATE DEVELOPEMENT

LOAN/VALUE RATIO	0.70	X	0.078203714	=	0.0547
EQUITY RATIO	0.30	X	0.1000	=	0.0300
	WEIGHTED AVERAGE				0.0847

OVERALL RATE **8.474%**

ROUNDED RATE **8.5%**

CAPITALIZATION RATE DEVELOPMENT

REST Cap Rate — **GORHAM, ME**

Restaurant

9.0%

ASSUMPTIONS	
EQUITY YIELD RATE (Ye)	11.65%
MORTGAGE INTEREST RATE (i)	5.75%
AMORTIZATION PERIOD (n)	20
LOAN-TO-VALUE RATIO (m)	70.0%
MORTGAGE CONSTANT (Rm)	0.07848
HOLDING (PROJECTION) PERIOD (HP)	10
% OF PRINCIPAL PAID OFF @ HP	0.28264
SINKING FUND FACTOR (SSF)	0.05796

LOAN TO VALUE RATIO	0.70	AMORTIZATION	23 YRS
EQUITY	0.30	INTEREST RATE	5.750%
		EQUITY RATE	11.650%
		PROJECTION PERIOD	10 YRS

MORTGAGE CONSTANT FULL TERM	0.07848
MORTGAGE CONSTANT-PROJ. PER.	0.13172
SINKING FUND FACTOR @ n	0.05796
PERCENT PAID @ n	0.28264

RATE DEVELOPEMENT					
LOAN/VALUE RATIO	0.70	X	0.078478071	=	0.0549
EQUITY RATIO	0.30	X	0.1165	=	0.0350
	WEIGHTED AVERAGE				0.0899

UNLOADED RATE			8.988%
PLUS TAX RATE	$0.00	=	0.000%
OVERALL RATE			8.988%
ROUNDED RATE			9.0%

CAPITALIZATION RATE DEVELOPMENT

RET Cap Rate — **GORHAM, ME** — Retail NNN — **8.5%**

ASSUMPTIONS	
EQUITY YIELD RATE (Ye)	11.25%
MORTGAGE INTEREST RATE (i)	5.25%
AMORTIZATION PERIOD (n)	20
LOAN-TO-VALUE RATIO (m)	71.0%
MORTGAGE CONSTANT (Rm)	0.07337
HOLDING (PROJECTION) PERIOD (HP)	10
% OF PRINCIPAL PAID OFF @ HP	0.27369
SINKING FUND FACTOR (SSF)	0.05909

LOAN TO VALUE RATIO	0.71	AMORTIZATION	24 YRS
EQUITY	0.29	INTEREST RATE	5.250%
		EQUITY RATE	11.250%
		PROJECTION PERIOD	10 YRS

MORTGAGE CONSTANT FULL TERM	0.07337
MORTGAGE CONSTANT-PROJ. PER.	0.12875
SINKING FUND FACTOR @ n	0.05909
PERCENT PAID @ n	0.27369

RATE DEVELOPEMENT					
LOAN/VALUE RATIO	0.71	X	0.073368561	=	0.0521
EQUITY RATIO	0.29	X	0.1125	=	0.0326
	WEIGHTED AVERAGE				0.0847

UNLOADED RATE		8.472%
PLUS TAX RATE	$0.00	0.000%
OVERALL RATE		8.472%
ROUNDED RATE		8.5%

CAPITALIZATION RATE DEVELOPMENT

RET Cap Rate

GORHAM, ME

Retail Gross

10.4%

ASSUMPTIONS	
EQUITY YIELD RATE (Ye)	11.50%
MORTGAGE INTEREST RATE (i)	5.75%
AMORTIZATION PERIOD (n)	20
LOAN-TO-VALUE RATIO (m)	71.0%
MORTGAGE CONSTANT (Rm)	0.07691
HOLDING (PROJECTION) PERIOD (HP)	10
% OF PRINCIPAL PAID OFF @ HP	0.26156
SINKING FUND FACTOR (SSF)	0.05838

LOAN TO VALUE RATIO	0.71	AMORTIZATION	24 YRS
EQUITY	0.29	INTEREST RATE	5.750%
		EQUITY RATE	11.500%
		PROJECTION PERIOD	10 YRS

MORTGAGE CONSTANT FULL TERM	0.07691
MORTGAGE CONSTANT-PROJ. PER.	0.13172
SINKING FUND FACTOR @ n	0.05838
PERCENT PAID @ n	0.26156

RATE DEVELOPEMENT						
LOAN/VALUE RATIO	0.71	X	0.076913719	=	0.0546
EQUITY RATIO	0.29	X	0.1150	=	0.0334
	WEIGHTED AVERAGE				0.0880

UNLOADED RATE		8.796%
PLUS TAX RATE	$16.00	1.600%
OVERALL RATE		10.396%
ROUNDED RATE		10.4%

CAPITALIZATION RATE DEVELOPMENT

RET Cap Rate — GORHAM, ME

Retail Net

10.4%

ASSUMPTIONS

EQUITY YIELD RATE (Ye)	11.50%
MORTGAGE INTEREST RATE (i)	5.75%
AMORTIZATION PERIOD (n)	20
LOAN-TO-VALUE RATIO (m)	71.0%
MORTGAGE CONSTANT (Rm)	0.07691
HOLDING (PROJECTION) PERIOD (HP)	10
% OF PRINCIPAL PAID OFF @ HP	0.26156
SINKING FUND FACTOR (SSF)	0.05838

LOAN TO VALUE RATIO	0.71	AMORTIZATION	24 YRS
EQUITY	0.29	INTEREST RATE	5.750%
		EQUITY RATE	11.500%
		PROJECTION PERIOD	10 YRS

MORTGAGE CONSTANT FULL TERM	0.07691
MORTGAGE CONSTANT-PROJ. PER.	0.13172
SINKING FUND FACTOR @ n	0.05838
PERCENT PAID @ n	0.26156

RATE DEVELOPEMENT

LOAN/VALUE RATIO	0.71	X	0.076913719	=	0.0546
EQUITY RATIO	0.29	X	0.1150	=	0.0334
WEIGHTED AVERAGE					0.0880

UNLOADED RATE		8.796%
PLUS TAX RATE	$16.00	1.600%
OVERALL RATE		10.396%
ROUNDED RATE		10.4%

CAPITALIZATION RATE DEVELOPMENT

ROOMING Cap Rate — **GORHAM, ME** — **Room HSE**

10.0%

ASSUMPTIONS	
EQUITY YIELD RATE (Ye)	9.00%
MORTGAGE INTEREST RATE (i)	4.35%
AMORTIZATION PERIOD (n)	20
LOAN-TO-VALUE RATIO (m)	58.0%
MORTGAGE CONSTANT (Rm)	0.08021
HOLDING (PROJECTION) PERIOD (HP)	10
% OF PRINCIPAL PAID OFF @ HP	0.45889
SINKING FUND FACTOR (SSF)	0.06582

LOAN TO VALUE RATIO	0.58	AMORTIZATION	18 YRS
EQUITY	0.42	INTEREST RATE	4.35%
		EQUITY RATE	9.00%
		PROJECTION PERIOD	10 YRS

MORTGAGE CONSTANT FULL TERM	0.08021
MORTGAGE CONSTANT-PROJ. PER.	0.12350
SINKING FUND FACTOR @ n	0.06582
PERCENT PAID @ n	0.45889

RATE DEVELOPEMENT					
LOAN/VALUE RATIO	0.58	X	0.080210999	=	0.0465
EQUITY RATIO	0.42	X	0.0900	=	0.0378
	WEIGHTED AVERAGE				0.0843

UNLOADED RATE		8.432%
PLUS TAX RATE	$16.00	1.600%
OVERALL RATE		10.032%
ROUNDED RATE		10.0%

CAPITALIZATION RATE DEVELOPMENT

STGE Cap Rate

GORHAM, ME

Self Storage

10.9%

ASSUMPTIONS

EQUITY YIELD RATE (Ye)	12.00%
MORTGAGE INTEREST RATE (i)	6.00%
AMORTIZATION PERIOD (n)	20
LOAN-TO-VALUE RATIO (m)	63.0%
MORTGAGE CONSTANT (Rm)	0.07732
HOLDING (PROJECTION) PERIOD (HP)	10
% OF PRINCIPAL PAID OFF @ HP	0.23648
SINKING FUND FACTOR (SSF)	0.05698

LOAN TO VALUE RATIO	0.63	AMORTIZATION	25 YRS
EQUITY	0.37	INTEREST RATE	6.000%
		EQUITY RATE	12.000%
		PROJECTION PERIOD	10 YRS

MORTGAGE CONSTANT FULL TERM	0.07732
MORTGAGE CONSTANT-PROJ. PER.	0.13322
SINKING FUND FACTOR @ n	0.05698
PERCENT PAID @ n	0.23648

RATE DEVELOPEMENT					
LOAN/VALUE RATIO	0.63	X	0.077316168	=	0.0487
EQUITY RATIO	0.37	X	0.1200	=	0.0444
	WEIGHTED AVERAGE				0.0931

UNLOADED RATE		9.311%
PLUS TAX RATE	$16.00	1.600%
OVERALL RATE		10.911%
ROUNDED RATE		10.9%

CAPITALIZATION RATE DEVELOPMENT

SSTA Cap Rate — **GORHAM, ME** — **Service Station** — **8.5%**

ASSUMPTIONS

EQUITY YIELD RATE (Ye)	11.00%
MORTGAGE INTEREST RATE (i)	5.45%
AMORTIZATION PERIOD (n)	26
LOAN-TO-VALUE RATIO (m)	65.0%
MORTGAGE CONSTANT (Rm)	0.07202
HOLDING (PROJECTION) PERIOD (HP)	10
% OF PRINCIPAL PAID OFF @ HP	0.23220
SINKING FUND FACTOR (SSF)	0.05980

LOAN TO VALUE RATIO	0.65	AMORTIZATION	26 YRS
EQUITY	0.35	INTEREST RATE	5.450%
		EQUITY RATE	11.000%
		PROJECTION PERIOD	10 YRS

MORTGAGE CONSTANT FULL TERM	0.07202
MORTGAGE CONSTANT-PROJ. PER.	0.12993
SINKING FUND FACTOR @ n	0.05980
PERCENT PAID @ n	0.23220

RATE DEVELOPEMENT

LOAN/VALUE RATIO	0.65	X	0.072015575	=	0.0468
EQUITY RATIO	0.35	X	0.1100	=	0.0385
	WEIGHTED AVERAGE				0.0853

UNLOADED RATE		8.531%
PLUS TAX RATE	$0.00	0.000%
OVERALL RATE		8.531%
ROUNDED RATE		8.5%

COST/INCOME CORRELATION REPORT FOR YEAR 2021

GORHAM, ME

ID	MBLU	Nbhd	Prim Use	Inc Type	Location	Income Area	Gr	AYB	EYB	Bldg RCN	EYB Dep	Eco Obs	Fnc Obs	Land Area	Land Value	Bldg Value	Outbldg Value	Parcel Value	Total Income	C/I Ratio
180	111/ 22/ / /	5220	1110	APT	766 GRAY ROAD	4		1870	1990	318001	32	0	0	0.18	125000	216200	0	341200	309800	110
280	111/ 101/ / /	5220	1110	APT	771 GRAY ROAD	5		1900	2008	617177	14	0	0	0.59	150800	530800	800	682400	631500	108
717	104/ 9/ / /	5110	1110	APT	156 SOUTH STREET	4		1900	1980	491021	42	0	0	0.74	128000	284800	6600	419400	418100	100
276	111/ 97/ / /	3210	1110	APT	813 GRAY ROAD	5		1920	1990	367905	32	0	0	0.09	91400	250200	0	341600	326200	105
362	100/ 67/ / /	3130	1115	APT	199 MAIN STREET	5		1852	1990	701029	32	0	0	0.34	55000	476700	700	532400	560400	95
519	102/ 70/ / /	5120	1220	APT	24 SCHOOL STREET	10		1812	1990	541410	32	0	5	0.38	100300	525700	19000	645000	568000	114
541	102/ 95/ / /	5152	1110	APT	20 PREBLE STREET	4		1878	1990	589491	32	0	0	0.37	111100	400900	10800	522800	554000	94
09879	101/ 18/ 2/ /	0001	1120	APT	8 MILLETT DRIVE	24		2015	2015	2057722	7			1.83	467300	1913700	0	2381000	2221100	107
799	105/ 32/ / /	5190	1115	APT	19 FLAGGY MEADOW ROA	5		1850	1990	874253	32	0	0	1.50	99500	606500	1300	707300	715700	99
13122	110/ 29/ 3/ /	0001	1111	APT	SIMONA SHORES DRIVE	14		2016	2016	402377	6	0	0	5.35	385000	2676200	40000	3101200	2913400	106
580	36/ 12/ / /	5630	1110	APT	229 FLAGGY MEADOW RO	28		1968	2001	422451	21	0	0	26.70	669400	1916300	88000	2673700	2487600	107
119	24/ 3/ 1/ /	5582	1116	APT	257 SOUTH STREET	6		1987	2009	587776	13	0	0	5.30	180200	511400	24900	716500	752600	95
747	104/ 31/ / /	5110	1110	APT	180 SOUTH STREET	4		1970	2008	397684	14	0	0	1.06	130400	342000	4900	477300	418100	114
735	104/ 18/ / /	5110	1110	APT	8 MAPLEWOOD DRIVE	4		1972	2003	396168	19	0	0	0.65	127300	320900	21500	469700	418100	112
583	58/ 31/ / /	6620	1110	APT	43A-D DANIEL STREET	4		1986	2007	431217	15	0	0	1.67	92200	366500	7900	466600	424800	110
.81	76/ 14/ 1/ /	5654	1115	APT	514 OSSIPEE TRAIL	5		1941	1990	299412	32	0	0	5.01	253200	203600	0	456800	457300	100
241	77/ 9/ / /	5654	1110	APT	396 OSSIPEE TRAIL	4		1959	1997	363203	25	0	0	2.50	136100	282400	0	418500	355400	118
782	89/ 14/ / /	0001	1120	APT	10 NORTH GORHAM ROAD	12		2014	2015	1022528	7			12.40	149400	951000	0	1100400	1058300	104
787	38/ 24/ / /	5197	1110	APT	68 CRESSEY ROAD	12		1977	2005	238441	17	0	0	4.83	243100	1155200	0	1398300	1254300	111
543	86/ 1/ / /	5740	1116	APT	147 PLUMMER ROAD	11		1880	1980	574547	42	0		3.50	247700	398300	1400	647400	586700	110
562	111/ 85/ / /	3210	1110	APT	828 GRAY ROAD	5		1920	1990	541650	16	0	0	0.21	126300	476800	0	603100	627100	96
563	111/ 86/ / /	3210	1110	APT	834 GRAY ROAD	4		1920	1998	522134	24	0	0	0.26	98500	396800	0	495300	422500	117
512	102/ 171/ / /	5152	1210	APT	23 PREBLE STREET	7		1900	1990	343217	32	0	0	0.34	110000	233400	18800	362200	322300	112
509	105/ 40/ / /	5190	1110	APT	11 NARRAGANSETT STRE	4		2021	2021	586195	1	0	0	0.46	91500	593700	0	685200	688900	99
511	105/ 42/ / /	5190	1110	APT	116 STATE STREET	4		1857	1990	471257	32	0	0	0.48	91700	320500	0	412200	418100	99
748	104/ 32/ / /	6150	1116	APT	184 SOUTH STREET	6		1850	1990	438165	32	0	0	1.86	113700	298000	44600	456300	477900	95
79	102/ 31/ / /	5190	1115	APT	40 STATE STREET	5		1880	1990	560935	32	0	0	0.27	171700	384500	2000	558200	522600	107
528	107/ 24/ / /	3610	1120	APT	162 NARRAGANSETT STR	10		1950	1992	403472	30	0	0	1.33	149200	282400	5300	436900	389600	112
84	100/ 6/ / /	3130	1116	APT	180 MAIN STREET	6		1900	1990	905501	32	0	0	1.61	76800	615700	10000	702500	736900	95
74	77/ 27/ / /	5670	1110	APT	131 BUCK STREET	4		1967	2001	407911	21	0	5	5.50	121700	310300	3300	435300	355400	122
50	102/ 115/ / /	0001	1110	APT	46-48 MAIN STREET	6		1800	1990	593874	32	0	10	0.68	207600	369700	0	577300	520000	111
39	101/ 23/ / /	5120	1110	APT	4 GLENWOOD AVENUE	4		1820	1990	482117	32	0	0	0.18	93700	327800	1100	422600	392000	108
66	102/ 22/ / /	5190	1110	APT	53 STATE STREET	4		1900	1990	494550	32	0	5	0.25	85400	323500	8000	416900	418100	100
09	109/ 10/ 6/ /	3130	3410	BANK	375 MAIN STREET	3783	04	1988	2009	1059765	26	0	10	1.49	352800	703800	18000	1074600	1088000	99
51	77/ 15/ / /	3630	322C	BANK	393 OSSIPEE TRAIL	3006	05	2016	2020	576580	4			3.51	272800	553500	0	826300	889400	93
48	102/ 102/ / /	3110	322C	BANK	45 MAIN STREET	4525	06	1995	2012	1170698	20	0		0.65	322800	970500	86400	1379700	1474200	94
46	102/ 100/ / /	3110	322C	BANK	65 MAIN STREET	2902	05	1960	2006	847118	32	0	0	0.42	271400	610000	18000	899400	900400	100
83	102/ 143/ / /	3120	322C	BANK	80 MAIN STREET	1965	03	1966	2003	356094	38	0	5	0.32	230600	203000	15000	448600	434700	103
57	102/ 117/ / /	3110	322C	BANK	64 MAIN STREET	11314	05	1960	2006	2548465	32	0		0.81	356800	1765700	20000	2142500	1962500	109
60	100/ 65/ 1/ /	5140	3040	BED	50 NEW PORTLAND ROAD	151	06	1990	2010	15533606	24	0	0	5.53	1103300	13407200	209300	14719800	15820200	93
1260	23/ 15/ / /	5584	322C	CARS	346 SOUTH STREET	7595	02	1988	2000	249876	44	0	0	4.13	169200	755300	0	924500	1028300	90
78	100/ 81/ / /	5140	3100	CARS	79 NEW PORTLAND ROAD	4400	03	1979	2000	416152	44	0	0	0.17	117600	237800	54900	410300	412900	99
46	91/ 15/ 1/ /	5880	322L	CARS	351 SEBAGO LAKE ROAD	7054	03	1985	2005	427497	34	0	0	1.10	101600	294000	18500	414100	448400	92
36	28/ 10/ / /	5510	330I	CARS	201 NEW PORTLAND ROA	7127	03	1998	2011	386308	22	0	10	1.00	107900	422200	47200	577300	560900	103
61	77/ 18/ 2/ /	3630	330I	CARS	439 OSSIPEE TRAIL	2880	03	2001	2012	173534	20		15	1.52	178200	112800	32000	323000	359500	90
3504	29/ 2/ 6/ /	0001	402I	CARS	11 CYR DRIVE	4000	03	2009	2016	290784	12	0	0	3.25	128500	261300	6200	396000	417900	95

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GORHAM, ME

ID	MBLU	Nbhd	Prim Use	Inc Type	Location	Income Area	Gr	AYB	EYB	Bldg RCN	EYB Dep	Eco Obs	Fnc Obs	Land Area	Land Value	Bldg Value	Outbldg Value	Parcel Value	Total Income	C/I Ratio
28	12/ 23/ 2/ /	2410	402C	IND	5 HUTCHERSON DRIVE	4704	03	1986	2005	211564	34	0	0	1.30	189900	205940	82000	477840	517100	92
29	12/ 23/ 3/ /	2410	402I	IND	9 HUTCHERSON DRIVE	13925	03	1989	2006	703624	32	0	0	1.40	200300	592000	48000	840300	947700	89
32	12/ 23/ 6/ /	2410	402I	IND	15 EASTERN DRIVE	11250	03	2015	2019	902456	6	0	0	3.94	467300	913300	133200	1513800	1493500	101
06124	12/ 26/ 601/ /	0001	4021	IND	11 & 11A GORHAM INDU	7500	02	2005	2014	428437	16			0.88	111300	399700	0	511000	535100	95
43	12/ 33/ 1/ /	2410	402I	IND	72 SANFORD DRIVE	15052	04	1998	2011	1160309	22	0	0	2.39	304200	905000	32000	1241200	1224200	101
45	12/ 33/ 3/ /	2410	402I	IND	62 SANFORD DRIVE	7820	03	2000	2012	613790	20	0	0	1.35	195100	528300	33600	757000	831400	91
47	12/ 33/ 5/ /	2410	402I	IND	56 SANFORD DRIVE	11880	03	2002	2013	681080	18	0	0	2.52	317900	425744	110700	854344	786600	109
54	12/ 33/ 12/ /	2410	402I	IND	32 SANFORD DRIVE	9600	03	1995	2009	647201	26	0	0	2.01	264200	478900	20000	763100	858200	89
55	12/ 33/ 13/ /	2410	402I	IND	33 SANFORD DRIVE	13820	03	1997	2010	863762	24	0	0	2.85	352600	693300	20000	1065900	1098300	97
57	12/ 33/ 15/ /	2410	402I	IND	29 SANFORD DRIVE	21360	03	1991	2007	1243187	30	0	0	1.96	258900	958400	109400	1326700	1481900	90
58	12/ 33/ 16/ /	0001	401I	IND	20 SANFORD DRIVE	40032	03	2004	2014	2607810	16	0	10	5.35	606500	1929700	126800	2663000	2858400	93
77	6/ 3/ / /	2500	402I	IND	7 COUNTY ROAD	19456	03	1970	2003	1344210	38	0	0	4.90	324500	864600	71500	1260600	1188500	106
507	34/ 9/ / /	2450	0401	IND	341 MOSHER ROAD	48398	04	2011	2017	4519677	10	0	0	12.19	798400	3384800	881200	5064400	6366800	80
33	12/ 24/ / /	2410	402I	IND	19 BARTLETT ROAD	33896	03	1973	2003	2160635	38	0	0	4.50	526300	1204300	160000	1890600	2012600	94
24	12/ 22/ / /	2410	402I	IND	55 HUTCHERSON DRIVE	125154	03	1988	2006	6970137	32	0	5	18.50	1130100	4753000	445300	6328400	7074300	89
581	32/ 13/ / /	3420	401I	IND	615 MAIN STREET	143763	03	2007	2016	6289399	12	0	0	25.14	1252500	9164800	791000	11208300	11877200	94
17	12/ 17/ 9/ /	2410	402I	IND	18 HUTCHERSON DRIVE	20168	02	1988	2003	1131036	38	0	10	4.67	544100	671900	136700	1352700	1473400	92
18	12/ 18/ / /	2410	402I	IND	9 LAURENCE DRIVE	49184	03	1988	2003	3475619	38	0	0	5.33	604900	2035900	45200	2686000	2775200	97
20	12/ 18/ 2/ /	2410	402I	IND	36 BARTLETT ROAD	20000	03	1989	2003	1064054	38	0	0	3.50	421000	659700	216500	1297200	1463000	89
21	12/ 18/ 3/ /	2410	402I	IND	7 PEARSON DRIVE	8200	03	2007	2016	316186	12	0	0	1.20	143500	522800	40000	706300	719000	98
533	3/ 1/ 4/ /	0001	322L	IND	32 FIREWOOD LANE	6512	02	1998	2011	296406	22	0	25	30.00	170600	261900	0	432500	453400	95
59	12/ 33/ 17/ /	2410	402C	IND	16 SANFORD DRIVE	7296	03	1990	2007	398561	30	0	0	2.00	263100	316600	101800	681500	699400	97
51	12/ 33/ 19/ /	2410	402I	IND	326 NEW PORTLAND ROA	5440	03	2006	2015	161866	14			2.15	223100	227100	209700	659900	613400	108
56	13/ 2/ 3/ /	5410	322L	IND	29 WALNUT CREST ROAD	5824	03	1965	2000	256490	44	0	5	82.00	314300	130800	182300	627400	496900	126
79	11/ 13/ / /	2410	401I	IND	289 NEW PORTLAND ROA	10320	04	1981	2003	775639	38	0	0	3.90	333400	480900	12000	826300	863800	96
.1	12/ 17/ / /	2410	402I	IND	37 BARTLETT ROAD	44870	03	1985	1995	2887574	54	0	0	8.30	839400	1346500	286800	2472700	2722700	91
571	32/ 4/ / /	3420	322L	IND	645 MAIN STREET	7367	03	1969	2003	387357	38	0	0	0.92	161100	240200	6300	407600	446500	91
573	32/ 6/ / /	3420	322L	IND	643 MAIN STREET	7720	03	1979	2003	655107	38	0	0	0.85	160400	406200	18000	584600	600700	97
07358	34/ 3/ 1/ /	0001	401I	IND	12 OLDE CANAL WAY	5244	03	2021	2022	354816	0	0	0	3.19	233000	354800	21100	608900	572700	106
08018	34/ 15/ 1/ /	0001	402I	IND	325 MOSHER ROAD	25165	02	2010	2017	1260976	10		16	15.27	518300	933100	424500	1875900	1902500	99
27	39/ 22/ / /	3610	332I	IND	200 NARRAGANSETT STR	71020	03	1998	2011	316980	22	0	0	61.89	406000	4072500	152000	4630500	4950000	94
4542	12/ 26/ 4/ /	0001	402I	IND	12 BARTLETT ROAD	25000	05	2006	2018	1936208	8			3.08	301500	1947500	123000	2372000	2299900	103
4544	12/ 26/ 2/ /	0001	402I	IND	22 BARTLETT ROAD	11600	03	2005	2014	797892	16			2.22	286300	722600	72000	1080900	997000	108
64	111/ 87/ / /	3210	322L	IND	838 GRAY ROAD	1200	02	1912	2003	106776	38	0	10	0.16	34000	55500	1500	91000	82900	110
6128	12/ 26/ 605/ /	0001	4021	IND	11E GORHAM INDUSTRI	2500	02	2005	2014	184179	16			0.29	74700	166200	0	240900	237700	101
6129	12/ 26/ 606/ /	0001	4021	IND	11F GORHAM INDUSTRI	2000	02	2005	2014	184179	16			0.29	74700	166200	0	240900	235800	102
7363	34/ 3/ 5/ /	0001	401I	IND	72 OLDE CANAL WAY	10000	03	2018	2021	579032	2	0	0	12.59	817100	618200	86600	1521900	1467800	104
7364	34/ 3/ 4/ /	0001	401I	IND	84 OLDE CANAL WAY	5920	04	2021	2022	453038	0	0	0	9.89	771900	483400	52200	1307500	1293100	101
6126	12/ 26/ 603/ /	0001	4021	IND	11C GORHAM INDUSTRI	2500	02	2005	2014	184179	16			0.29	74700	168000	0	242700	237700	102
0030	11/ 13/ 1/ /	2410	401I	IND	295 NEW PORTLAND ROA	12000	03	1984	2005	563670	34	0		4.10	387300	394000	329700	1111000	1233200	90
44	78/ 8/ / /	5654	140I	IND	341 OSSIPEE TRAIL	2840	03	1990	2007	386862	30	0	5	10.80	152100	251500	23300	426900	439000	97
4325	12/ 26/ 1/ /	0001	402I	IND	18 GORHAM INDUSTRIAL	21870	03	2005	2014	932658	16			8.27	837000	1868700	134700	2840400	2547100	112
74	32/ 7/ / /	3420	322C	IND	639 MAIN STREET	7458	03	1973	2000	445372	44	0	0	0.85	160400	364700	40000	565100	547900	103
7619	12/ 12/ 101/ /	0001	4000	IND	11 LITTLE WING LANE	3500	03	1981	2003	265225	38	0	0	0.82	126800	164400	8000	299200	309600	97
1683	12/ 17/ 502/ /	2410	402I	IND	50 HUTCHERSON DRIVE	24621	06	2002	2013	787886	18	0	0	5.33	604900	1503100	72000	2180000	2199300	99
2402	12/ 17/ 501/ /	2410	4030	IND	59 SANFORD DRIVE	40000	03	2002	2013	2472800	18	0	10	3.34	404200	1978000	84000	2466200	2751600	90

COST/INCOME CORRELATION REPORT FOR YEAR 2021

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ID	MBLU	Nbhd	Prim Use	Inc Type	Location	Income Area	Gr	AYB	EYB	Bldg RCN	EYB Dep	Eco Obs	Fnc Obs	Land Area	Land Value	Bldg Value	Outbldg Value	Parcel Value	Total Income	C/I Ratio
786	65/ 11/ / /	2720	322L	IND	420 FORT HILL ROAD	9120	02	1950	2000	472221	44	5	5	3.40	107700	277200	7200	392100	409100	96
27	12/ 23/ 1/ /	2410	402I	IND	20 HUTCHERSON DRIVE	57340	03	1975	2003	3729402	38	0	0	6.50	697300	2312200	89400	3098900	2864400	108
51	12/ 33/ 9/ /	2410	402I	IND	48 SANFORD DRIVE	18000	03	2006	2015	593417	14	0	15	2.28	292600	911500	40000	1244100	1229000	101
07	12/ 12/ 1/ /	0001	4021	IND	17 LITTLE WING LANE	6860	03	1981	2003	416118	38	0	0	1.01	127600	258000	85000	470600	476400	99
07361	34/ 3/ 7/ /	0001	402I	IND	54 OLDE CANAL WAY	5250	03	2008	2016	400843	12	0	0	2.37	241700	352700	97000	691400	702400	98
06125	12/ 26/ 602/ /	0001	4021	IND	11B GORHAM INDUSTRI	2500	02	2005	2014	184179	16			0.29	74700	168000	0	242700	237700	102
03507	29/ 2/ 9/ /	0001	402I	IND	22 JENNA DRIVE	4250	03	2011	2017	208647	10	0	0	3.29	223200	187800	10000	421000	442200	95
50	12/ 33/ 18/ /	2410	402I	IND	5 SANFORD DRIVE	24000	03	1990	2007	1762780	30	0	0	4.67	544100	1329200	44000	1917300	1874800	102
589	32/ 21/ / /	2420	322L	IND	511 MAIN STREET	15240	03	1985	2005	805410	34	0	0	21.10	616200	549200	882000	2047400	2158200	95
02802	12/ 33/ 501/ /	2410	401I	IND	60 SANFORD DRIVE	6450	03	2003	2013	396804	18	0	0	1.58	219200	325400	48000	592600	572200	104
03962	12/ 33/ 901/ /	0001	3160	IND	44 SANFORD DRIVE	6902	04	2004	2019	395659	6	0	0	1.06	164800	427800	32000	624600	611100	102
06127	12/ 26/ 604/ /	0001	4021	IND	11D GORHAM INDUSTRI	2500	02	2005	2014	184179	16			0.29	74700	168000	0	242700	237700	102
03483	29/ 2/ 2/ /	0001	442I	IND	11 JENNA DRIVE	14400	03	2007	2016	1011477	12	0	0	1.99	201400	953300	84000	1238700	1137300	109
03505	29/ 2/ 7/ /	0001	402I	IND	21 CYR DRIVE	4800	03	2015	2019	297896	6	0	0	3.39	273300	283100	20000	576400	604600	95
04543	12/ 26/ 3/ /	0001	402I	IND	17 GORHAM INDUSTRIAL	14060	04	2006	2018	869095	8			1.47	207700	799600	40000	1047300	1089900	96
12442	39/ 2/ 1/ /	3610	402I	IND	49 RACEWAY DRIVE	74261	06	2020	2022	10934355	0	0	0	13.03	414300	8742500	401500	9558300	9434900	101
12500	12/ 12/ 2/ /	0001	4020	IND	5 LITTLE WING LANE	11230	06	2019	2022	873949	0	0		0.93	126800	933600	24300	1084700	1071100	101
10920	32/ 12/ L/ /	0001	322C	IND	616 MAIN STREET	30925	05	2017	2021	3064454	2			0.00	0	3016100	248000	3264100	3222800	101
07366	34/ 3/ 2/ /	0001	401I	IND	29 OLDE CANAL WAY	8030	04	2019	2022	505810	0	0	0	6.38	550200	555200	43300	1148700	1044600	110
56	12/ 33/ 14/ /	2410	402I	IND	28 SANFORD DRIVE	29650	03	1998	2011	2454390	22	0	0	2.83	350500	2077500	120000	2548000	2160900	118
03506	29/ 2/ 8/ /	0001	402I	IND	29 CYR DRIVE	10616	03	2011	2017	754304	10	0	0	2.90	211200	731800	20000	963000	929200	104
10	12/ 23/ 4/ /	2410	402I	IND	45 HUTCHERSON DRIVE	17720	03	1987	2005	1055832	34	0	0	2.98	366300	796400	35300	1198000	1112700	108
'	2/ 1/ / /	5540	1340	MHP	HODGDON ROAD	150		0	0	0		0	0	40.00	194000	0	3960000	4154000	4082500	102
05	15/ 7/ / /	5540	1130	MHP	5 ASH DRIVE	152		1974	2003	328830	19	0	0	31.50	167800	269000	3916600	4353400	4267700	102
140	27/ 10/ / /	5510	1130	MHP	47 PATIO PARK LANE	56		1991	2009	226397	13	0	0	9.95	131100	197000	1479300	1807400	1883600	96
09839	77/ 18/ 3/ /	0001	334I	MIX3	435 OSSIPEE TRAIL	3185	04	2001	2012	466037	20			2.10	242400	651800	172300	1066500	1040200	103
103	103/ 81/ / /	5150	322C	MIXG	17 RAILROAD AVENUE	49531	02	1980	2003	1276960	38	0	0	3.07	256600	12158800	90700	12506100	12121300	103
186	100/ 8/ / /	3130	1040	MIXG	198 MAIN STREET	1493	03	1900	2000	237241	44	0	15	0.43	268100	277700	31800	577600	526900	110
121	102/ 72/ / /	5120	322C	MIXG	34 SCHOOL STREET	3586	04	1807	2006	667490	32	0	30	0.17	169400	253600	0	423000	455700	93
71	102/ 27/ / /	5110	322C	MIXG	2 STATE STREET	2477	03	1877	2006	843044	32	0	0	0.15	144300	583700	4000	732000	682900	107
120	100/ 39/ / /	3130	322L	MIXG	230 MAIN STREET	2596	03	1947	2003	573355	38	0	20	1.37	319600	240800	72400	632800	622500	102
1624	102/ 114/ / /	3110	3400	MIXN	42 MAIN STREET	2586	03	1900	2000	340132	44	0	28	0.29	160100	228300	8000	396400	378800	105
54	102/ 108/ / /	3110	1040	MIXN	8 MAIN STREET	1961	02	1850	2000	315219	44	0	20	0.06	89500	210100	0	299600	305400	98
49	31/ 2/ / /	3410	3400	OF3	510 MAIN STREET	10392	05	1828	2006	1450638	32	0	0	2.21	260600	986400	82400	1329400	1264000	105
7912	32/ 2/ 2/ /	0001	3401	OF3	12 ESTATE DRIVE	4731	04	1986	2008	583582	28		5	1.91	141300	391000	0	532300	570700	93
7911	32/ 2/ 1/ /	0001	3401	OF3	7 ESTATE DRIVE	6758	06	1770	2003	1018691	38		15	2.42	177000	502800	0	679800	672600	101
9739	106/ 47/ 1/ /	0001	322C	OF3	77 SOUTH STREET	2720	03	1916	2006	478486	32			0.15	241600	341600	16000	599200	608700	98
03	41/ 17/ 1/ /	5192	322C	OF3	181 STATE STREET	3814	04	1973	2003	619933	38	0	0	1.24	109000	384400	3600	497000	510700	97
0	12/ 31/ / /	3420	402I	OF3	11 BARTLETT ROAD	27768	03	1988	2006	1123489	32	0	0	15.50	1074900	1621200	131600	2827700	2899000	98
04	109/ 10/ 1/ /	3130	322C	OF3	381 MAIN STREET	9298	03	1965	2003	1149795	38	0		1.59	364900	727100	9000	1101000	1101300	100
01	30/ 8/ 7/ /	3130	3420	OF3	405 MAIN STREET	4080	03	1994	2009	596167	26	0	20	0.74	264700	328100	22500	615300	639100	96
86	46/ 9/ / /	3140	3400	OF3	10 WENTWORTH DRIVE	33180	06	1998	2011	5504714	22	0	0	7.95	816000	4349600	120000	5285600	5480300	96
9283	32/ 18/ 1/ /	0001	322C	OF3	575 MAIN STREET	12657	04	2013	2020	2164652	4	0	0	19.94	1309400	2174400	183600	3667400	3664900	100
59	77/ 17/ / /	3630	322L	OF3	433 OSSIPEE TRAIL	7001	03	1994	2009	253630	26	0	0	2.26	144200	401300	165700	711200	744800	95
0862	27/ 1/ 3/ /	0001	1400	OF3	79 LIBBY AVENUE	8250	04	2000	2012	806949	20	0	0	4.63	314200	670900	70100	1055200	919400	115
7534	3/ 22/ 402/ /	0001	3050	OF3	19 SOUTH GORHAM CROS	10472	02	2002	2013	1342962	18	0	0	5.76	501900	1136500	84000	1722400	1884000	91

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ID	MBLU	Nbhd	Prim Use	Inc Type	Location	Income Area	Gr	AYB	EYB	Bldg RCN	EYB Dep	Eco Obs	Fnc Obs	Land Area	Land Value	Bldg Value	Outbldg Value	Parcel Value	Total Income	C/I Ratio
550	102/ 104/ / /	3110	3400	OFG	31 MAIN STREET	3566	02	1900	2003	439595	38		10	0.42	264700	231000	8000	503700	475100	106
014	109/ 10/ 42B/ /	3130	3401	OFG	347 MAIN STREET #2B	1800	03	1987	2005	290484	34	25		0.13	29600	119100	0	148700	161500	92
013	109/ 10/ 41B/ /	3130	3401	OFG	347 MAIN STREET #1B	1500	03	1987	2005	258870	34	25	0	0.13	29600	106100	0	135700	135600	100
012	109/ 10/ 41A/ /	3130	3401	OFG	347 MAIN STREET #1A	3170	03	1987	2008	439869	28	25	0	0.13	29600	206700	0	236300	259100	91
011	109/ 10/ 42F/ /	3130	3401	OFG	347 MAIN STREET #2F	1295	03	1987	2005	238228	34	25	0	0.13	29600	97700	0	127300	135400	94
529	102/ 80/ / /	5120	340I	OFG	39 SCHOOL STREET	8682	05	1800	2000	1209414	44	0	5	0.09	40700	471700	2000	514400	534400	96
549	102/ 103/ / /	3110	322C	OFG	39 MAIN STREET	3863	02	1880	2003	494836	38	0	10	0.29	220300	257300	10000	487600	457000	107
584	102/ 144/ / /	3120	322C	OFG	94 MAIN STREET	15025	03	1965	2006	1589795	32	0	5	0.46	278000	1050000	18000	1346000	1282000	105
112	100/ 114/ / /	3120	3400	OFG	20 MECHANIC STREET	5901	04	1970	2006	858413	32	0	0	1.14	183100	583700	37000	803800	761900	105
00192	102/ 113/ / /	3110	322C	OFN	36 MAIN STREET	3120	03	1850	2003	473022	38	0	10	0.13	134800	246000	1400	382200	363000	105
702	103/ 80/ / /	0001	322C	REST	29 ELM STREET	2330	04	1975	2003	597408	38		0	1.30	164900	373700	20000	558600	530000	105
993	109/ 2/ / /	3130	3260	REST	390 MAIN STREET	4048	03	1970	2003	654846	38		12	1.13	309100	327400	88000	724500	703100	103
189	30/ 3/ / /	3410	322C	REST	474 MAIN STREET	3220	02	1940	2003	542673	38	0	0	0.34	106200	338500	7000	451700	485400	93
087	110/ 16/ 1/ /	5220	322C	REST	680 GRAY ROAD	520	04	1960	2006	76517	32	0	0	0.20	49100	59700	15500	124300	118200	105
531	102/ 83/ / /	5120	322C	REST	29 SCHOOL STREET	10892	03	1900	2003	612080	38	0	5	0.25	122500	1348000	20000	1490500	1505500	99
552	102/ 106/ / /	5110	322C	REST	3-5 MAIN STREET	5678	03	1880	2003	904953	38	0	20	0.29	219600	380100	11200	610900	602800	101
252	77/ 15/ 1/ /	3630	3310	RET3	397 OSSIPEE TRAIL	8220	03	1975	2012	327356	20	0		1.90	201300	700100	55000	956400	932200	103
047	102/ 101/ / /	3110	3210	RET3	57 MAIN STREET	8370	03	1950	2003	1210146	38	0	10	0.81	356800	637600	37000	1031400	1006800	102
109	66/ 6/ / /	5776	313I	RET3	519 FORT HILL ROAD	29252	03	2003	2013	499523	18	0	0	25.30	390400	1189600	120300	1700300	1831300	93
168	32/ 1/ / /	3420	3400	RET3	658 MAIN STREET	2901	03	1965	2006	365728	32	0	5	0.93	145000	231400	45300	421700	425900	99
16	12/ 27/ / /	0001	322C	RET3	673 MAIN STREET	25859	04	1978	2003	2093730	38	0	0	3.84	342000	1502900	44000	1888900	2076900	91
21	6/ 6/ / /	5550	322L	RET3	14 COUNTY ROAD	10975	04	2006	2015	1336775	14	0	0	2.00	559900	1191800	23600	1775300	1874900	95
099	102/ 155/ / /	3120	0324	RET3	99 MAIN STREET	46764	05	2002	2016	5811426	12	0	0	4.64	1061600	5996000	758000	7815600	7647300	102
097	102/ 153/ / /	3120	322C	RET3	109 MAIN STREET	6254	05	2015	2019	1051909	6	0		1.03	581200	1037700	81600	1700500	1631400	104
088	110/ 17/ / /	5220	322C	RET3	688 GRAY ROAD	1640	03	1950	2006	251114	32	0	0	0.40	86000	170800	98400	355200	340300	104
5	13/ 5/ / /	5410	322C	RET3	664 MAIN STREET	10606	03	1973	2003	748909	38	0		1.10	244300	464300	25000	733600	696200	105
25	102/ 112/ / /	3110	3250	RET3	16 MAIN STREET	2496	03	1965	2003	324825	38	0	0	0.46	278000	201400	7500	486900	505300	96
08	109/ 10/ 5/ /	3130	322L	RET3	365 MAIN STREET	2700	04	2007	2018	445703	8	0	0	0.91	251600	410000	21800	683400	648400	105
90	102/ 147/ / /	0001	322L	RET3	120 MAIN STREET	11180	05	1998	2011	1596690	22	0	0	0.46	347500	1289700	36800	1674000	1749000	96
89	102/ 146/ / /	0001	322C	RET3	102 MAIN STREET	27896	03	1960	2003	3325030	38	0	15	4.38	658800	1614900	154300	2428000	2393700	101
75	32/ 8/ / /	3420	322L	RET3	633 MAIN STREET	9444	02	1955	2003	615364	38	0	0	1.26	194900	381500	26400	602800	600300	100
83	32/ 15/ / /	3420	322L	RET3	593 MAIN STREET	8448	04	2001	2015	1216605	14	0	0	2.05	277700	1076400	130200	1484300	1500500	99
7535	3/ 22/ 401/ /	0001	322C	RET3	11 SOUTH GORHAM CROS	5365	04	2018	2021	614410	2			1.40	246200	602100	64000	912300	896600	102
17	102/ 68/ / /	5190	322C	RETG	2 SCHOOL STREET	10174	03	1890	2003	1310416	38	0	5	0.19	213400	759600	4000	977000	942500	104
84	32/ 16/ / /	3420	322L	RETG	587 MAIN STREET	6220	03	1967	2003	629803	38	0	0	0.65	239100	407300	30000	676400	646700	105
10	102/ 169/ / /	0001	322L	RETG	25 ELM STREET	2912	03	1947	2003	443233	38			0.34	87900	286700	8000	382600	364300	105
53	102/ 107/ / /	3110	3220	RETN	2 MAIN STREET	3573	03	1850	2003	383812	38	0	10	0.06	89500	199600	0	289100	279000	104
07	102/ 165/ / /	5150	322C	RETN	18 ELM STREET	5168	04	2017	2021	585508	2	0	0	0.25	122500	573800	12000	708300	729100	97
9	12/ 33/ 7/ /	2410	3160	SELF	286 NEW PORTLAND ROA	48502	02	2000	2012	221175	20	0	0	4.74	636500	1381300	200000	2217800	2206300	101
7537	3/ 22/ 404/ /	0001	3340	SSTA	5 BLUE LEDGE ROAD	1	05	2014	2019	601200	6	0	0	2.67	805300	565100	340900	1711300	1693200	101
82	32/ 14/ / /	3410	334I	SSTA	601 MAIN STREET	6940	04	2017	2021	1073468	2	0	0	4.66	441400	1053400	90500	1585300	1517000	105
85	102/ 144/ 1/ /	3120	322L	SSTA	90 MAIN STREET	1	03	1993	2008	136006	28	0	0	0.37	309500	97900	133600	541000	543600	100
74	100/ 77/ / /	0001	3340	SSTA	137 MAIN STREET	1	04	1990	2007	441028	30	0	0	0.46	347500	308700	114400	770600	825200	93

ECONOMIC INCOME SPREADSHEET FOR YEAR 2021

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Prop Type	Nbhd	MBLU	Location	Rent Curve	Gross Area	Gross Rent	Total Vac	Total Exp	Net Income	Cap Rate	Income Value	Val/ Unit
APT	5582	24/ 3/ 1/ /	257 SOUTH STREET	0001	6	103,680	4,147	37,823	61,710	0.082	752,600	125433.33
APT	5630	36/ 12/ / /	229 FLAGGY MEADOW RO	0001	28	342,720	13,710	125,025	203,985	0.082	2,487,600	88842.86
APT	5197	38/ 24/ / /	68 CRESSEY ROAD	0001	12	172,800	6,912	63,036	102,852	0.082	1,254,300	104525.00
APT	6620	58/ 31/ / /	43A-D DANIEL STREET	0001	4	69,120	2,765	31,519	34,836	0.082	424,800	106200.00
APT	5654	76/ 14/ 1/ /	514 OSSIPEE TRAIL	0001	5	63,000	2,520	22,982	37,498	0.082	457,300	91460.00
APT	5654	77/ 9/ / /	396 OSSIPEE TRAIL	0001	4	48,960	1,958	17,861	29,141	0.082	355,400	88850.00
APT	5670	77/ 27/ / /	131 BUCK STREET	0001	4	48,960	1,958	17,861	29,141	0.082	355,400	88850.00
APT	5740	86/ 1/ / /	147 PLUMMER ROAD	0001	11	104,580	8,366	45,702	50,512	0.086	586,700	53336.36
APT	0001	89/ 14/ / /	10 NORTH GORHAM ROAD	0001	12	145,800	5,832	53,188	86,780	0.082	1,058,300	88191.67
APT	3130	100/ 6/ / /	180 MAIN STREET	0001	6	103,680	6,221	37,034	60,425	0.082	736,900	122816.67
APT	3130	100/ 67/ / /	199 MAIN STREET	0001	5	77,200	3,088	28,162	45,950	0.082	560,400	112080.00
APT	0001	101/ 18/ 2/ /	8 MILLETT DRIVE	0001	24	306,000	12,240	111,629	182,131	0.082	2,221,100	92545.83
APT	5120	101/ 23/ / /	4 GLENWOOD AVENUE	0001	4	54,000	2,160	19,699	32,141	0.082	392,000	98000.00
APT	5190	102/ 22/ / /	53 STATE STREET	0001	4	57,600	2,304	21,012	34,284	0.082	418,100	104525.00
APT	5190	102/ 31/ / /	40 STATE STREET	0001	5	72,000	2,880	26,266	42,854	0.082	522,600	104520.00
APT	5120	102/ 70/ / /	24 SCHOOL STREET	0001	10	87,600	6,000	35,027	46,573	0.082	568,000	56800.00
APT	5152	102/ 95/ / /	20 PREBLE STREET	0001	4	76,320	3,052	27,842	45,426	0.082	554,000	138500.00
APT	0001	102/ 115/ / /	46-48 MAIN STREET	0001	6	71,640	2,866	26,134	42,640	0.082	520,000	86666.67
APT	5152	102/ 171/ / /	23 PREBLE STREET	0001	7	54,600	6,552	21,622	26,426	0.082	322,300	46042.86
APT	5110	104/ 9/ / /	156 SOUTH STREET	0001	4	57,600	2,304	21,012	34,284	0.082	418,100	104525.00
APT	5110	104/ 18/ / /	8 MAPLEWOOD DRIVE	0001	4	57,600	2,304	21,012	34,284	0.082	418,100	104525.00
APT	5110	104/ 31/ / /	180 SOUTH STREET	0001	4	57,600	2,304	21,012	34,284	0.082	418,100	104525.00
APT	6150	104/ 32/ / /	184 SOUTH STREET	0001	6	77,760	3,110	35,459	39,191	0.082	477,900	79650.00
APT	5190	105/ 32/ / /	19 FLAGGY MEADOW ROA	0001	5	87,840	3,514	25,636	58,690	0.082	715,700	143140.00
APT	5190	105/ 40/ / /	11 NARRAGANSETT STRE	0001	4	79,488	2,385	23,439	53,664	0.078	688,900	172225.00
APT	5190	105/ 42/ / /	116 STATE STREET	0001	4	57,600	2,304	21,012	34,284	0.082	418,100	104525.00
APT	3610	107/ 24/ / /	162 NARRAGANSETT STR	0001	10	66,300	5,304	27,448	33,548	0.086	389,600	38960.00
APT	0001	110/ 29/ 3/ /	SIMONA SHORES DRIVE	0001	14	336,168	10,085	99,129	226,954	0.078	2,913,400	208100.00
APT	5220	111/ 22/ / /	766 GRAY ROAD	0001	4	50,400	2,016	22,982	25,402	0.082	309,800	77450.00
APT	3210	111/ 85/ / /	828 GRAY ROAD	0001	5	86,400	3,456	31,519	51,425	0.082	627,100	125420.00
APT	3210	111/ 86/ / /	834 GRAY ROAD	0001	4	57,600	1,728	21,231	34,641	0.082	422,500	105625.00
APT	3210	111/ 97/ / /	813 GRAY ROAD	0001	5	45,900	2,754	16,395	26,751	0.082	326,200	65240.00
APT	5220	111/ 101/ / /	771 GRAY ROAD	0001	5	87,000	3,480	31,738	51,782	0.082	631,500	126300.00
BANK	3630	77/ 15/ / /	393 OSSIPEE TRAIL	0001	3,006	87,084	4,354	11,582	71,148	0.080	889,400	295.87
BANK	3110	102/ 100/ / /	65 MAIN STREET	0001	2,902	84,274	3,160	9,085	72,029	0.080	900,400	310.27
BANK	3110	102/ 102/ / /	45 MAIN STREET	0001	4,525	131,089	4,916	14,131	112,042	0.076	1,474,200	325.79
BANK	3110	102/ 117/ / /	64 MAIN STREET	0001	11,314	185,241	11,061	25,033	149,147	0.076	1,962,500	173.46
BANK	3120	102/ 143/ / /	80 MAIN STREET	0001	1,965	42,562	2,128	5,661	34,773	0.080	434,700	221.22
BANK	3130	109/ 10/ 6/ /	375 MAIN STREET	0001	3,783	101,838	3,819	10,978	87,041	0.080	1,088,000	287.60
BED	5140	100/ 65/ 1/ /	50 NEW PORTLAND ROAD	0001	151	13,136,396	642,373	10,856,631	1,637,392	0.104	15,820,200	104769.54
CARS	5584	23/ 15/ / /	346 SOUTH STREET	0001	7,595	136,352	8,711	40,238	87,403	0.085	1,028,300	135.39
CARS	5510	28/ 10/ / /	201 NEW PORTLAND ROA	0001	7,127	62,265	2,991	11,594	47,680	0.085	560,900	78.70
CARS	0001	29/ 2/ 6/ /	11 CYR DRIVE	0001	4,000	49,150	3,385	10,247	35,518	0.085	417,900	104.48
CARS	3630	77/ 18/ 2/ /	439 OSSIPEE TRAIL	0001	2,880	37,843	1,892	5,393	30,558	0.085	359,500	124.83
CARS	5880	91/ 15/ 1/ /	351 SEBAGO LAKE ROAD	0001	7,054	49,590	2,480	7,067	40,043	0.089	448,400	63.57
CARS	5140	100/ 81/ / /	79 NEW PORTLAND ROAD	0001	4,400	49,952	3,588	11,271	35,093	0.085	412,900	93.84

ECONOMIC INCOME SPREADSHEET FOR YEAR 2021

GORHAM, ME

Prop Type	Nbhd	MBLU	Location	Rent Curve	Gross Area	Gross Rent	Total Vac	Total Exp	Net Income	Cap Rate	Income Value	Val/ Unit
IND	0001	3/ 1/ 4/ /	32 FIREWOOD LANE	0001	6,512	50,142	2,507	7,145	40,490	0.089	453,400	69.63
IND	2500	6/ 3/ / /	7 COUNTY ROAD	0001	19,456	125,102	6,255	17,827	101,020	0.085	1,188,500	61.09
IND	2410	11/ 13/ / /	289 NEW PORTLAND ROA	0001	10,320	87,823	4,391	10,012	73,420	0.085	863,800	83.70
IND	2410	11/ 13/ 1/ /	295 NEW PORTLAND ROA	0001	12,000	119,280	5,964	16,997	96,319	0.085	1,133,200	102.77
IND	0001	12/ 12/ 1/ /	17 LITTLE WING LANE	0001	6,860	52,685	2,634	7,508	42,543	0.089	476,400	69.45
IND	0001	12/ 12/ 2/ /	5 LITTLE WING LANE	0001	11,230	112,749	5,637	16,067	91,045	0.085	1,071,100	95.38
IND	0001	12/ 12/ 101/ /	11 LITTLE WING LANE	0001	3,500	32,585	1,629	4,643	26,313	0.085	309,600	88.46
IND	2410	12/ 17/ / /	37 BARTLETT ROAD	0001	44,870	323,513	24,263	56,109	243,141	0.089	2,722,700	60.68
IND	2410	12/ 17/ 9/ /	18 HUTCHERSON DRIVE	0001	20,168	155,092	7,755	22,101	125,236	0.085	1,473,400	73.06
IND	2410	12/ 17/ 501/ /	59 SANFORD DRIVE	0001	40,000	311,200	23,340	53,974	233,886	0.085	2,751,600	68.79
IND	2410	12/ 17/ 502/ /	50 HUTCHERSON DRIVE	0001	24,621	238,879	17,726	34,214	186,939	0.085	2,199,300	89.33
IND	2410	12/ 18/ / /	9 LAURENCE DRIVE	0001	49,184	300,022	22,502	41,628	235,892	0.085	2,775,200	56.42
IND	2410	12/ 18/ 2/ /	36 BARTLETT ROAD	0001	20,000	154,000	7,700	21,945	124,355	0.085	1,463,000	73.15
IND	2410	12/ 18/ 3/ /	7 PEARSON DRIVE	0001	8,200	75,684	3,784	10,785	61,115	0.085	719,000	87.68
IND	2410	12/ 22/ / /	55 HUTCHERSON DRIVE	0001	125,154	744,666	37,233	106,115	601,318	0.085	7,074,300	56.52
IND	2410	12/ 23/ 1/ /	20 HUTCHERSON DRIVE	0001	57,340	297,595	11,160	42,965	243,470	0.085	2,864,400	49.95
IND	2410	12/ 23/ 2/ /	5 HUTCHERSON DRIVE	0001	4,704	51,744	2,587	7,374	41,783	0.081	517,100	109.93
IND	2410	12/ 23/ 3/ /	9 HUTCHERSON DRIVE	0001	13,925	94,829	4,741	13,513	76,575	0.081	947,700	68.06
IND	2410	12/ 23/ 4/ /	45 HUTCHERSON DRIVE	0001	17,720	117,129	5,856	16,691	94,582	0.085	1,112,700	62.79
IND	2410	12/ 23/ 6/ /	15 EASTERN DRIVE	0001	11,250	155,105	10,411	17,746	126,948	0.085	1,493,500	132.76
IND	2410	12/ 24/ / /	19 BARTLETT ROAD	0001	33,896	211,850	10,593	30,189	171,068	0.085	2,012,600	59.38
IND	0001	12/ 26/ 1/ /	18 GORHAM INDUSTRIAL	0001	21,870	236,417	7,616	22,995	205,806	0.081	2,547,100	116.47
IND	0001	12/ 26/ 2/ /	22 BARTLETT ROAD	0001	11,600	96,628	2,416	9,468	84,744	0.085	997,000	85.95
IND	0001	12/ 26/ 3/ /	17 GORHAM INDUSTRIAL	0001	14,060	114,730	5,737	16,349	92,644	0.085	1,089,900	77.52
IND	0001	12/ 26/ 4/ /	12 BARTLETT ROAD	0001	25,000	249,200	12,613	41,097	195,490	0.085	2,299,900	92.00
IND	0001	12/ 26/ 601/ /	11 & 11A GORHAM INDU	0001	7,500	56,325	2,816	8,026	45,483	0.085	535,100	71.35
IND	0001	12/ 26/ 602/ /	11B GORHAM INDUSTRI	0001	2,500	23,850	894	2,755	20,201	0.085	237,700	95.08
IND	0001	12/ 26/ 603/ /	11C GORHAM INDUSTRI	0001	2,500	23,850	894	2,755	20,201	0.085	237,700	95.08
IND	0001	12/ 26/ 604/ /	11D GORHAM INDUSTRI	0001	2,500	23,850	894	2,755	20,201	0.085	237,700	95.08
IND	0001	12/ 26/ 605/ /	11E GORHAM INDUSTRI	0001	2,500	23,850	894	2,755	20,201	0.085	237,700	95.08
IND	0001	12/ 26/ 606/ /	11F GORHAM INDUSTRI	0001	2,000	23,360	584	2,733	20,043	0.085	235,800	117.90
IND	2410	12/ 33/ 1/ /	72 SANFORD DRIVE	0001	15,052	121,771	6,089	11,626	104,056	0.085	1,224,200	81.33
IND	2410	12/ 33/ 3/ /	62 SANFORD DRIVE	0001	7,820	84,534	4,227	9,637	70,670	0.085	831,400	106.32
IND	2410	12/ 33/ 5/ /	56 SANFORD DRIVE	0001	11,880	82,804	4,140	11,800	66,864	0.085	786,600	66.21
IND	2410	12/ 33/ 9/ /	48 SANFORD DRIVE	0001	18,000	139,000	10,426	24,108	104,466	0.085	1,229,000	68.28
IND	2410	12/ 33/ 12/ /	32 SANFORD DRIVE	0001	9,600	82,944	4,147	9,456	69,341	0.081	858,200	89.40
IND	2410	12/ 33/ 13/ /	33 SANFORD DRIVE	0001	13,820	111,666	5,583	12,730	93,353	0.085	1,098,300	79.47
IND	2410	12/ 33/ 14/ /	28 SANFORD DRIVE	0001	29,650	219,707	10,985	25,047	183,675	0.085	2,160,900	72.88
IND	2410	12/ 33/ 15/ /	29 SANFORD DRIVE	0001	21,360	163,190	8,160	29,068	125,962	0.085	1,481,900	69.38
IND	0001	12/ 33/ 16/ /	20 SANFORD DRIVE	0001	40,032	290,632	14,532	33,132	242,968	0.085	2,858,400	71.40
IND	2410	12/ 33/ 17/ /	16 SANFORD DRIVE	0001	7,296	73,617	3,681	10,490	59,446	0.085	699,400	95.86
IND	2410	12/ 33/ 18/ /	5 SANFORD DRIVE	0001	24,000	181,200	9,060	20,657	151,483	0.081	1,874,800	78.12
IND	2410	12/ 33/ 19/ /	326 NEW PORTLAND ROA	0001	5,440	54,715	3,180	7,895	43,640	0.085	513,400	112.76
IND	2410	12/ 33/ 501/ /	60 SANFORD DRIVE	0001	6,450	58,179	2,909	6,632	48,638	0.085	572,200	88.71
IND	0001	12/ 33/ 901/ /	44 SANFORD DRIVE	0001	6,902	64,327	3,216	9,167	51,944	0.085	611,100	88.54
IND	5410	13/ 2/ 3/ /	29 WALNUT CREST ROAD	0001	5,824	50,538	3,667	11,546	35,325	0.089	395,600	85.32

ECONOMIC INCOME SPREADSHEET FOR YEAR 2021

GORHAM, ME

Prop Type	Nbhd	MBLU	Location	Rent Curve	Gross Area	Gross Rent	Total Vac	Total Exp	Net Income	Cap Rate	Income Value	Val/ Unit
IND	0001	29/ 2/ 2/ /	11 JENNA DRIVE	0001	14,400	115,632	5,782	13,182	96,668	0.085	1,137,300	78.98
IND	0001	29/ 2/ 7/ /	21 CYR DRIVE	0001	4,800	60,672	2,275	7,008	51,389	0.085	604,600	125.96
IND	0001	29/ 2/ 8/ /	29 CYR DRIVE	0001	10,616	89,811	4,491	10,238	75,082	0.081	929,200	87.53
IND	0001	29/ 2/ 9/ /	22 JENNA DRIVE	0001	4,250	43,260	2,351	5,179	35,730	0.081	442,200	104.05
IND	3420	32/ 4/ / /	645 MAIN STREET	0001	7,367	47,001	2,350	6,698	37,953	0.085	446,500	60.61
IND	3420	32/ 6/ / /	643 MAIN STREET	0001	7,720	63,227	3,161	9,010	51,056	0.085	600,700	77.81
IND	3420	32/ 7/ / /	639 MAIN STREET	0001	7,458	57,674	2,884	8,219	46,571	0.085	547,900	73.46
IND	0001	32/ 12/ L/ /	616 MAIN STREET	0001	30,925	339,247	16,962	48,343	273,942	0.085	3,222,800	104.21
IND	3420	32/ 13/ / /	615 MAIN STREET	0001	143,763	1,207,609	60,380	137,667	1,009,562	0.085	11,877,200	82.62
IND	2420	32/ 21/ / /	511 MAIN STREET	0001	15,240	121,920	6,096	17,374	98,450	0.085	1,158,200	141.61
IND	0001	34/ 3/ 1/ /	12 OLDE CANAL WAY	0001	5,244	57,474	2,155	6,638	48,681	0.085	572,700	109.21
IND	0001	34/ 3/ 2/ /	29 OLDE CANAL WAY	0001	8,030	99,652	3,737	11,510	84,405	0.081	1,044,600	130.09
IND	0001	34/ 3/ 4/ /	84 OLDE CANAL WAY	0001	5,920	119,563	3,977	16,662	98,924	0.077	1,293,100	218.43
IND	0001	34/ 3/ 5/ /	72 OLDE CANAL WAY	0001	10,000	147,300	5,524	17,013	124,763	0.085	1,467,800	146.78
IND	0001	34/ 3/ 7/ /	54 OLDE CANAL WAY	0001	5,250	66,150	1,654	7,740	56,756	0.081	702,400	133.79
IND	2450	34/ 9/ / /	341 MOSHER ROAD	0001	48,398	617,172	30,858	71,880	514,434	0.081	6,366,800	131.55
IND	0001	34/ 15/ 1/ /	325 MOSHER ROAD	0001	25,165	189,241	9,462	18,068	161,711	0.085	1,902,500	75.60
IND	3610	39/ 2/ 1/ /	49 RACEWAY DRIVE	0001	74,261	900,043	33,752	103,955	762,336	0.081	9,434,900	127.05
IND	3610	39/ 22/ / /	200 NARRAGANSETT STR	0001	71,020	502,111	25,106	71,551	405,454	0.085	4,770,000	69.70
IND	2720	65/ 11/ / /	420 FORT HILL ROAD	0001	9,120	47,333	2,367	8,431	36,535	0.089	409,100	44.86
IND	5654	78/ 8/ / /	341 OSSIPEE TRAIL	0001	2,840	53,846	538	15,992	37,316	0.085	439,000	154.58
IND	3210	111/ 87/ / /	838 GRAY ROAD	0001	1,200	8,724	436	1,243	7,045	0.085	82,900	69.08
MHP	5540	2/ 1/ / /	HODGDON ROAD	0001	150	726,750	29,070	230,234	467,446	0.115	4,082,500	27216.67
MHP	5540	15/ 7/ / /	5 ASH DRIVE	0001	152	866,400	34,656	343,094	488,650	0.115	4,267,700	28076.97
MHP	5510	27/ 10/ / /	47 PATIO PARK LANE	0001	56	319,200	12,768	101,123	205,309	0.109	1,883,600	33635.71
MIX3	0001	77/ 18/ 3/ /	435 OSSIPEE TRAIL	0001	3,185	103,973	3,293	16,425	84,255	0.081	1,040,200	326.59
MIXG	3130	100/ 8/ / /	198 MAIN STREET	0001	1,493	79,141	3,775	22,681	52,685	0.100	526,900	352.91
MIXG	3130	100/ 39/ / /	230 MAIN STREET	0001	2,596	97,334	6,816	28,267	62,251	0.100	622,500	239.79
MIXG	5110	102/ 27/ / /	2 STATE STREET	0001	2,477	91,778	4,097	22,802	64,879	0.095	682,900	275.70
MIXG	5120	102/ 72/ / /	34 SCHOOL STREET	0001	3,586	72,183	6,462	20,147	45,574	0.100	455,700	127.08
MIXG	5150	103/ 81/ / /	17 RAILROAD AVENUE	0001	49,531	1,537,481	64,448	321,507	1,151,526	0.095	12,121,300	244.72
MIXN	3110	102/ 108/ / /	8 MAIN STREET	0001	1,961	59,381	5,105	23,734	30,542	0.100	305,400	155.74
MIXN	3110	102/ 114/ / /	42 MAIN STREET	0001	2,586	65,562	5,044	22,634	37,884	0.100	378,800	146.48
OF3	0001	3/ 22/ 402/ /	19 SOUTH GORHAM CROS	0001	10,472	199,701	14,978	23,645	161,078	0.086	1,884,000	179.91
OF3	3420	12/ 31/ / /	11 BARTLETT ROAD	0001	27,768	313,296	15,665	36,725	260,906	0.090	2,899,000	104.40
OF3	0001	27/ 1/ 3/ /	79 LIBBY AVENUE	0001	8,250	105,435	10,544	12,146	82,745	0.090	919,400	111.44
OF3	3130	30/ 8/ 7/ /	405 MAIN STREET	0001	4,080	64,423	3,221	6,561	54,641	0.086	639,100	156.64
OF3	3410	31/ 2/ / /	510 MAIN STREET	0001	10,392	150,476	15,048	21,668	113,760	0.090	1,264,000	121.63
OF3	0001	32/ 2/ 1/ /	7 ESTATE DRIVE	0001	6,758	84,070	8,407	15,133	60,530	0.090	672,600	99.53
OF3	0001	32/ 2/ 2/ /	12 ESTATE DRIVE	0001	4,731	63,679	4,776	7,540	51,363	0.090	570,700	120.63
OF3	0001	32/ 18/ 1/ /	575 MAIN STREET	0001	12,657	350,000	17,500	35,644	296,856	0.081	3,664,900	289.56
OF3	5192	41/ 17/ 1/ /	181 STATE STREET	0001	3,814	60,795	6,080	8,754	45,961	0.090	510,700	133.90
OF3	3140	46/ 9/ / /	10 WENTWORTH DRIVE	0001	33,180	537,516	40,314	53,300	443,902	0.081	5,480,300	165.17
OF3	3630	77/ 17/ / /	433 OSSIPEE TRAIL	0001	7,001	84,315	5,237	12,046	67,032	0.090	744,800	106.38
OF3	0001	106/ 47/ 1/ /	77 SOUTH STREET	0001	2,720	64,518	4,839	7,639	52,040	0.086	608,700	223.79
OF3	3130	109/ 10/ 1/ /	381 MAIN STREET	0001	9,298	127,569	9,568	18,880	99,121	0.090	1,101,300	118.44

ECONOMIC INCOME SPREADSHEET FOR YEAR 2021

GORHAM, ME

Prop Type	Nbhd	MBLU	Location	Rent Curve	Gross Area	Gross Rent	Total Vac	Total Exp	Net Income	Cap Rate	Income Value	Val/ Unit
OFG	3120	100/ 114/ / /	20 MECHANIC STREET	0001	5,901	124,570	12,457	33,185	78,928	0.104	761,900	129.11
OFG	5120	102/ 80/ / /	39 SCHOOL STREET	0001	8,682	108,785	16,318	34,213	58,254	0.109	534,400	61.55
OFG	3110	102/ 103/ / /	39 MAIN STREET	0001	3,863	76,487	5,737	20,942	49,808	0.109	457,000	118.30
OFG	3110	102/ 104/ / /	31 MAIN STREET	0001	3,566	79,522	5,964	21,773	51,785	0.109	475,100	133.23
OFG	3120	102/ 144/ / /	94 MAIN STREET	0001	15,025	201,636	2,016	59,886	139,734	0.109	1,282,000	85.32
OFG	3130	109/ 10/ 41A/ /	347 MAIN STREET #1A	0001	3,170	49,801	4,980	16,584	28,237	0.109	259,100	81.74
OFG	3130	109/ 10/ 41B/ /	347 MAIN STREET #1B	0001	1,500	26,070	2,607	8,681	14,782	0.109	135,600	90.40
OFG	3130	109/ 10/ 42B/ /	347 MAIN STREET #2B	0001	1,800	31,050	3,105	10,340	17,605	0.109	161,500	89.72
OFG	3130	109/ 10/ 42F/ /	347 MAIN STREET #2F	0001	1,295	22,663	1,700	6,205	14,758	0.109	135,400	104.56
OFN	3110	102/ 113/ / /	36 MAIN STREET	0001	3,120	57,096	571	16,958	39,567	0.109	363,000	116.35
REST	3410	30/ 3/ / /	474 MAIN STREET	0001	3,220	54,096	2,705	7,709	43,682	0.090	485,400	150.75
REST	5120	102/ 83/ / /	29 SCHOOL STREET	0001	10,892	180,264	14,011	37,532	128,721	0.086	1,505,500	138.22
REST	5110	102/ 106/ / /	3-5 MAIN STREET	0001	5,678	67,181	3,359	9,573	54,249	0.090	602,800	106.16
REST	0001	103/ 80/ / /	29 ELM STREET	0001	2,330	55,594	1,390	6,504	47,700	0.090	530,000	227.47
REST	3130	109/ 2/ / /	390 MAIN STREET	0001	4,048	75,698	3,785	8,630	63,283	0.090	703,100	173.69
REST	5220	110/ 16/ 1/ /	680 GRAY ROAD	0001	520	12,558	471	1,450	10,637	0.090	118,200	227.31
RET3	0001	3/ 22/ 401/ /	11 SOUTH GORHAM CROS	0001	5,365	119,264	11,926	31,128	76,210	0.085	896,600	167.12
RET3	5550	6/ 6/ / /	14 COUNTY ROAD	0001	10,975	197,111	7,392	30,355	159,364	0.085	1,874,900	170.83
RET3	0001	12/ 27/ / /	673 MAIN STREET	0001	25,859	229,711	11,486	41,687	176,538	0.085	2,076,900	80.32
RET3	5410	13/ 5/ / /	664 MAIN STREET	0001	10,606	82,727	6,205	14,348	62,174	0.089	696,200	65.64
RET3	3420	32/ 1/ / /	658 MAIN STREET	0001	2,901	56,657	5,666	14,787	36,204	0.085	425,900	146.81
RET3	3420	32/ 8/ / /	633 MAIN STREET	0001	9,444	63,187	3,159	9,004	51,024	0.085	600,300	63.56
RET3	3420	32/ 15/ / /	593 MAIN STREET	0001	8,448	164,145	12,311	24,293	127,541	0.085	1,500,500	177.62
RET3	5776	66/ 6/ / /	519 FORT HILL ROAD	0001	29,252	191,025	10,808	28,805	151,412	0.085	1,781,300	62.60
RET3	3630	77/ 15/ 1/ /	397 OSSIPEE TRAIL	0001	8,220	103,876	8,075	16,560	79,241	0.085	932,200	113.41
RET3	3110	102/ 101/ / /	57 MAIN STREET	0001	8,370	133,920	13,392	34,953	85,575	0.085	1,006,800	120.29
RET3	3110	102/ 112/ / /	16 MAIN STREET	0001	2,496	50,319	1,510	5,857	42,952	0.085	505,300	202.44
RET3	0001	102/ 146/ / /	102 MAIN STREET	0001	27,896	282,586	28,259	50,865	203,462	0.085	2,393,700	85.81
RET3	0001	102/ 147/ / /	120 MAIN STREET	0001	11,180	177,091	8,855	26,918	141,318	0.081	1,749,000	156.44
RET3	3120	102/ 153/ / /	109 MAIN STREET	0001	6,254	160,227	8,011	20,397	131,819	0.081	1,631,400	260.86
RET3	3120	102/ 155/ / /	99 MAIN STREET	0001	46,764	729,518	27,357	84,259	617,902	0.081	7,647,300	163.53
RET3	3130	109/ 10/ 5/ /	365 MAIN STREET	0001	2,700	62,370	1,403	5,853	55,114	0.085	648,400	240.15
RET3	5220	110/ 17/ / /	688 GRAY ROAD	0001	1,640	33,882	1,016	3,944	28,922	0.085	340,300	207.50
RETG	3420	32/ 16/ / /	587 MAIN STREET	0001	6,220	87,826	6,477	17,457	63,892	0.099	646,700	103.97
RETG	5190	102/ 68/ / /	2 SCHOOL STREET	0001	10,174	180,894	27,134	55,738	98,022	0.104	942,500	92.64
RETG	0001	102/ 169/ / /	25 ELM STREET	0001	2,912	59,288	5,929	15,474	37,885	0.104	364,300	125.10
RETN	3110	102/ 107/ / /	2 MAIN STREET	0001	3,573	44,925	4,493	11,413	29,019	0.104	279,000	78.09
RETN	5150	102/ 165/ / /	18 ELM STREET	0001	5,168	118,657	11,866	30,969	75,822	0.104	729,100	141.08
SELF	2410	12/ 33/ 7/ /	286 NEW PORTLAND ROA	0001	48,502	370,880	47,685	82,705	240,490	0.109	2,206,300	45.49
SSTA	0001	3/ 22/ 404/ /	5 BLUE LEDGE ROAD	0001	1	150,000	6,000	14,472	129,528	0.077	1,693,200	693200.00
SSTA	3410	32/ 14/ / /	601 MAIN STREET	0001	6,940	145,841	3,837	13,063	128,941	0.085	1,517,000	218.59
SSTA	0001	100/ 77/ / /	137 MAIN STREET	0001	1	89,700	7,176	12,379	70,145	0.085	825,200	825200.00
SSTA	3120	102/ 144/ 1/ /	90 MAIN STREET	0001	1	65,000	5,200	8,970	50,830	0.094	543,600	543600.00
					2,015,360	40,435,046	2,117,278	16,140,334	22,177,434		52,736,900	

Record Count: 181

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INCOME/COST COMPARISON REPORT FOR YEAR 2021

GORHAM, ME

PID	MBLU	Location	Nbhd	Prim Use	Cap Code	Notes	Total Income Value	Total Parcel Value	C/I Ratio
1119	24/ 3/ 1/ /	257 SOUTH STREET	5582	1116	APT	6 UNITS	752,600	716,500	0.95
1680	36/ 12/ / /	229 FLAGGY MEADOW RO	5630	1110	APT	28 UNITS	2,487,600	2,673,700	1.07
1787	38/ 24/ / /	68 CRESSEY ROAD	5197	1110	APT	12 UNITS	1,254,300	1,398,300	1.11
2583	58/ 31/ / /	43A-D DANIEL STREET	6620	1110	APT	4 UNITS	424,800	466,600	1.10
3181	76/ 14/ 1/ /	514 OSSIPEE TRAIL	5654	1115	APT	5 UNITS	457,300	456,800	1.00
3241	77/ 9/ / /	396 OSSIPEE TRAIL	5654	1110	APT	4 UNITS	355,400	418,500	1.18
3274	77/ 27/ / /	131 BUCK STREET	5670	1110	APT	4 UNITS	355,400	435,300	1.22
3643	86/ 1/ / /	147 PLUMMER ROAD	5740	1116	APT	11 UNITS	586,700	647,400	1.10
3782	89/ 14/ / /	10 NORTH GORHAM ROAD	0001	1120	APT	12 UNITS	1,058,300	1,100,400	1.04
4284	100/ 6/ / /	180 MAIN STREET	3130	1116	APT	6 UNITS	736,900	702,500	0.95
4362	100/ 67/ / /	199 MAIN STREET	3130	1115	APT	5 UNITS	560,400	532,400	0.95
109879	101/ 18/ 2/ /	8 MILLETT DRIVE	0001	1120	APT	24 UNITS	2,221,100	2,381,000	1.07
4439	101/ 23/ / /	4 GLENWOOD AVENUE	5120	1110	APT	4 UNITS	392,000	422,600	1.08
4466	102/ 22/ / /	53 STATE STREET	5190	1110	APT	4 UNITS	418,100	416,900	1.00
4479	102/ 31/ / /	40 STATE STREET	5190	1115	APT	5 UNITS	522,600	558,200	1.07
4519	102/ 70/ / /	24 SCHOOL STREET	5120	1220	APT	ROOMING/APTS	568,000	645,000	1.14
4541	102/ 95/ / /	20 PREBLE STREET	5152	1110	APT	4 UNITS	554,000	522,800	0.94
5550	102/ 115/ / /	46-48 MAIN STREET	0001	1110	APT	6 UNITS	520,000	577,300	1.11
4612	102/ 171/ / /	23 PREBLE STREET	5152	1210	APT	ROOMING HOUSE	322,300	362,200	1.12
4717	104/ 9/ / /	156 SOUTH STREET	5110	1110	APT	4 UNITS	418,100	419,400	1.00
4735	104/ 18/ / /	8 MAPLEWOOD DRIVE	5110	1110	APT	4 UNITS	418,100	469,700	1.12
4747	104/ 31/ / /	180 SOUTH STREET	5110	1110	APT	4 UNITS	418,100	477,300	1.14
4748	104/ 32/ / /	184 SOUTH STREET	6150	1116	APT	6 UNITS	477,900	456,300	0.95
4799	105/ 32/ / /	19 FLAGGY MEADOW ROA	5190	1115	APT	5 UNITS	715,700	707,300	0.99
4809	105/ 40/ / /	11 NARRAGANSETT STRE	5190	1110	APT	4 UNITS	688,900	685,200	0.99
4811	105/ 42/ / /	116 STATE STREET	5190	1110	APT	4 UNITS	418,100	412,200	0.99
4928	107/ 24/ / /	162 NARRAGANSETT STR	3610	1120	APT	10 UNITS	389,600	436,900	1.12
113122	110/ 29/ 3/ /	SIMONA SHORES DRIVE	0001	1111	APT	14 UNITS	2,913,400	3,101,200	1.06
5180	111/ 22/ / /	766 GRAY ROAD	5220	1110	APT	4 UNITS	309,800	341,200	1.10
5262	111/ 85/ / /	828 GRAY ROAD	3210	1110	APT	5 UNITS	627,100	603,100	0.96
5263	111/ 86/ / /	834 GRAY ROAD	3210	1110	APT	4 UNITS	422,500	495,300	1.17
5276	111/ 97/ / /	813 GRAY ROAD	3210	1110	APT	5 UNITS	326,200	341,600	1.05
5280	111/ 101/ / /	771 GRAY ROAD	5220	1110	APT	5 UNITS	631,500	682,400	1.08
3251	77/ 15/ / /	393 OSSIPEE TRAIL	3630	322C	BANK		889,400	826,300	0.93
4546	102/ 100/ / /	65 MAIN STREET	3110	322C	BANK		900,400	899,400	1.00
4548	102/ 102/ / /	45 MAIN STREET	3110	322C	BANK		1,474,200	1,379,700	0.94
4557	102/ 117/ / /	64 MAIN STREET	3110	322C	BANK	INCOME INCLUDES FINISHED BASEMENT EFF SQ	1,962,500	2,142,500	1.09
4583	102/ 143/ / /	80 MAIN STREET	3120	322C	BANK		434,700	448,600	1.03
5009	109/ 10/ 6/ /	375 MAIN STREET	3130	3410	BANK	SF = EFF AREA OF CANOPY	1,088,000	1,074,600	0.99
4360	100/ 65/ 1/ /	50 NEW PORTLAND ROAD	5140	3040	BED	INCOME ESTIMATED 2015	15,820,200	14,719,800	0.93
111260	23/ 15/ / /	346 SOUTH STREET	5584	322C	CARS		1,028,300	924,500	0.90
1436	28/ 10/ / /	201 NEW PORTLAND ROA	5510	330I	CARS	INCOME INCL GARAGE/OFFICE 2,716 SQFT & S	560,900	577,300	1.03
103504	29/ 2/ 6/ /	11 CYR DRIVE	0001	402I	CARS	INCOME INCLUDES OFFICE ABOVE UBM GARAGE	417,900	396,000	0.95
3261	77/ 18/ 2/ /	439 OSSIPEE TRAIL	3630	330I	CARS		359,500	323,000	0.90
3946	91/ 15/ 1/ /	351 SEBAGO LAKE ROAD	5880	322L	CARS		448,400	414,100	0.92
4378	100/ 81/ / /	79 NEW PORTLAND ROAD	5140	3100	CARS		412,900	410,300	0.99

INCOME/COST COMPARISON REPORT FOR YEAR 2021
GORHAM, ME

PID	MBLU	Location	Nbhd	Prim Use	Cap Code	Notes	Total Income Value	Total Parcel Value	C/I Ratio
5533	3/ 1/ 4/ /	32 FIREWOOD LANE	0001	322L	IND		453,400	432,500	0.95
377	6/ 3/ / /	7 COUNTY ROAD	2500	402I	IND		1,188,500	1,260,600	1.06
579	11/ 13/ / /	289 NEW PORTLAND ROA	2410	401I	IND		863,800	826,300	0.96
100030	11/ 13/ 1/ /	295 NEW PORTLAND ROA	2410	401I	IND	INCOME INCLUDES 3,000 SQFT OF OFFICE MEZ	1,233,200	1,111,000	0.90
607	12/ 12/ 1/ /	17 LITTLE WING LANE	0001	4021	IND		476,400	470,600	0.99
112500	12/ 12/ 2/ /	5 LITTLE WING LANE	0001	4020	IND		1,071,100	1,084,700	1.01
107619	12/ 12/ 101/ /	11 LITTLE WING LANE	0001	4000	IND		309,600	299,200	0.97
611	12/ 17/ / /	37 BARTLETT ROAD	2410	402I	IND		2,722,700	2,472,700	0.91
617	12/ 17/ 9/ /	18 HUTCHERSON DRIVE	2410	402I	IND		1,473,400	1,352,700	0.92
102402	12/ 17/ 501/ /	59 SANFORD DRIVE	2410	4030	IND		2,751,600	2,466,200	0.90
101683	12/ 17/ 502/ /	50 HUTCHERSON DRIVE	2410	402I	IND		2,199,300	2,180,000	0.99
618	12/ 18/ / /	9 LAURENCE DRIVE	2410	402I	IND		2,775,200	2,686,000	0.97
620	12/ 18/ 2/ /	36 BARTLETT ROAD	2410	402I	IND		1,463,000	1,297,200	0.89
621	12/ 18/ 3/ /	7 PEARSON DRIVE	2410	402I	IND		719,000	706,300	0.98
624	12/ 22/ / /	55 HUTCHERSON DRIVE	2410	402I	IND		7,074,300	6,328,400	0.89
627	12/ 23/ 1/ /	20 HUTCHERSON DRIVE	2410	402I	IND		2,864,400	3,098,900	1.08
628	12/ 23/ 2/ /	5 HUTCHERSON DRIVE	2410	402C	IND		517,100	477,840	0.92
629	12/ 23/ 3/ /	9 HUTCHERSON DRIVE	2410	402I	IND		947,700	840,300	0.89
630	12/ 23/ 4/ /	45 HUTCHERSON DRIVE	2410	402I	IND		1,112,700	1,198,000	1.08
632	12/ 23/ 6/ /	15 EASTERN DRIVE	2410	402I	IND		1,493,500	1,513,800	1.01
633	12/ 24/ / /	19 BARTLETT ROAD	2410	402I	IND		2,012,600	1,890,600	0.94
104325	12/ 26/ 1/ /	18 GORHAM INDUSTRIAL	0001	402I	IND		2,547,100	2,840,400	1.12
104544	12/ 26/ 2/ /	22 BARTLETT ROAD	0001	402I	IND		997,000	1,080,900	1.08
104543	12/ 26/ 3/ /	17 GORHAM INDUSTRIAL	0001	402I	IND		1,089,900	1,047,300	0.96
104542	12/ 26/ 4/ /	12 BARTLETT ROAD	0001	402I	IND	MEZZANINE 5,000 SQFT	2,299,900	2,372,000	1.03
106124	12/ 26/ 601/ /	11 & 11A GORHAM INDU	0001	4021	IND		535,100	511,000	0.95
106125	12/ 26/ 602/ /	11B GORHAM INDUSTRI	0001	4021	IND		237,700	242,700	1.02
106126	12/ 26/ 603/ /	11C GORHAM INDUSTRI	0001	4021	IND		237,700	242,700	1.02
106127	12/ 26/ 604/ /	11D GORHAM INDUSTRI	0001	4021	IND		237,700	242,700	1.02
106128	12/ 26/ 605/ /	11E GORHAM INDUSTRI	0001	4021	IND		237,700	240,900	1.01
106129	12/ 26/ 606/ /	11F GORHAM INDUSTRI	0001	4021	IND		235,800	240,900	1.02
643	12/ 33/ 1/ /	72 SANFORD DRIVE	2410	402I	IND		1,224,200	1,241,200	1.01
645	12/ 33/ 3/ /	62 SANFORD DRIVE	2410	402I	IND		831,400	757,000	0.91
647	12/ 33/ 5/ /	56 SANFORD DRIVE	2410	402I	IND		786,600	854,344	1.09
651	12/ 33/ 9/ /	48 SANFORD DRIVE	2410	402I	IND		1,229,000	1,244,100	1.01
654	12/ 33/ 12/ /	32 SANFORD DRIVE	2410	402I	IND		858,200	763,100	0.89
655	12/ 33/ 13/ /	33 SANFORD DRIVE	2410	402I	IND		1,098,300	1,065,900	0.97
656	12/ 33/ 14/ /	28 SANFORD DRIVE	2410	402I	IND		2,160,900	2,548,000	1.18
657	12/ 33/ 15/ /	29 SANFORD DRIVE	2410	402I	IND		1,481,900	1,326,700	0.90
658	12/ 33/ 16/ /	20 SANFORD DRIVE	0001	401I	IND		2,858,400	2,663,000	0.93
659	12/ 33/ 17/ /	16 SANFORD DRIVE	2410	402C	IND		699,400	681,500	0.97
660	12/ 33/ 18/ /	5 SANFORD DRIVE	2410	402I	IND		1,874,800	1,917,300	1.02
661	12/ 33/ 19/ /	326 NEW PORTLAND ROA	2410	402I	IND	INCOME FOR INDUSTRIAL USE GARAGE & OFFI	613,400	659,900	1.08
102802	12/ 33/ 501/ /	60 SANFORD DRIVE	2410	401I	IND		572,200	592,600	1.04
103962	12/ 33/ 901/ /	44 SANFORD DRIVE	0001	3160	IND		611,100	624,600	1.02
666	13/ 2/ 3/ /	29 WALNUT CREST ROAD	5410	322L	IND	PLUS LAND	496,900	627,400	1.26

INCOME/COST COMPARISON REPORT FOR YEAR 2021

GORHAM, ME

PID	MBLU	Location	Nbhd	Prim Use	Cap Code	Notes	Total Income Value	Total Parcel Value	C/I Ratio
103483	29/ 2/ 2/ /	11 JENNA DRIVE	0001	442I	IND		1,137,300	1,238,700	1.09
103505	29/ 2/ 7/ /	21 CYR DRIVE	0001	402I	IND		604,600	576,400	0.95
103506	29/ 2/ 8/ /	29 CYR DRIVE	0001	402I	IND		929,200	963,000	1.04
103507	29/ 2/ 9/ /	22 JENNA DRIVE	0001	402I	IND		442,200	421,000	0.95
1571	32/ 4/ / /	645 MAIN STREET	3420	322L	IND		446,500	407,600	0.91
1573	32/ 6/ / /	643 MAIN STREET	3420	322L	IND		600,700	584,600	0.97
1574	32/ 7/ / /	639 MAIN STREET	3420	322C	IND		547,900	565,100	1.03
110920	32/ 12/ L/ /	616 MAIN STREET	0001	322C	IND		3,222,800	3,264,100	1.01
1581	32/ 13/ / /	615 MAIN STREET	3420	401I	IND		11,877,200	11,208,300	0.94
1589	32/ 21/ / /	511 MAIN STREET	2420	322L	IND		2,158,200	2,047,400	0.95
107358	34/ 3/ 1/ /	12 OLDE CANAL WAY	0001	401I	IND		572,700	608,900	1.06
107366	34/ 3/ 2/ /	29 OLDE CANAL WAY	0001	401I	IND		1,044,600	1,148,700	1.10
107364	34/ 3/ 4/ /	84 OLDE CANAL WAY	0001	401I	IND	CANNABIS FACILITY	1,293,100	1,307,500	1.01
107363	34/ 3/ 5/ /	72 OLDE CANAL WAY	0001	401I	IND	COLD STORAGE USE	1,467,800	1,521,900	1.04
107361	34/ 3/ 7/ /	54 OLDE CANAL WAY	0001	402I	IND		702,400	691,400	0.98
1607	34/ 9/ / /	341 MOSHER ROAD	2450	0401	IND		6,366,800	5,064,400	0.80
108018	34/ 15/ 1/ /	325 MOSHER ROAD	0001	402I	IND		1,902,500	1,875,900	0.99
112442	39/ 2/ 1/ /	49 RACEWAY DRIVE	3610	402I	IND		9,434,900	9,558,300	1.01
1827	39/ 22/ / /	200 NARRAGANSETT STR	3610	332I	IND	PLUS HOUSE $80K PLUS EXCESS LAND $100,00	4,950,000	4,630,500	0.94
2786	65/ 11/ / /	420 FORT HILL ROAD	2720	322L	IND		409,100	392,100	0.96
3344	78/ 8/ / /	341 OSSIPEE TRAIL	5654	140I	IND		439,000	426,900	0.97
5264	111/ 87/ / /	838 GRAY ROAD	3210	322L	IND		82,900	91,000	1.10
17	2/ 1/ / /	HODGDON ROAD	5540	1340	MHP	150 UNITS	4,082,500	4,154,000	1.02
705	15/ 7/ / /	5 ASH DRIVE	5540	1130	MHP	152 SITES	4,267,700	4,353,400	1.02
1340	27/ 10/ / /	47 PATIO PARK LANE	5510	1130	MHP	56 SITES	1,883,600	1,807,400	0.96
109839	77/ 18/ 3/ /	435 OSSIPEE TRAIL	0001	334I	MIX3		1,040,200	1,066,500	1.03
4286	100/ 8/ / /	198 MAIN STREET	3130	1040	MIXG	MIXUSE PROPERTY	526,900	577,600	1.10
4320	100/ 39/ / /	230 MAIN STREET	3130	322L	MIXG		622,500	632,800	1.02
4471	102/ 27/ / /	2 STATE STREET	5110	322C	MIXG		682,900	732,000	1.07
4521	102/ 72/ / /	34 SCHOOL STREET	5120	322C	MIXG	MIX	455,700	423,000	0.93
4703	103/ 81/ / /	17 RAILROAD AVENUE	5150	322C	MIXG	MIXED USE	12,121,300	12,506,100	1.03
4554	102/ 108/ / /	8 MAIN STREET	3110	1040	MIXN		305,400	299,600	0.98
101624	102/ 114/ / /	42 MAIN STREET	3110	3400	MIXN		378,800	396,400	1.05
107534	3/ 22/ 402/ /	19 SOUTH GORHAM CROS	0001	3050	OF3		1,884,000	1,722,400	0.91
640	12/ 31/ / /	11 BARTLETT ROAD	3420	402I	OF3		2,899,000	2,827,700	0.98
100862	27/ 1/ 3/ /	79 LIBBY AVENUE	0001	1400	OF3		919,400	1,055,200	1.15
1501	30/ 8/ 7/ /	405 MAIN STREET	3130	3420	OF3	INCOME INCLUDES FBM 1,710 SQFT	639,100	615,300	0.96
1549	31/ 2/ / /	510 MAIN STREET	3410	3400	OF3	INCOME INCLUDES FBM OFFICES 2,292 SQFT	1,264,000	1,329,400	1.05
107911	32/ 2/ 1/ /	7 ESTATE DRIVE	0001	3401	OF3		672,600	679,800	1.01
107912	32/ 2/ 2/ /	12 ESTATE DRIVE	0001	3401	OF3	INCL FBM 1,086 SQFT	570,700	532,300	0.93
109283	32/ 18/ 1/ /	575 MAIN STREET	0001	322C	OF3		3,664,900	3,667,400	1.00
1903	41/ 17/ 1/ /	181 STATE STREET	5192	322C	OF3		510,700	497,000	0.97
2086	46/ 9/ / /	10 WENTWORTH DRIVE	3140	3400	OF3		5,480,300	5,285,600	0.96
3259	77/ 17/ / /	433 OSSIPEE TRAIL	3630	322L	OF3	PLUS TANKS YARD ETC	744,800	711,200	0.95
109739	106/ 47/ 1/ /	77 SOUTH STREET	0001	322C	OF3	OFC	608,700	599,200	0.98
5004	109/ 10/ 1/ /	381 MAIN STREET	3130	322C	OF3		1,101,300	1,101,000	1.00

INCOME/COST COMPARISON REPORT FOR YEAR 2021
GORHAM, ME

PID	MBLU	Location	Nbhd	Prim Use	Cap Code	Notes	Total Income Value	Total Parcel Value	C/I Ratio
4412	100/ 114/ / /	20 MECHANIC STREET	3120	3400	OFG		761,900	803,800	1.05
4529	102/ 80/ / /	39 SCHOOL STREET	5120	340I	OFG		534,400	514,400	0.96
4549	102/ 103/ / /	39 MAIN STREET	3110	322C	OFG	INC APTS BUT SF OFAPTS VS OFC UNKNOWN	457,000	487,600	1.07
4550	102/ 104/ / /	31 MAIN STREET	3110	3400	OFG		475,100	503,700	1.06
4584	102/ 144/ / /	94 MAIN STREET	3120	322C	OFG		1,282,000	1,346,000	1.05
5012	109/ 10/ 41A/ /	347 MAIN STREET #1A	3130	3401	OFG		259,100	236,300	0.91
5013	109/ 10/ 41B/ /	347 MAIN STREET #1B	3130	3401	OFG		135,600	135,700	1.00
5014	109/ 10/ 42B/ /	347 MAIN STREET #2B	3130	3401	OFG		161,500	148,700	0.92
5011	109/ 10/ 42F/ /	347 MAIN STREET #2F	3130	3401	OFG		135,400	127,300	0.94
100192	102/ 113/ / /	36 MAIN STREET	3110	322C	OFN		363,000	382,200	1.05
1489	30/ 3/ / /	474 MAIN STREET	3410	322C	REST		485,400	451,700	0.93
4531	102/ 83/ / /	29 SCHOOL STREET	5120	322C	REST	NON RESTAURANRT ESTIMATED NET LEASABLE A	1,505,500	1,490,500	0.99
4552	102/ 106/ / /	3-5 MAIN STREET	5110	322C	REST	INCOME INCLUDES UUS STORAGE RENT	602,800	610,900	1.01
4702	103/ 80/ / /	29 ELM STREET	0001	322C	REST		530,000	558,600	1.05
4993	109/ 2/ / /	390 MAIN STREET	3130	3260	REST		703,100	724,500	1.03
5087	110/ 16/ 1/ /	680 GRAY ROAD	5220	322C	REST		118,200	124,300	1.05
107535	3/ 22/ 401/ /	11 SOUTH GORHAM CROS	0001	322C	RET3		896,600	912,300	1.02
381	6/ 6/ / /	14 COUNTY ROAD	5550	322L	RET3		1,874,900	1,775,300	0.95
636	12/ 27/ / /	673 MAIN STREET	0001	322C	RET3		2,076,900	1,888,900	0.91
675	13/ 5/ / /	664 MAIN STREET	5410	322C	RET3		696,200	733,600	1.05
1568	32/ 1/ / /	658 MAIN STREET	3420	3400	RET3	FORMER DWELLING USED FOR DAY CARE	425,900	421,700	0.99
1575	32/ 8/ / /	633 MAIN STREET	3420	322L	RET3		600,300	602,800	1.00
1583	32/ 15/ / /	593 MAIN STREET	3420	322L	RET3		1,500,500	1,484,300	0.99
2809	66/ 6/ / /	519 FORT HILL ROAD	5776	313I	RET3	EXCESS LAND $50K	1,831,300	1,700,300	0.93
3252	77/ 15/ 1/ /	397 OSSIPEE TRAIL	3630	3310	RET3		932,200	956,400	1.03
4547	102/ 101/ / /	57 MAIN STREET	3110	3210	RET3		1,006,800	1,031,400	1.02
5525	102/ 112/ / /	16 MAIN STREET	3110	3250	RET3		505,300	486,900	0.96
4589	102/ 146/ / /	102 MAIN STREET	0001	322C	RET3		2,393,700	2,428,000	1.01
4590	102/ 147/ / /	120 MAIN STREET	0001	322L	RET3		1,749,000	1,674,000	0.96
4597	102/ 153/ / /	109 MAIN STREET	3120	322C	RET3		1,631,400	1,700,500	1.04
4599	102/ 155/ / /	99 MAIN STREET	3120	0324	RET3		7,647,300	7,815,600	1.02
5008	109/ 10/ 5/ /	365 MAIN STREET	3130	322L	RET3		648,400	683,400	1.05
5088	110/ 17/ / /	688 GRAY ROAD	5220	322C	RET3		340,300	355,200	1.04
1584	32/ 16/ / /	587 MAIN STREET	3420	322L	RETG		646,700	676,400	1.05
4517	102/ 68/ / /	2 SCHOOL STREET	5190	322C	RETG	ESTIMATED 85% NET LEASEABLE AREA	942,500	977,000	1.04
4610	102/ 169/ / /	25 ELM STREET	0001	322L	RETG		364,300	382,600	1.05
4553	102/ 107/ / /	2 MAIN STREET	3110	3220	RETN		279,000	289,100	1.04
4607	102/ 165/ / /	18 ELM STREET	5150	322C	RETN		729,100	708,300	0.97
649	12/ 33/ 7/ /	286 NEW PORTLAND ROA	2410	3160	SELF	MINI STORAGE	2,206,300	2,217,800	1.01
107537	3/ 22/ 404/ /	5 BLUE LEDGE ROAD	0001	3340	SSTA		1,693,200	1,711,300	1.01
1582	32/ 14/ / /	601 MAIN STREET	3410	334I	SSTA		1,517,000	1,585,300	1.05
4374	100/ 77/ / /	137 MAIN STREET	0001	3340	SSTA	GAS/RETAIL	825,200	770,600	0.93
4585	102/ 144/ 1/ /	90 MAIN STREET	3120	322L	SSTA		543,600	541,000	1.00
							254,268,200	251,543,784	

Record Count: 181

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GORHAM, ME

ID	MBLU	Location	Nbhd	LIN #	Prim Use	Style Code	Style Desc	Occ	Rent Area	Adj Crv	Adj Tbl	L	U	Rent/ Unit	Gross Rent	V A	Vac %	E A	Exp %	Line NOI	Total NOI	Type	A	Cap Rate	Total Income Value
7	2/ 1/ / /	HODGDON ROAD	5540	1	1140	46	MOBLHM PK	1	150	0001	1	F	A	4845.00	726,750	A	0.04	A	0.33	467,446	467,446	MHP	F	0.115	4,082,50(
533	3/ 1/ 4/ /	32 FIREWOOD LANE	0001	1	322L	20	INDUSTRIAL	1	6,512	0001	1	F	A	7.70	50,142	A	0.05	A	0.15	40,490	40,490	IND	F	0.089	453,40(
07535	3/ 22/ 401/ /	11 SOUTH GORHAM CROS	0001	1	322C	10	RETAIL MG	0	5,365	0001	1	G	G	22.23	119,264	A	0.10	A	0.29	76,210	76,210	RET3	A	0.085	896,60(
07534	3/ 22/ 402/ /	19 SOUTH GORHAM CROS	0001	1	3050	50	OFFICE NNN	1	10,472	0001	1	E	E	19.07	199,701	G	0.08	G	0.13	161,078	161,078	OF3	G	0.086	1,884,00(
07537	3/ 22/ 404/ /	5 BLUE LEDGE ROAD	0001	1	3340	63	SERV ST/CO	1	1	0001	1	G	G	150000.00	150,000	E	0.04	E	0.10	129,528	129,528	SSTA	E	0.077	1,693,20(
77	6/ 3/ / /	7 COUNTY ROAD	2500	1	402I	22	WAREHOUSE	4	19,456	0001	1	A	F	6.43	125,102	A	0.05	A	0.15	101,020	101,020	IND	A	0.085	1,188,50(
81	6/ 6/ / /	14 COUNTY ROAD	5550	1	322L	14	LARGE RETA	1	10,975	0001	1	E	E	17.96	197,111	G	0.04	G	0.16	159,364	159,364	RET3	A	0.085	1,874,90(
79	11/ 13/ / /	289 NEW PORTLAND ROA	2410	1	401I	20	INDUSTRIAL	1	10,320	0001	1	A	A	8.51	87,823	A	0.05	G	0.12	73,420	73,420	IND	A	0.085	863,80(
00030	11/ 13/ 1/ /	295 NEW PORTLAND ROA	2410	1	401I	20	INDUSTRIAL	1	12,000	0001	1	A	G	9.94	119,280	A	0.05	A	0.15	96,319	96,319	IND	A	0.085	1,233,20(
07	12/ 12/ 1/ /	17 LITTLE WING LANE	0001	1	4020	20	INDUSTRIAL	1	6,860	0001	1	F	A	7.68	52,685	A	0.05	A	0.15	42,543	42,543	IND	F	0.089	476,40(
.2500	12/ 12/ 2/ /	5 LITTLE WING LANE	0001	1	4020	20	INDUSTRIAL	1	11,230	0001	1	A	G	10.04	112,749	A	0.05	A	0.15	91,045	91,045	IND	A	0.085	1,071,10(
07619	12/ 12/ 101/ /	11 LITTLE WING LANE	0001	1	4000	20	INDUSTRIAL	1	3,500	0001	1	A	A	9.31	32,585	A	0.05	A	0.15	26,313	26,313	IND	A	0.085	309,60(
.1	12/ 17/ / /	37 BARTLETT ROAD	2410	1	402I	20	INDUSTRIAL	1	44,870	0001	1	A	A	7.21	323,513	F	0.08	F	0.19	243,141	243,141	IND	F	0.089	2,722,70(
.7	12/ 17/ 9/ /	18 HUTCHERSON DRIVE	2410	1	402I	20	INDUSTRIAL	1	20,168	0001	1	A	A	7.69	155,092	A	0.05	A	0.15	125,236	125,236	IND	A	0.085	1,473,40(
02402	12/ 17/ 501/ /	59 SANFORD DRIVE	2410	1	4030	20	INDUSTRIAL	8	40,000	0001	1	A	F	7.78	311,200	F	0.08	F	0.19	233,886	233,886	IND	A	0.085	2,751,60(
01683	12/ 17/ 502/ /	50 HUTCHERSON DRIVE	2410	1	4020	50	OFFICE NNN	1	9,121	0001	1	A	G	12.68	115,654	A	0.10	A	0.16	87,435	186,939	IND	A	0.085	2,199,30(
01683	12/ 17/ 502/ /	50 HUTCHERSON DRIVE	2410	2	402I	20	INDUSTRIAL	1	15,500	0001	1	A	A	7.95	123,225	A	0.05	A	0.15	99,504	186,939	IND	A	0.085	2,199,30(
.8	12/ 18/ / /	9 LAURENCE DRIVE	2410	1	402I	20	INDUSTRIAL	1	49,184	0001	1	A	F	6.10	300,022	F	0.08	A	0.15	235,892	235,892	IND	A	0.085	2,775,20(
10	12/ 18/ 2/ /	36 BARTLETT ROAD	2410	1	402I	20	INDUSTRIAL	1	20,000	0001	1	A	A	7.70	154,000	A	0.05	A	0.15	124,355	124,355	IND	A	0.085	1,463,00(
11	12/ 18/ 3/ /	7 PEARSON DRIVE	2410	2	402I	20	INDUSTRIAL	1	4,000	0001	1	A	A	9.24	36,960	A	0.05	A	0.15	29,845	61,115	IND	A	0.085	719,00(
11	12/ 18/ 3/ /	7 PEARSON DRIVE	2410	1	402I	20	INDUSTRIAL	1	4,200	0001	1	A	A	9.22	38,724	A	0.05	A	0.15	31,270	61,115	IND	A	0.085	719,00(
14	12/ 22/ / /	55 HUTCHERSON DRIVE	2410	1	402I	20	INDUSTRIAL	1	125,154	0001	1	A	F	5.95	744,666	A	0.05	A	0.15	601,318	601,318	IND	A	0.085	7,074,30(
7	12/ 23/ 1/ /	20 HUTCHERSON DRIVE	2410	1	402I	22	WAREHOUSE	1	57,340	0001	1	F	A	5.19	297,595	G	0.04	A	0.15	243,470	243,470	IND	A	0.085	2,864,40(
8	12/ 23/ 2/ /	5 HUTCHERSON DRIVE	2410	1	402C	20	INDUSTRIAL	1	4,704	0001	1	A	G	11.00	51,744	A	0.05	A	0.15	41,783	41,783	IND	G	0.081	517,10(
9	12/ 23/ 3/ /	9 HUTCHERSON DRIVE	2410	1	402I	22	WAREHOUSE	1	13,925	0001	1	A	A	6.81	94,829	A	0.05	A	0.15	76,575	76,575	IND	G	0.081	947,70(
0	12/ 23/ 4/ /	45 HUTCHERSON DRIVE	2410	1	402I	22	WAREHOUSE	1	17,720	0001	1	A	A	6.61	117,129	A	0.05	A	0.15	94,582	94,582	IND	A	0.085	1,112,70(
2	12/ 23/ 6/ /	15 EASTERN DRIVE	2410	1	402I	20	INDUSTRIAL	2	8,000	0001	1	G	G	12.75	102,000	A	0.05	G	0.12	85,272	126,948	IND	A	0.085	1,493,50(
2	12/ 23/ 6/ /	15 EASTERN DRIVE	2410	2	402I	50	OFFICE NNN	1	3,250	0001	1	G	G	16.34	53,105	A	0.10	G	0.13	41,676	126,948	IND	A	0.085	1,493,50(
3	12/ 24/ / /	19 BARTLETT ROAD	2410	1	402I	22	WAREHOUSE	1	33,896	0001	1	A	A	6.25	211,850	A	0.05	A	0.15	171,068	171,068	IND	A	0.085	2,012,60(
4325	12/ 26/ 1/ /	18 GORHAM INDUSTRIAL	0001	2	402I	20	INDUSTRIAL	1	9,935	0001	1	G	G	10.07	100,000	E	0.03	E	0.10	87,701	205,806	IND	G	0.081	2,547,10(
4325	12/ 26/ 1/ /	18 GORHAM INDUSTRIAL	0001	1	402I	20	INDUSTRIAL	1	11,935	0001	1	G	G	11.43	136,417	G	0.04	E	0.10	118,105	205,806	IND	G	0.081	2,547,10(
4544	12/ 26/ 2/ /	22 BARTLETT ROAD	0001	1	402I	20	INDUSTRIAL	1	11,600	0001	1	A	A	8.33	96,628	E	0.03	E	0.10	84,744	84,744	IND	A	0.085	997,00(
4543	12/ 26/ 3/ /	17 GORHAM INDUSTRIAL	0001	1	402I	22	WAREHOUSE	1	14,060	0001	1	A	G	8.16	114,730	A	0.05	A	0.15	92,644	92,644	IND	A	0.085	1,089,90(
4542	12/ 26/ 4/ /	12 BARTLETT ROAD	0001	1	402I	20	INDUSTRIAL	1	15,000	0001	1	A	G	9.59	143,850	G	0.04	G	0.12	121,841	195,490	IND	A	0.085	2,299,90(
4542	12/ 26/ 4/ /	12 BARTLETT ROAD	0001	3	402I	22	WAREHOUSE	1	5,000	0001	1	F	F	5.46	27,300	A	0.05	G	0.12	22,823	195,490	IND	A	0.085	2,299,90(
4542	12/ 26/ 4/ /	12 BARTLETT ROAD	0001	2	402I	52	OFFIC GROS	1	5,000	0001	1	A	G	15.61	78,050	G	0.08	G	0.30	50,826	195,490	IND	A	0.085	2,299,90(
6124	12/ 26/ 601/ /	11 & 11A GORHAM INDU	0001	1	4021	22	WAREHOUSE	1	7,500	0001	1	A	A	7.51	56,325	A	0.05	A	0.15	45,483	45,483	IND	A	0.085	535,10(
6125	12/ 26/ 602/ /	11B GORHAM INDUSTRI	0001	1	4021	20	INDUSTRIAL	1	2,500	0001	1	A	A	9.54	23,850	G	0.04	G	0.12	20,201	20,201	IND	A	0.085	237,70(
6126	12/ 26/ 603/ /	11C GORHAM INDUSTRI	0001	1	4021	20	INDUSTRIAL	1	2,500	0001	1	A	A	9.54	23,850	G	0.04	G	0.12	20,201	20,201	IND	A	0.085	237,70(
6127	12/ 26/ 604/ /	11D GORHAM INDUSTRI	0001	1	4021	20	INDUSTRIAL	1	2,500	0001	1	A	A	9.54	23,850	G	0.04	G	0.12	20,201	20,201	IND	A	0.085	237,70(
6128	12/ 26/ 605/ /	11E GORHAM INDUSTRI	0001	1	4021	20	INDUSTRIAL	1	2,500	0001	1	A	A	9.54	23,850	G	0.04	G	0.12	20,201	20,201	IND	A	0.085	237,70(
6129	12/ 26/ 606/ /	11F GORHAM INDUSTRI	0001	1	4021	20	INDUSTRIAL	1	2,000	0001	1	A	G	11.68	23,360	E	0.03	G	0.12	20,043	20,043	IND	A	0.085	235,80(
6	12/ 27/ / /	673 MAIN STREET	0001	1	322C	14	LARGE RETA	1	20,400	0001	1	A	A	9.24	188,496	A	0.05	A	0.20	143,257	176,538	RET3	A	0.085	2,076,90(
6	12/ 27/ / /	673 MAIN STREET	0001	2	322L	22	WAREHOUSE	1	5,459	0001	1	A	A	7.55	41,215	A	0.05	A	0.15	33,281	176,538	RET3	A	0.085	2,076,90(
0	12/ 31/ / /	11 BARTLETT ROAD	3420	2	402I	24	SERV SHOP	1	18,800	0001	1	A	G	9.60	180,480	A	0.05	G	0.12	150,881	260,906	OF3	A	0.090	2,899,00(
0	12/ 31/ / /	11 BARTLETT ROAD	3420	1	0340	50	OFFICE NNN	1	8,968	0001	1	A	E	14.81	132,816	E	0.05	G	0.13	110,025	260,906	OF3	A	0.090	2,899,00(

GORHAM, ME

ID	MBLU	Location	Nbhd	LIN #	Prim Use	Style Code	Style Desc	Occ	Area	Rent Crv	Rent Adj Tbl	L A	U A	Rent/ Unit	Gross Rent	V A	Vac %	E A	Exp %	Line NOI	Total NOI	Type	A	Cap Rate	Total Income Value
13	12/ 33/ 1/ /	72 SANFORD DRIVE	2410	1	402I	22	WAREHOUSE	1	15,052	0001	1	A	G	8.09	121,771	A	0.05	E	0.10	104,056	104,056	IND	A	0.085	1,224,20(
15	12/ 33/ 3/ /	62 SANFORD DRIVE	2410	1	402I	20	INDUSTRIAL	1	7,820	0001	1	A	G	10.81	84,534	A	0.05	G	0.12	70,670	70,670	IND	A	0.085	831,40(
17	12/ 33/ 5/ /	56 SANFORD DRIVE	2410	1	402I	22	WAREHOUSE	1	11,880	0001	1	A	A	6.97	82,804	A	0.05	A	0.15	66,864	66,864	IND	A	0.085	786,60(
19	12/ 33/ 7/ /	286 NEW PORTLAND ROA	2410	2	3160	25	SELF STRGE	400	47,350	0001	1	A	F	7.46	353,231	A	0.13	A	0.25	230,483	240,490	SELF	A	0.109	2,206,30(
19	12/ 33/ 7/ /	286 NEW PORTLAND ROA	2410	1	3400	52	OFFIC GROS	1	1,152	0001	1	A	A	15.32	17,649	A	0.10	A	0.37	10,007	240,490	SELF	A	0.109	2,206,30(
51	12/ 33/ 9/ /	48 SANFORD DRIVE	2410	2	402I	20	INDUSTRIAL	1	5,000	0001	1	A	F	7.78	38,900	F	0.08	F	0.19	29,235	104,466	IND	A	0.085	1,229,00(
51	12/ 33/ 9/ /	48 SANFORD DRIVE	2410	1	402I	20	INDUSTRIAL	1	5,000	0001	1	A	F	7.78	38,900	F	0.08	F	0.19	29,235	104,466	IND	A	0.085	1,229,00(
54	12/ 33/ 12/ /	32 SANFORD DRIVE	2410	1	402I	20	INDUSTRIAL	1	9,600	0001	1	A	A	7.65	61,200	F	0.08	F	0.19	45,996	104,466	IND	A	0.085	1,229,00(
55	12/ 33/ 13/ /	33 SANFORD DRIVE	2410	1	402I	20	INDUSTRIAL	1	13,820	0001	1	A	A	8.64	82,944	A	0.05	G	0.12	69,341	69,341	IND	G	0.081	858,20(
56	12/ 33/ 14/ /	28 SANFORD DRIVE	2410	1	402I	20	INDUSTRIAL	1	29,650	0001	1	A	A	8.08	111,666	A	0.05	G	0.12	93,353	93,353	IND	A	0.085	1,098,30(
57	12/ 33/ 15/ /	29 SANFORD DRIVE	2410	1	402I	20	INDUSTRIAL	1	21,360	0001	1	A	A	7.41	219,707	A	0.05	G	0.12	183,675	183,675	IND	A	0.085	2,160,90(
58	12/ 33/ 16/ /	20 SANFORD DRIVE	0001	1	401I	20	INDUSTRIAL	1	40,032	0001	1	A	A	7.64	163,190	A	0.05	F	0.19	125,962	125,962	IND	A	0.085	1,481,90(
59	12/ 33/ 17/ /	16 SANFORD DRIVE	2410	1	402C	20	INDUSTRIAL	5	7,296	0001	1	A	A	7.26	290,632	A	0.05	G	0.12	242,968	242,968	IND	A	0.085	2,858,40(
60	12/ 33/ 18/ /	5 SANFORD DRIVE	2410	1	402I	20	INDUSTRIAL	1	24,000	0001	1	A	A	10.09	73,617	A	0.05	A	0.15	59,446	59,446	IND	A	0.085	699,40(
61	12/ 33/ 19/ /	326 NEW PORTLAND ROA	2410	2	402I	50	OFFICE NNN	1	1,440	0001	1	A	A	7.55	181,200	A	0.05	G	0.12	151,483	151,483	IND	G	0.081	1,874,80(
61	12/ 33/ 19/ /	326 NEW PORTLAND ROA	2410	1	402I	20	INDUSTRIAL	1	4,000	0001	1	A	A	12.33	17,755	G	0.08	A	0.16	13,795	43,640	IND	A	0.085	613,40(
2802	12/ 33/ 501/ /	60 SANFORD DRIVE	2410	1	401I	22	WAREHOUSE	1	6,450	0001	1	A	G	9.24	36,960	A	0.05	A	0.15	29,845	43,640	IND	A	0.085	613,40(
3962	12/ 33/ 901/ /	44 SANFORD DRIVE	0001	1	3160	20	INDUSTRIAL	2	6,902	0001	1	A	A	9.02	58,179	A	0.05	G	0.12	48,638	48,638	IND	A	0.085	572,20(
66	13/ 2/ 3/ /	29 WALNUT CREST ROAD	5410	2	322L	22	WAREHOUSE	1	3,640	0001	1	A	A	9.32	64,327	A	0.05	A	0.15	51,944	51,944	IND	A	0.085	611,10(
66	13/ 2/ 3/ /	29 WALNUT CREST ROAD	5410	1	322L	52	OFFIC GROS	1	2,184	0001	1	F	F	7.62	27,737	A	0.05	A	0.15	22,397	35,325	IND	F	0.089	496,90(
5	13/ 5/ / /	664 MAIN STREET	5410	1	322C	24	SERV SHOP	3	10,606	0001	1	A	F	10.44	22,801	A	0.10	A	0.37	12,928	35,325	IND	F	0.089	496,90(
5	15/ 7/ / /	5 ASH DRIVE	5540	1	1130	46	MOBLHM PK	1	152	0001	1	A	A	7.80	82,727	F	0.08	F	0.19	62,174	62,174	RET3	F	0.089	696,20(
1260	23/ 15/ / /	346 SOUTH STREET	5584	3	1010	43	3 BR APT	1	1	0001	1	A	A	5700.00	866,400	A	0.04	F	0.41	488,650	488,650	MHP	F	0.115	4,267,70(
1260	23/ 15/ / /	346 SOUTH STREET	5584	2	322C	52	OFFIC GROS	1	3,592	0001	1	A	A	17400.00	17,400	A	0.04	A	0.38	10,356	87,403	CARS	A	0.085	1,028,30(
1260	23/ 15/ / /	346 SOUTH STREET	5584	1	322C	24	SERV SHOP	1	4,000	0001	1	A	A	13.45	48,312	A	0.10	A	0.37	27,393	87,403	CARS	A	0.085	1,028,30(
1260	23/ 15/ / /	346 SOUTH STREET	5584	4	1040	43	3 BR APT	2	2	0001	1	A	A	8.96	35,840	A	0.05	A	0.15	28,941	87,403	CARS	A	0.085	1,028,30(
19	24/ 3/ 1/ /	257 SOUTH STREET	5582	1	1116	42	2 BR APT	1	6	0001	1	A	A	17400.00	34,800	A	0.04	A	0.38	20,713	87,403	CARS	A	0.085	1,028,30(
0862	27/ 1/ 3/ /	79 LIBBY AVENUE	0001	1	1400	50	OFFICE NNN	1	8,250	0001	1	A	G	17280.00	103,680	A	0.04	A	0.38	61,710	61,710	APT	A	0.082	752,60(
40	27/ 10/ / /	47 PATIO PARK LANE	5510	1	1130	46	MOBLHM PK	1	56	0001	1	A	A	12.78	105,435	A	0.10	G	0.13	82,745	82,745	OF3	A	0.090	919,40(
36	28/ 10/ / /	201 NEW PORTLAND ROA	5510	2	330I	42	2 BR APT	1	1	0001	1	A	A	5700.00	319,200	A	0.04	A	0.33	205,309	205,309	MHP	A	0.109	1,883,60(
36	28/ 10/ / /	201 NEW PORTLAND ROA	5510	1	330I	24	SERV SHOP	1	7,126	0001	1	A	F	12240.00	12,240	A	0.04	A	0.38	7,285	47,680	CARS	A	0.085	560,90(
3483	29/ 2/ 2/ /	11 JENNA DRIVE	0001	1	442I	20	INDUSTRIAL	1	14,400	0001	1	A	A	7.02	50,025	A	0.05	A	0.15	40,395	47,680	CARS	A	0.085	560,90(
3504	29/ 2/ 6/ /	11 CYR DRIVE	0001	1	402I	61	SVC GARAGE	1	3,000	0001	1	A	G	8.03	115,632	A	0.05	G	0.12	96,668	96,668	IND	A	0.085	1,137,30(
3504	29/ 2/ 6/ /	11 CYR DRIVE	0001	2	402I	52	OFFIC GROS	1	1,000	0001	1	A	G	10.20	30,600	A	0.05	A	0.14	25,000	35,518	CARS	A	0.085	417,90(
3505	29/ 2/ 7/ /	21 CYR DRIVE	0001	1	402I	20	INDUSTRIAL	1	4,800	0001	1	G	G	18.55	18,550	A	0.10	A	0.37	10,518	35,518	CARS	A	0.085	417,90(
3506	29/ 2/ 8/ /	29 CYR DRIVE	0001	1	402I	20	INDUSTRIAL	1	10,616	0001	1	A	A	12.64	60,672	G	0.04	G	0.12	51,389	51,389	IND	A	0.085	604,60(
3507	29/ 2/ 9/ /	22 JENNA DRIVE	0001	1	402I	20	INDUSTRIAL	1	3,000	0001	1	A	E	8.46	89,811	A	0.05	G	0.12	75,082	75,082	IND	G	0.081	929,20(
3507	29/ 2/ 9/ /	22 JENNA DRIVE	0001	2	402I	91	DEAD STGE	1	1,250	0001	1	A	A	13.17	39,510	A	0.05	G	0.12	33,030	35,730	IND	G	0.081	442,20(
89	30/ 3/ / /	474 MAIN STREET	3410	1	322C	30	RESTAURANT	1	3,220	0001	1	A	A	3.00	3,750	A	0.10	A	0.20	2,700	35,730	IND	G	0.081	442,20(
01	30/ 8/ 7/ /	405 MAIN STREET	3130	1	3420	50	OFFICE NNN	1	4,080	0001	1	G	G	16.80	54,096	A	0.05	A	0.15	43,682	43,682	REST	A	0.090	485,40(
49	31/ 2/ / /	510 MAIN STREET	3410	1	3400	50	OFFICE NNN	1	10,392	0001	1	G	G	15.79	64,423	E	0.05	E	0.11	54,641	54,641	OF3	G	0.086	639,10(
68	32/ 1/ / /	658 MAIN STREET	3420	1	3400	10	RETAIL MG	1	2,901	0001	1	G	A	14.48	150,476	A	0.10	A	0.16	113,760	113,760	OF3	A	0.090	1,264,00(
7911	32/ 2/ 1/ /	7 ESTATE DRIVE	0001	1	3401	50	OFFICE NNN	1	6,758	0001	1	G	A	19.53	56,657	A	0.10	A	0.29	36,204	36,204	RET3	A	0.085	425,90(
7912	32/ 2/ 2/ /	12 ESTATE DRIVE	0001	1	3401	50	OFFICE NNN	1	4,731	0001	1	A	G	12.44	84,070	A	0.10	F	0.20	60,530	60,530	OF3	A	0.090	672,60(
71	32/ 4/ / /	645 MAIN STREET	3420	1	322L	22	WAREHOUSE	1	7,367	0001	1	A	F	13.46	63,679	G	0.08	G	0.13	51,363	51,363	OF3	A	0.090	570,70(
														6.38	47,001	A	0.05	A	0.15	37,953	37,953	IND	A	0.085	446,50(

INCOME DETAIL REVIEW FOR YEAR 2021

GORHAM, ME

ID	MBLU	Location	Nbhd	LIN #	Prim Use	Style Code	Style Desc	Occ	Area	Rent Adj Crv	Tbl	L U A A	Rent/ Unit	V Gross Rent A	Vac E % A	Exp %	Line NOI	Total NOI Type A	Cap Rate	Total Income Value
573	32/ 6/ / /	643 MAIN STREET	3420	1	322L	24	SERV SHOP	1	7,720	0001	1	A A	8.19	63,227 A	0.05 A	0.15	51,056	51,056 IND A	0.085	600,70(
574	32/ 7/ / /	639 MAIN STREET	3420	1	322C	22	WAREHOUSE	1	5,586	0001	1	A A	7.54	42,118 A	0.05 A	0.15	34,010	46,571 IND A	0.085	547,90(
574	32/ 7/ / /	639 MAIN STREET	3420	2	322L	24	SERV SHOP	1	1,872	0001	1	A F	8.31	15,556 A	0.05 A	0.15	12,561	46,571 IND A	0.085	547,90(
575	32/ 8/ / /	633 MAIN STREET	3420	2	322L	22	WAREHOUSE	1	7,522	0001	1	A P	5.26	39,566 A	0.05 A	0.15	31,950	51,024 RET3 A	0.085	600,30(
575	32/ 8/ / /	633 MAIN STREET	3420	1	322L	30	RESTAURANT	1	1,922	0001	1	A P	12.29	23,621 A	0.05 A	0.15	19,074	51,024 RET3 A	0.085	600,30(
10920	32/ 12/ L/ /	616 MAIN STREET	0001	1	322C	20	INDUSTRIAL	2	30,925	0001	1	G G	10.97	339,247 A	0.05 A	0.15	273,942	273,942 IND A	0.085	3,222,80(
581	32/ 13/ / /	615 MAIN STREET	3420	1	401I	20	INDUSTRIAL	1	143,763	0001	1	A G	8.40	1,207,609 A	0.05 G	0.12	1,009,562	1,009,562 IND A	0.085	11,877,20(
582	32/ 14/ / /	601 MAIN STREET	3410	1	334I	12	CONV STORE	1	4,280	0001	1	G G	25.43	108,840 G	0.02 G	0.10	96,177	128,941 SSTA A	0.085	1,517,00(
582	32/ 14/ / /	601 MAIN STREET	3410	2	334I	64	CAR WASH	1	2,660	0001	1	G G	13.91	37,001 G	0.04 G	0.08	32,764	128,941 SSTA A	0.085	1,517,00(
583	32/ 15/ / /	593 MAIN STREET	3420	1	322L	15	RETL STRIP	4	8,448	0001	1	A G	19.43	164,145 G	0.08 G	0.16	127,541	127,541 RET3 A	0.085	1,500,50(
584	32/ 16/ / /	587 MAIN STREET	3420	2	322L	24	SERV SHOP	1	4,580	0001	1	G A	10.07	46,121 A	0.05 A	0.15	37,243	63,892 RETG G	0.099	646,70(
584	32/ 16/ / /	587 MAIN STREET	3420	1	322L	10	RETAIL MG	1	1,640	0001	1	G G	25.43	41,705 A	0.10 A	0.29	26,649	63,892 RETG G	0.099	646,70(
09283	32/ 18/ 1/ /	575 MAIN STREET	0001	1	322C	49	PRO OFFICE	1	12,657	0001	1	E E	27.65	350,000 E	0.05 E	0.11	296,856	296,856 OF3 E	0.081	3,664,90(
589	32/ 21/ / /	511 MAIN STREET	2420	1	322L	24	SERV SHOP	1	15,240	0001	1	A A	8.00	121,920 A	0.05 A	0.15	98,450	98,450 IND A	0.085	2,158,20(
07358	34/ 3/ 1/ /	12 OLDE CANAL WAY	0001	1	401I	20	INDUSTRIAL	1	5,244	0001	1	A G	10.96	57,474 G	0.04 G	0.12	48,681	48,681 IND A	0.085	572,70(
07366	34/ 3/ 2/ /	29 OLDE CANAL WAY	0001	1	401I	20	INDUSTRIAL	1	8,030	0001	1	G G	12.41	99,652 G	0.04 G	0.12	84,405	84,405 IND G	0.081	1,044,60(
07364	34/ 3/ 4/ /	84 OLDE CANAL WAY	0001	2	401I	10	RETAIL MG	1	1,120	0001	1	E E	35.31	39,547 E	0.05 E	0.19	30,270	98,924 IND E	0.077	1,293,10(
07364	34/ 3/ 4/ /	84 OLDE CANAL WAY	0001	1	401I	20	INDUSTRIAL	1	4,800	0001	1	E E	16.67	80,016 E	0.03 G	0.12	68,654	98,924 IND E	0.077	1,293,10(
07363	34/ 3/ 5/ /	72 OLDE CANAL WAY	0001	1	401I	20	INDUSTRIAL	2	10,000	0001	1	G E	14.73	147,300 G	0.04 G	0.12	124,763	124,763 IND A	0.085	1,467,80(
07361	34/ 3/ 7/ /	54 OLDE CANAL WAY	0001	1	402I	20	INDUSTRIAL	1	5,250	0001	1	G G	12.60	66,150 E	0.03 G	0.12	56,756	56,756 IND G	0.081	702,40(
507	34/ 9/ / /	341 MOSHER ROAD	2450	1	0401	24	SERV SHOP	1	15,000	0001	1	G E	12.88	193,200 A	0.05 G	0.12	161,515	514,434 IND G	0.081	6,366,80(
507	34/ 9/ / /	341 MOSHER ROAD	2450	2	0401	22	WAREHOUSE	1	21,450	0001	1	G E	10.43	223,724 A	0.05 G	0.12	187,033	514,434 IND G	0.081	6,366,80(
08018	34/ 15/ 1/ /	325 MOSHER ROAD	0001	1	402I	20	INDUSTRIAL	1	11,948	0001	1	G E	16.76	200,248 E	0.05 G	0.13	165,886	514,434 IND G	0.081	6,366,80(
580	36/ 12/ / /	229 FLAGGY MEADOW RO	5630	3	1116	42	2 BR APT	6	25,165	0001	1	A A	7.52	189,241 A	0.05 E	0.10	161,711	161,711 IND A	0.085	1,902,50(
580	36/ 12/ / /	229 FLAGGY MEADOW RO	5630	4	1116	42	2 BR APT	6	6	0001	1	A F	12240.00	73,440 A	0.04 A	0.38	43,711	203,985 APT A	0.082	2,487,60(
580	36/ 12/ / /	229 FLAGGY MEADOW RO	5630	6	1010	42	2 BR APT	1	6	0001	1	A F	12240.00	73,440 A	0.04 A	0.38	43,711	203,985 APT A	0.082	2,487,60(
80	36/ 12/ / /	229 FLAGGY MEADOW RO	5630	1	1110	42	2 BR APT	4	1	0001	1	A F	12240.00	12,240 A	0.04 A	0.38	7,285	203,985 APT A	0.082	2,487,60(
80	36/ 12/ / /	229 FLAGGY MEADOW RO	5630	2	1115	42	2 BR APT	5	4	0001	1	A F	12240.00	48,960 A	0.04 A	0.38	29,141	203,985 APT A	0.082	2,487,60(
80	36/ 12/ / /	229 FLAGGY MEADOW RO	5630	5	1116	42	2 BR APT	6	5	0001	1	A F	12240.00	61,200 A	0.04 A	0.38	36,426	203,985 APT A	0.082	2,487,60(
87	38/ 24/ / /	68 CRESSEY ROAD	5197	4	1110	42	2 BR APT	1	6	0001	1	A F	12240.00	73,440 A	0.04 A	0.38	43,711	203,985 APT A	0.082	2,487,60(
87	38/ 24/ / /	68 CRESSEY ROAD	5197	2	1040	42	2 BR APT	1	4	0001	1	A A	14400.00	57,600 A	0.04 A	0.38	34,284	102,852 APT A	0.082	1,254,30(
87	38/ 24/ / /	68 CRESSEY ROAD	5197	3	1110	42	2 BR APT	1	2	0001	1	A A	14400.00	28,800 A	0.04 A	0.38	17,142	102,852 APT A	0.082	1,254,30(
87	38/ 24/ / /	68 CRESSEY ROAD	5197	1	1040	42	2 BR APT	1	4	0001	1	A A	14400.00	57,600 A	0.04 A	0.38	34,284	102,852 APT A	0.082	1,254,30(
2442	39/ 2/ 1/ /	49 RACEWAY DRIVE	3610	1	402I	20	INDUSTRIAL	3	2	0001	1	A A	14400.00	28,800 A	0.04 A	0.38	17,142	102,852 APT A	0.082	1,254,30(
27	39/ 22/ / /	200 NARRAGANSETT STR	3610	1	322C	20	INDUSTRIAL	1	74,261	0001	1	G E	12.12	900,043 G	0.04 G	0.12	762,336	762,336 IND G	0.081	9,434,90(
03	41/ 17/ 1/ /	181 STATE STREET	5192	1	322C	50	OFFICE NNN	1	71,020	0001	1	A A	7.07	502,111 A	0.05 A	0.15	405,454	405,454 IND A	0.085	4,950,00(
86	46/ 9/ / /	10 WENTWORTH DRIVE	3140	1	3400	50	OFFICE NNN	1	3,814	0001	1	G G	15.94	60,795 A	0.10 A	0.16	45,961	45,961 OF3 A	0.090	510,70(
83	58/ 31/ / /	43A-D DANIEL STREET	6620	1	1110	42	2 BR APT	4	33,180	0001	1	G E	16.20	537,516 G	0.08 E	0.11	443,902	443,902 OF3 E	0.081	5,480,30(
86	65/ 11/ / /	420 FORT HILL ROAD	2720	1	322L	20	INDUSTRIAL	1	4	0001	1	A G	17280.00	69,120 A	0.04 F	0.48	34,836	34,836 APT A	0.082	424,80(
09	66/ 6/ / /	519 FORT HILL ROAD	5776	5	313I	22	WAREHOUSE	1	9,120	0001	1	F P	5.19	47,333 A	0.05 F	0.19	36,535	36,535 IND F	0.089	409,10(
09	66/ 6/ / /	519 FORT HILL ROAD	5776	2	3130	50	OFFICE NNN	1	3,840	0001	1	F F	5.50	21,120 A	0.05 A	0.15	17,054	151,412 RET3 A	0.085	1,831,30(
09	66/ 6/ / /	519 FORT HILL ROAD	5776	6	313I	20	INDUSTRIAL	1	2,448	0001	1	F A	10.26	25,116 A	0.10 A	0.16	18,987	151,412 RET3 A	0.085	1,831,30(
09	66/ 6/ / /	519 FORT HILL ROAD	5776	4	313I	22	WAREHOUSE	1	9,720	0001	1	F F	6.23	60,556 A	0.05 A	0.15	48,899	151,412 RET3 A	0.085	1,831,30(
09	66/ 6/ / /	519 FORT HILL ROAD	5776	3	313I	20	INDUSTRIAL	1	6,720	0001	1	F F	5.43	36,490 A	0.05 A	0.15	29,465	151,412 RET3 A	0.085	1,831,30(
09	66/ 6/ / /	519 FORT HILL ROAD	5776	1	313I	14	LARGE RETA	1	2,696	0001	1	F P	5.64	15,205 A	0.05 A	0.15	12,278	151,412 RET3 A	0.085	1,831,30(
									3,828	0001	1	F A	8.50	32,538 A	0.05 A	0.20	24,729	151,412 RET3 A	0.085	1,831,30(

INCOME DETAIL REVIEW FOR YEAR 2021

GORHAM, ME

ID	MBLU	Location	Nbhd	LIN #	Prim Use	Style Code	Style Desc	Occ	Area	Rent Adj Crv	Tbl	L U A A	Rent/ Unit	V Gross Rent A	Vac E % A	Exp %	Line NOI	Total NOI	Type A	Cap Rate	Total Income Value
181	76/ 14/ 1/ /	514 OSSIPEE TRAIL	5654	1	1115	41	1 BR APT	5	5	0001	1	A A	12600.00	63,000 A	0.04 A	0.38	37,498	37,498	APT A	0.082	457,30(
241	77/ 9/ / /	396 OSSIPEE TRAIL	5654	1	1110	42	2 BR APT	4	4	0001	1	A F	12240.00	48,960 A	0.04 A	0.38	29,141	29,141	APT A	0.082	355,40(
251	77/ 15/ / /	393 OSSIPEE TRAIL	3630	1	322C	51	BANK	1	3,006	0001	1	G G	28.97	87,084 A	0.05 A	0.14	71,148	71,148	BANK A	0.080	889,40(
252	77/ 15/ 1/ /	397 OSSIPEE TRAIL	3630	1	0332	15	RETL STRIP	1	2,400	0001	1	A G	19.34	46,416 A	0.10 A	0.20	33,419	79,241	RET3 A	0.085	932,20(
252	77/ 15/ 1/ /	397 OSSIPEE TRAIL	3630	2	0332	22	WAREHOUSE	1	5,100	0001	1	A G	9.07	46,257 A	0.05 A	0.15	37,352	79,241	RET3 A	0.085	932,20(
252	77/ 15/ 1/ /	397 OSSIPEE TRAIL	3630	3	3310	50	OFFICE NNN	1	720	0001	1	A G	15.56	11,203 A	0.10 A	0.16	8,470	79,241	RET3 A	0.085	932,20(
259	77/ 17/ / /	433 OSSIPEE TRAIL	3630	2	322L	24	SERV SHOP	1	2,376	0001	1	A G	11.54	27,419 A	0.05 A	0.15	22,141	67,032	OF3 A	0.090	744,80(
259	77/ 17/ / /	433 OSSIPEE TRAIL	3630	3	3100	20	INDUSTRIAL	1	3,248	0001	1	A G	11.23	36,475 A	0.05 A	0.15	29,453	67,032	OF3 A	0.090	744,80(
261	77/ 18/ 2/ /	439 OSSIPEE TRAIL	3630	1	330I	24	SERV SHOP	1	2,880	0001	1	G G	13.14	37,843 A	0.05 A	0.15	30,558	30,558	CARS A	0.085	359,50(
09839	77/ 18/ 3/ /	435 OSSIPEE TRAIL	0001	2	1010	43	3 BR APT	1	1	0001	1	A A	17400.00	17,400 A	0.04 A	0.38	10,356	84,255	MIX3 A	0.081	1,040,20(
09839	77/ 18/ 3/ /	435 OSSIPEE TRAIL	0001	1	334I	12	CONV STORE	1	3,184	0001	1	G G	27.19	86,573 A	0.03 A	0.12	73,899	84,255	MIX3 A	0.081	1,040,20(
274	77/ 27/ / /	131 BUCK STREET	5670	1	1110	42	2 BR APT	4	4	0001	1	A F	12240.00	48,960 A	0.04 A	0.38	29,141	29,141	APT A	0.082	355,40(
344	78/ 8/ / /	341 OSSIPEE TRAIL	5654	1	140I	53	OFFICE NET	1	2,840	0001	1	G G	18.96	53,846 A	0.01 A	0.30	37,316	37,316	IND A	0.085	439,00(
543	86/ 1/ / /	147 PLUMMER ROAD	5740	2	1116	41	1 BR APT	1	5	0001	1	A P	8820.00	44,100 P	0.08 F	0.48	21,300	50,512	APT F	0.086	586,70(
582	86/ 1/ / /	147 PLUMMER ROAD	5740	1	1116	42	2 BR APT	1	6	0001	1	A P	10080.00	60,480 P	0.08 F	0.48	29,212	50,512	APT F	0.086	586,70(
782	89/ 14/ / /	10 NORTH GORHAM ROAD	0001	2	1120	40	STUDIO APT	1	3	0001	1	A A	10800.00	32,400 A	0.04 A	0.38	19,284	86,780	APT A	0.082	1,058,30(
946	89/ 14/ / /	10 NORTH GORHAM ROAD	0001	1	1120	41	1 BR APT	1	9	0001	1	A A	12600.00	113,400 A	0.04 A	0.38	67,496	86,780	APT A	0.082	1,058,30(
984	91/ 15/ 1/ /	351 SEBAGO LAKE ROAD	5880	1	322L	24	SERV SHOP	1	7,054	0001	1	F A	7.03	49,590 A	0.05 A	0.15	40,043	40,043	CARS F	0.089	448,40(
186	100/ 6/ / /	180 MAIN STREET	3130	1	1116	42	2 BR APT	1	6	0001	1	A G	17280.00	103,680 F	0.06 A	0.38	60,425	60,425	APT A	0.082	736,90(
186	100/ 8/ / /	198 MAIN STREET	3130	2	1040	43	3 BR APT	1	2	0001	1	G G	24012.00	48,024 G	0.03 G	0.30	32,422	52,685	MIXG A	0.100	526,90(
320	100/ 39/ / /	230 MAIN STREET	3130	1	3400	52	OFFIC GROS	1	1,491	0001	1	G G	20.87	31,117 G	0.08 G	0.30	20,263	52,685	MIXG A	0.100	526,90(
320	100/ 39/ / /	230 MAIN STREET	3130	1	322L	10	RETAIL MG	3	1,568	0001	1	G G	29.93	46,930 A	0.10 A	0.29	29,988	62,251	MIXG A	0.100	622,50(
320	100/ 39/ / /	230 MAIN STREET	3130	2	322L	42	2 BR APT	2	2	0001	1	G G	19872.00	39,744 A	0.04 A	0.38	23,655	62,251	MIXG A	0.100	622,50(
360	100/ 39/ / /	230 MAIN STREET	3130	3	322L	24	SERV SHOP	1	1,026	0001	1	A A	10.39	10,660 A	0.05 A	0.15	8,608	62,251	MIXG A	0.100	622,50(
360	100/ 65/ 1/ /	50 NEW PORTLAND ROAD	5140	4	3040	41	1 BR APT	1	32	0001	1	E E	22932.00	733,824 A	0.04 A	0.38	436,772	1,637,392	BED E	0.104	15,820,20(
360	100/ 65/ 1/ /	50 NEW PORTLAND ROAD	5140	1	3040	94	NURSING HM	1	53	0001	1	E E	132860.00	7,041,580 A	0.05 A	0.93	468,265	1,637,392	BED E	0.104	15,820,20(
360	100/ 65/ 1/ /	50 NEW PORTLAND ROAD	5140	2	3040	41	1 BR APT	1	31	0001	1	E E	22932.00	710,892 A	0.04 A	0.38	423,123	1,637,392	BED E	0.104	15,820,20(
360	100/ 65/ 1/ /	50 NEW PORTLAND ROAD	5140	3	3040	94	NURSING HM	1	35	0001	1	E E	132860.00	4,650,100 A	0.05 A	0.93	309,232	1,637,392	BED E	0.104	15,820,20(
362	100/ 67/ / /	199 MAIN STREET	3130	2	1115	42	2 BR APT	1	3	0001	1	A A	14400.00	43,200 A	0.04 A	0.38	25,713	45,950	APT A	0.082	560,40(
362	100/ 67/ / /	199 MAIN STREET	3130	1	1115	41	1 BR APT	1	2	0001	1	A A	17000.00	34,000 A	0.04 A	0.38	20,237	45,950	APT A	0.082	560,40(
374	100/ 77/ / /	137 MAIN STREET	0001	1	3340	63	SERV ST/CO	1	1	0001	1	G G	89700.00	89,700 A	0.08 A	0.15	70,145	70,145	SSTA A	0.085	825,20(
378	100/ 81/ / /	79 NEW PORTLAND ROAD	5140	2	3100	52	OFFIC GROS	1	1,440	0001	1	A A	15.14	21,802 A	0.10 A	0.37	12,362	35,093	CARS A	0.085	412,90(
378	100/ 81/ / /	79 NEW PORTLAND ROAD	5140	1	3100	24	SERV SHOP	1	2,960	0001	1	A A	9.51	28,150 A	0.05 A	0.15	22,731	35,093	CARS A	0.085	412,90(
412	100/ 114/ / /	20 MECHANIC STREET	3120	1	3400	52	OFFIC GROS	5	5,901	0001	1	G G	21.11	124,570 A	0.10 G	0.30	78,928	78,928	OFG G	0.104	761,90(
9879	101/ 18/ 2/ /	8 MILLETT DRIVE	0001	1	1120	41	1 BR APT	1	22	0001	1	A A	12600.00	277,200 A	0.04 A	0.38	164,989	182,131	APT A	0.082	2,221,10(
9879	101/ 18/ 2/ /	8 MILLETT DRIVE	0001	2	1120	42	2 BR APT	1	2	0001	1	A A	14400.00	28,800 A	0.04 A	0.38	17,142	182,131	APT A	0.082	2,221,10(
439	101/ 23/ / /	4 GLENWOOD AVENUE	5120	2	1110	42	2 BR APT	1	2	0001	1	A A	14400.00	28,800 A	0.04 A	0.38	17,142	32,141	APT A	0.082	392,00(
439	101/ 23/ / /	4 GLENWOOD AVENUE	5120	1	1110	41	1 BR APT	1	2	0001	1	A A	12600.00	25,200 A	0.04 A	0.38	14,999	32,141	APT A	0.082	392,00(
466	102/ 22/ / /	53 STATE STREET	5190	1	1110	42	2 BR APT	4	4	0001	1	A A	14400.00	57,600 A	0.04 A	0.38	34,284	34,284	APT A	0.082	418,10(
471	102/ 27/ / /	2 STATE STREET	5110	1	322C	30	RESTAURANT	1	2,474	0001	1	A A	17.21	42,578 A	0.05 G	0.12	35,595	64,879	MIXG G	0.095	682,90(
471	102/ 27/ / /	2 STATE STREET	5110	3	322C	42	2 BR APT	1	1	0001	1	A A	14400.00	14,400 A	0.04 A	0.38	8,571	64,879	MIXG G	0.095	682,90(
471	102/ 27/ / /	2 STATE STREET	5110	2	322C	43	3 BR APT	1	2	0001	1	A A	17400.00	34,800 A	0.04 A	0.38	20,713	64,879	MIXG G	0.095	682,90(
479	102/ 31/ / /	40 STATE STREET	5190	1	1115	42	2 BR APT	1	5	0001	1	A A	14400.00	72,000 A	0.04 A	0.38	42,854	42,854	APT A	0.082	522,60(
517	102/ 68/ / /	2 SCHOOL STREET	5190	1	322C	10	RETAIL MG	5	10,174	0001	1	A A	17.78	180,894 F	0.15 F	0.36	98,022	98,022	RETG A	0.104	942,50(
519	102/ 70/ / /	24 SCHOOL STREET	5120	2	1220	41	1 BR APT	1	2	0001	1	A A	12600.00	25,200 A	0.04 A	0.38	14,999	46,573	APT A	0.082	568,00(

GORHAM, ME

ID	MBLU	Location	Nbhd	LIN #	Prim Use	Style Code	Style Desc	Occ	Area	Rent Adj Crv	Rent Adj Tbl	L	U	Rent/ Unit	V Gross Rent	A	Vac %	E A	Exp %	Line NOI	Total NOI	Type	A	Cap Rate	Total Income Value
519	102/ 70/ / /	24 SCHOOL STREET	5120	1	1220	45	ROOM HSE	1	8	0001	1	A	A	7800.00	62,400	A	0.08	A	0.45	31,574	46,573	APT	A	0.082	568,000
521	102/ 72/ / /	34 SCHOOL STREET	5120	1	322C	41	1 BR APT	1	1	0001	1	A	A	12600.00	12,600	A	0.04	A	0.38	7,500	45,574	MIXG	A	0.100	455,700
521	102/ 72/ / /	34 SCHOOL STREET	5120	2	322C	10	RETAIL MG	1	3,585	0001	1	A	A	16.62	59,583	A	0.10	A	0.29	38,074	45,574	MIXG	A	0.100	455,700
529	102/ 80/ / /	39 SCHOOL STREET	5120	1	340I	52	OFFIC GROS	1	8,682	0001	1	A	A	12.53	108,785	F	0.15	A	0.37	58,254	58,254	OFG	A	0.109	534,400
531	102/ 83/ / /	29 SCHOOL STREET	5120	2	322C	30	RESTAURANT	2	4,645	0001	1	A	A	17.29	80,312	A	0.05	A	0.15	64,852	128,721	REST	G	0.086	1,505,500
531	102/ 83/ / /	29 SCHOOL STREET	5120	1	3260	10	RETAIL MG	1	6,247	0001	1	A	A	16.00	99,952	A	0.10	A	0.29	63,869	128,721	REST	G	0.086	1,505,500
541	102/ 95/ / /	20 PREBLE STREET	5152	1	1110	42	2 BR APT	1	2	0001	1	A	G	17280.00	34,560	A	0.04	A	0.38	20,570	45,426	APT	A	0.082	554,000
541	102/ 95/ / /	20 PREBLE STREET	5152	2	1110	43	3 BR APT	1	2	0001	1	A	G	20880.00	41,760	A	0.04	A	0.38	24,856	45,426	APT	A	0.082	554,000
546	102/ 100/ / /	65 MAIN STREET	3110	1	322C	51	BANK	1	2,902	0001	1	G	G	29.04	84,274	G	0.04	G	0.11	72,029	72,029	BANK	A	0.080	900,400
547	102/ 101/ / /	57 MAIN STREET	3110	1	3210	10	RETAIL MG	1	8,370	0001	1	A	A	16.00	133,920	A	0.10	A	0.29	85,575	85,575	RET3	A	0.085	1,006,800
548	102/ 102/ / /	45 MAIN STREET	3110	1	322C	51	BANK	1	4,525	0001	1	E	G	28.97	131,089	G	0.04	G	0.11	112,042	112,042	BANK	G	0.076	1,474,200
549	102/ 103/ / /	39 MAIN STREET	3110	1	322C	52	OFFIC GROS	3	3,863	0001	1	E	A	19.80	76,487	G	0.08	G	0.30	49,808	49,808	OFG	A	0.109	457,000
550	102/ 104/ / /	31 MAIN STREET	3110	1	3400	52	OFFIC GROS	6	3,566	0001	1	G	G	22.30	79,522	G	0.08	G	0.30	51,785	51,785	OFG	A	0.109	475,100
552	102/ 106/ / /	3-5 MAIN STREET	5110	2	322C	22	WAREHOUSE	1	2,100	0001	1	P	P	3.81	8,001	A	0.05	A	0.15	6,461	54,249	REST	A	0.090	602,800
552	102/ 106/ / /	3-5 MAIN STREET	5110	1	322C	30	RESTAURANT	1	3,578	0001	1	A	A	16.54	59,180	A	0.05	A	0.15	47,788	54,249	REST	A	0.090	602,800
553	102/ 107/ / /	2 MAIN STREET	3110	2	3220	91	DEAD STGE	1	1,779	0001	1	F	F	2.17	3,860	A	0.10	A	0.20	2,779	29,019	RETN	A	0.104	279,000
553	102/ 107/ / /	2 MAIN STREET	3110	1	3220	10	RETAIL MG	2	1,794	0001	1	G	A	22.89	41,065	A	0.10	A	0.29	26,240	29,019	RETN	A	0.104	279,000
554	102/ 108/ / /	8 MAIN STREET	3110	2	322I	42	2 BR APT	2	2	0001	1	F	F	10404.00	20,808	F	0.06	P	0.57	8,411	30,542	MIXN	A	0.100	305,400
554	102/ 108/ / /	8 MAIN STREET	3110	1	322I	10	RETAIL MG	2	1,959	0001	1	A	A	19.69	38,573	A	0.10	F	0.36	22,131	30,542	MIXN	A	0.100	305,400
625	102/ 112/ / /	16 MAIN STREET	3110	1	3250	12	CONV STORE	1	2,496	0001	1	A	A	20.16	50,319	A	0.03	A	0.12	42,952	42,952	RET3	A	0.085	505,300
10192	102/ 113/ / /	36 MAIN STREET	3110	1	322C	53	OFFICE NET	6	3,120	0001	1	G	A	18.30	57,096	A	0.01	A	0.30	39,567	39,567	OFN	A	0.109	363,000
11624	102/ 114/ / /	42 MAIN STREET	3110	1	3400	52	OFFIC GROS	3	2,584	0001	1	A	A	15.62	40,362	A	0.10	A	0.37	22,885	37,884	MIXN	A	0.100	378,800
11624	102/ 114/ / /	42 MAIN STREET	3110	2	1040	41	1 BR APT	2	2	0001	1	A	A	12600.00	25,200	A	0.04	A	0.38	14,999	37,884	MIXN	A	0.100	378,800
650	102/ 115/ / /	46-48 MAIN STREET	0001	1	1110	41	1 BR APT	1	4	0001	1	A	F	10710.00	42,840	A	0.04	A	0.38	25,498	42,640	APT	A	0.082	520,000
650	102/ 115/ / /	46-48 MAIN STREET	0001	2	1110	42	2 BR APT	1	2	0001	1	A	A	14400.00	28,800	A	0.04	A	0.38	17,142	42,640	APT	A	0.082	520,000
657	102/ 117/ / /	64 MAIN STREET	3110	2	322C	50	OFFICE NNN	1	4,560	0001	1	A	P	7.89	35,978	A	0.10	A	0.16	27,199	149,147	BANK	G	0.076	1,962,500
657	102/ 117/ / /	64 MAIN STREET	3110	1	322C	51	BANK	1	6,754	0001	1	E	A	22.10	149,263	A	0.05	A	0.14	121,948	149,147	BANK	G	0.076	1,962,500
683	102/ 143/ / /	80 MAIN STREET	3120	1	322C	51	BANK	1	1,965	0001	1	A	A	21.66	42,562	A	0.05	A	0.14	34,773	34,773	BANK	A	0.080	434,700
684	102/ 144/ / /	94 MAIN STREET	3120	1	322C	53	OFFICE NET	4	15,025	0001	1	A	A	13.42	201,636	A	0.01	A	0.30	139,734	139,734	OFG	A	0.109	1,282,000
685	102/ 144/ 1/ /	90 MAIN STREET	3120	1	322L	63	SERV ST/CO	1	1	0001	1	A	A	65000.00	65,000	A	0.08	A	0.15	50,830	50,830	SSTA	P	0.094	543,600
689	102/ 146/ / /	102 MAIN STREET	0001	1	322C	15	RETL STRIP	5	27,896	0001	1	F	F	10.13	282,586	A	0.10	A	0.20	203,462	203,462	RET3	A	0.085	2,393,700
690	102/ 147/ / /	120 MAIN STREET	0001	1	322L	14	LARGE RETA	1	11,180	0001	1	G	E	15.84	177,091	A	0.05	G	0.16	141,318	141,318	RET3	G	0.081	1,749,000
697	102/ 153/ / /	109 MAIN STREET	3120	1	322C	15	RETL STRIP	4	6,254	0001	1	E	G	25.62	160,227	E	0.05	E	0.13	131,819	131,819	RET3	G	0.081	1,631,400
699	102/ 155/ / /	99 MAIN STREET	3120	1	0324	13	SUPERMARKE	1	46,764	0001	1	E	G	15.60	729,518	G	0.04	G	0.12	617,902	617,902	RET3	G	0.081	7,647,300
707	102/ 165/ / /	18 ELM STREET	5150	1	322C	10	RETAIL MG	4	5,168	0001	1	A	G	22.96	118,657	A	0.10	A	0.29	75,822	75,822	RETN	A	0.104	729,100
710	102/ 169/ / /	25 ELM STREET	0001	1	322L	10	RETAIL MG	1	2,912	0001	1	A	G	20.36	59,288	A	0.10	A	0.29	37,885	37,885	RETG	A	0.104	364,300
712	102/ 171/ / /	23 PREBLE STREET	5152	1	1210	45	ROOM HSE	1	7	0001	1	A	A	7800.00	54,600	F	0.12	A	0.45	26,426	26,426	APT	A	0.082	322,300
802	103/ 80/ / /	29 ELM STREET	0001	1	322C	30	RESTAURANT	1	2,330	0001	1	G	G	23.86	55,594	E	0.03	G	0.12	47,700	47,700	REST	A	0.090	530,000
803	103/ 81/ / /	17 RAILROAD AVENUE	5150	1	322L	52	OFFIC GROS	2	12,148	0001	1	G	A	14.73	178,940	A	0.10	A	0.37	101,459	1,151,526	MIXG	G	0.095	12,121,300
803	103/ 81/ / /	17 RAILROAD AVENUE	5150	2	322L	30	RESTAURANT	1	37,350	0001	1	G	G	20.70	773,145	G	0.04	G	0.12	654,854	1,151,526	MIXG	G	0.095	12,121,300
803	103/ 81/ / /	17 RAILROAD AVENUE	5150	4	322C	41	1 BR APT	24	24	0001	1	G	G	17388.00	417,312	G	0.03	G	0.30	281,736	1,151,526	MIXG	G	0.095	12,121,300
803	103/ 81/ / /	17 RAILROAD AVENUE	5150	5	322C	42	2 BR APT	5	5	0001	1	G	G	19872.00	99,360	G	0.03	G	0.30	67,080	1,151,526	MIXG	G	0.095	12,121,300
803	103/ 81/ / /	17 RAILROAD AVENUE	5150	6	322C	43	3 BR APT	1	1	0001	1	G	G	24012.00	24,012	G	0.03	G	0.30	16,211	1,151,526	MIXG	G	0.095	12,121,300
803	103/ 81/ / /	17 RAILROAD AVENUE	5150	3	322C	40	STUDIO APT	3	3	0001	1	G	G	14904.00	44,712	G	0.03	G	0.30	30,186	1,151,526	MIXG	G	0.095	12,121,300
817	104/ 9/ / /	156 SOUTH STREET	5110	1	1110	42	2 BR APT	4	4	0001	1	A	A	14400.00	57,600	A	0.04	A	0.38	34,284	34,284	APT	A	0.082	418,100
835	104/ 18/ / /	8 MAPLEWOOD DRIVE	5110	1	1110	42	2 BR APT	4	4	0001	1	A	A	14400.00	57,600	A	0.04	A	0.38	34,284	34,284	APT	A	0.082	418,100

GORHAM, ME

ID	MBLU	Location	Nbhd	LIN #	Prim Use	Style Code	Style Desc	Occ	Rent Area	Rent Adj Crv	Rent Adj Tbl	L A	U A	Rent/ Unit	Gross Rent	V A	Vac %	E A	Exp %	Line NOI	Total NOI	Type	A	Cap Rate	Total Income Value
747	104/ 31/ / /	180 SOUTH STREET	5110	1	1110	42	2 BR APT	4	4	0001	1	A	A	14400.00	57,600	A	0.04	A	0.38	34,284	34,284	APT	A	0.082	418,10(
748	104/ 32/ / /	184 SOUTH STREET	6150	1	1116	40	STUDIO APT	6	6	0001	1	A	G	12960.00	77,760	A	0.04	F	0.48	39,191	39,191	APT	A	0.082	477,90(
799	105/ 32/ / /	19 FLAGGY MEADOW ROA	5190	3	1115	43	3 BR APT	1	1	0001	1	A	G	20880.00	20,880	A	0.04	G	0.30	13,951	58,690	APT	A	0.082	715,70(
799	105/ 32/ / /	19 FLAGGY MEADOW ROA	5190	1	1115	41	1 BR APT	1	1	0001	1	A	G	15120.00	15,120	A	0.04	G	0.30	10,102	58,690	APT	A	0.082	715,70(
309	105/ 40/ / /	11 NARRAGANSETT STRE	5190	2	1115	42	2 BR APT	1	3	0001	1	A	G	17280.00	51,840	A	0.04	G	0.30	34,637	58,690	APT	A	0.082	715,70(
311	105/ 42/ / /	116 STATE STREET	5190	1	1110	42	2 BR APT	4	4	0001	1	G	G	19872.00	79,488	G	0.03	G	0.30	53,664	53,664	APT	G	0.078	688,90(
09739	106/ 47/ 1/ /	77 SOUTH STREET	0001	1	322C	49	PRO OFFICE	1	2,720	0001	1	G	G	23.72	64,518	G	0.08	G	0.13	52,040	52,040	OF3	G	0.086	608,70(
928	107/ 24/ / /	162 NARRAGANSETT STR	3610	1	1120	45	ROOM HSE	10	10	0001	1	A	F	6630.00	66,300	A	0.08	A	0.45	33,548	33,548	APT	F	0.086	389,60(
993	109/ 2/ / /	390 MAIN STREET	3130	1	3260	30	RESTAURANT	1	4,048	0001	1	G	A	18.70	75,698	A	0.05	G	0.12	63,283	63,283	REST	A	0.090	703,10(
004	109/ 10/ 1/ /	381 MAIN STREET	3130	1	322C	50	OFFICE NNN	3	9,298	0001	1	G	A	13.72	127,569	G	0.08	A	0.16	99,121	99,121	OF3	A	0.090	1,101,30(
008	109/ 10/ 5/ /	365 MAIN STREET	3130	1	322L	12	CONV STORE	1	2,700	0001	1	G	A	23.10	62,370	G	0.02	G	0.10	55,114	55,114	RET3	A	0.085	648,40(
009	109/ 10/ 6/ /	375 MAIN STREET	3130	1	3410	51	BANK	1	3,783	0001	1	G	G	26.92	101,838	G	0.04	G	0.11	87,041	87,041	BANK	A	0.080	1,088,00(
012	109/ 10/ 41A/ /	347 MAIN STREET #1A	3130	1	3401	52	OFFIC GROS	1	3,170	0001	1	G	A	15.71	49,801	A	0.10	A	0.37	28,237	28,237	OFG	A	0.109	259,10(
013	109/ 10/ 41B/ /	347 MAIN STREET #1B	3130	1	3401	52	OFFIC GROS	1	1,500	0001	1	G	A	17.38	26,070	A	0.10	A	0.37	14,782	14,782	OFG	A	0.109	135,60(
014	109/ 10/ 42B/ /	347 MAIN STREET #2B	3130	1	3401	52	OFFIC GROS	1	1,800	0001	1	G	A	17.25	31,050	A	0.10	A	0.37	17,605	17,605	OFG	A	0.109	161,50(
011	109/ 10/ 42F/ /	347 MAIN STREET #2F	3130	1	3401	52	OFFIC GROS	1	1,295	0001	1	G	A	17.50	22,663	G	0.08	G	0.30	14,758	14,758	OFG	A	0.109	135,40(
087	110/ 16/ 1/ /	680 GRAY ROAD	5220	1	322C	30	RESTAURANT	1	520	0001	1	G	A	24.15	12,558	G	0.04	G	0.12	10,637	10,637	REST	A	0.090	118,20(
088	110/ 17/ / /	688 GRAY ROAD	5220	1	322C	12	CONV STORE	1	1,640	0001	1	A	A	20.66	33,882	A	0.03	A	0.12	28,922	28,922	RET3	A	0.085	340,30(
3122	110/ 29/ 3/ /	SIMONA SHORES DRIVE	0001	1	1111	43	3 BR APT	1	14	0001	1	G	G	24012.00	336,168	G	0.03	G	0.30	226,954	226,954	APT	G	0.078	2,913,40(
80	111/ 22/ / /	766 GRAY ROAD	5220	1	1110	41	1 BR APT	4	4	0001	1	A	A	12600.00	50,400	A	0.04	F	0.48	25,402	25,402	APT	A	0.082	309,80(
62	111/ 85/ / /	828 GRAY ROAD	3210	1	1110	42	2 BR APT	5	5	0001	1	A	G	17280.00	86,400	A	0.04	A	0.38	51,425	51,425	APT	A	0.082	627,10(
63	111/ 86/ / /	834 GRAY ROAD	3210	1	1110	42	2 BR APT	4	4	0001	1	A	A	14400.00	57,600	G	0.03	A	0.38	34,641	34,641	APT	A	0.082	422,50(
64	111/ 87/ / /	838 GRAY ROAD	3210	1	322L	20	INDUSTRIAL	1	1,200	0001	1	A	P	7.27	8,724	A	0.05	A	0.15	7,045	7,045	IND	A	0.085	82,90(
76	111/ 97/ / /	813 GRAY ROAD	3210	1	1110	40	STUDIO APT	5	5	0001	1	A	F	9180.00	45,900	F	0.06	A	0.38	26,751	26,751	APT	A	0.082	326,20(
80	111/ 101/ / /	771 GRAY ROAD	5220	1	1110	43	3 BR APT	1	5	0001	1	A	A	17400.00	87,000	A	0.04	A	0.38	51,782	51,782	APT	A	0.082	631,50(

INCOME LAND RESIDUAL FOR YEAR 2021

GORHAM, ME

ID	MBLU	Location	Prim Use	Gross Income	Total Vac	Total Exp	Net Income	Cap Rate	Total Inc Val	Apprais Bldg	Land Resid.	Nbhd	Rent Crv	S I	Cndtn Fact	Appraised Land Val	Land Ratio	Appraised Value	Land Area in Acres	Old Lnd Value	OTN%
554	102/ 108/ / /	8 MAIN STREET	1040	59381	5105	23734	30542	0.100	305400	210100	95300	3110	0001	C	1.00	89500	0.94	299600	0.06	89500	0%
ean Land Ratio: 0.94																					
edian Land Ratio: 0.94																					
OD Land Ratio: 0.00000																					
ecord Count: 1																					
799	105/ 32/ / /	19 FLAGGY MEADOW ROA	1115	87840	3514	25636	58690	0.082	715700	607800	107900	5190	0001	5	1.00	99500	0.92	707300	1.50	99500	0%
811	105/ 42/ / /	116 STATE STREET	1110	57600	2304	21012	34284	0.082	418100	320500	97600	5190	0001	5	1.00	91700	0.94	412200	0.48	91700	0%
809	105/ 40/ / /	11 NARRAGANSETT STRE	1110	79488	2385	23439	53664	0.078	688900	593700	95200	5190	0001	5	1.00	91500	0.96	685200	0.46	91500	0%
466	102/ 22/ / /	53 STATE STREET	1110	57600	2304	21012	34284	0.082	418100	331500	86600	5190	0001	5	1.00	85400	0.99	416900	0.25	85400	0%
181	76/ 14/ 1/ /	514 OSSIPEE TRAIL	1115	63000	2520	22982	37498	0.082	457300	203600	253700	5654	0001	5	1.00	253200	1.00	456800	5.01	253200	0%
717	104/ 9/ / /	156 SOUTH STREET	1110	57600	2304	21012	34284	0.082	418100	291400	126700	5110	0001	5	1.00	128000	1.01	419400	0.74	128000	0%
ean Land Ratio: 0.97																					
edian Land Ratio: 0.97																					
OD Land Ratio: 0.02937																					
ecord Count: 6																					
344	78/ 8/ / /	341 OSSIPEE TRAIL	140I	53846	538	15992	37316	0.085	439000	274800	164200	5654	0001	H	1.00	152100	0.93	426900	10.80	152100	0%
ean Land Ratio: 0.93																					
edian Land Ratio: 0.93																					
OD Land Ratio: 0.00000																					
ecord Count: 1																					
573	32/ 6/ / /	643 MAIN STREET	322L	63227	3161	9010	51056	0.085	600700	424200	176500	3420	0001	F	1.00	160400	0.91	584600	0.85	160400	0%
501	30/ 8/ 7/ /	405 MAIN STREET	3420	64423	3221	6561	54641	0.086	639100	350600	288500	3130	0001	D	1.00	264700	0.92	615300	0.74	264700	0%
525	102/ 112/ / /	16 MAIN STREET	3250	50319	1510	5857	42952	0.085	505300	208900	296400	3110	0001	C	1.00	278000	0.94	486900	0.46	278000	0%
583	32/ 15/ / /	593 MAIN STREET	322L	164145	12311	24293	127541	0.085	1500500	1206600	293900	3420	0001	D	1.00	277700	0.94	1484300	2.05	277700	0%
09739	106/ 47/ 1/ /	77 SOUTH STREET	322C	64518	4839	7639	52040	0.086	608700	357600	251100	0001	0001	D	1.00	241600	0.96	599200	0.15	241600	0%
009	109/ 10/ 6/ /	375 MAIN STREET	3410	101838	3819	10978	87041	0.080	1088000	721800	366200	3130	0001	D	1.00	352800	0.96	1074600	1.49	352800	0%
568	32/ 1/ / /	658 MAIN STREET	3400	56657	5666	14787	36204	0.085	425900	276700	149200	3420	0001	F	0.90	145000	0.97	421700	0.93	145000	0%
378	100/ 81/ / /	79 NEW PORTLAND ROAD	3100	49952	3588	11271	35093	0.085	412900	292700	120200	5140	0001	D	1.00	117600	0.98	410300	0.17	117600	0%
585	102/ 144/ 1/ /	90 MAIN STREET	322L	65000	5200	8970	50830	0.094	543600	231500	312100	3120	0001	C	1.25	309500	0.99	541000	0.37	309500	0%
546	102/ 100/ / /	65 MAIN STREET	322C	84274	3160	9085	72029	0.080	900400	628000	272400	3110	0001	C	1.00	271400	1.00	899400	0.42	271400	0%
004	109/ 10/ 1/ /	381 MAIN STREET	322C	127569	9568	18880	99121	0.090	1101300	736100	365200	3130	0001	D	1.00	364900	1.00	1101000	1.59	364900	0%
09283	32/ 18/ 1/ /	575 MAIN STREET	322C	350000	17500	35644	296856	0.081	3664900	2358000	1306900	0001	0001	D	1.00	1309400	1.00	3667400	19.94	1309400	0%
013	109/ 10/ 41B/ /	347 MAIN STREET #1B	3401	26070	2607	8681	14782	0.109	135600	106100	29500	3130	0001	D	0.30	29600	1.00	135700	0.13	29600	0%
575	32/ 8/ / /	633 MAIN STREET	322L	63187	3159	9004	51024	0.085	600300	407900	192400	3420	0001	F	1.00	194900	1.01	602800	1.26	194900	0%
49	12/ 33/ 7/ /	286 NEW PORTLAND ROA	3160	370880	47685	82705	240490	0.109	2206300	1581300	625000	2410	0001	D	1.00	636500	1.02	2217800	4.74	636500	0%
07537	3/ 22/ 404/ /	5 BLUE LEDGE ROAD	3340	150000	6000	14472	129528	0.077	1693200	906000	787200	0001	0001	C	1.25	805300	1.02	1711300	2.67	805300	0%

INCOME LAND RESIDUAL FOR YEAR 2021

GORHAM, ME

ID	MBLU	Location	Prim Use	Gross Income	Total Vac	Total Exp	Net Income	Cap Rate	Total Inc Val	Apprais Bldg	Land Resid.	Nbhd	Rent Crv	S	Cndtn Fact	Appraised Land Val	Land Ratio	Appraised Value	Land Area in Acres	Old Lnd Value	OTN%
320	100/ 39/ / /	230 MAIN STREET	322L	97334	6816	28267	62251	0.100	622500	313200	309300	3130	0001	C	0.70	319600	1.03	632800	1.37	319600	0%
552	102/ 106/ / /	3-5 MAIN STREET	322C	67181	3359	9573	54249	0.090	602800	391300	211500	5110	0001	C	1.00	219600	1.04	610900	0.29	219600	0%
07911	32/ 2/ 1/ /	7 ESTATE DRIVE	3401	84070	8407	15133	60530	0.090	672600	502800	169800	0001	0001	G	0.78	177000	1.04	679800	2.42	177000	0%
589	102/ 146/ / /	102 MAIN STREET	322C	282586	28259	50865	203462	0.085	2393700	1769200	624500	0001	0001	C	0.80	658800	1.05	2428000	4.38	658800	0%
583	102/ 143/ / /	80 MAIN STREET	322C	42562	2128	5661	34773	0.080	434700	218000	216700	3120	0001	C	1.00	230600	1.06	448600	0.32	230600	0%
07535	3/ 22/ 401/ /	11 SOUTH GORHAM CROS	322C	119264	11926	31128	76210	0.085	896600	666100	230500	0001	0001	E	0.90	246200	1.07	912300	1.40	246200	0%
547	102/ 101/ / /	57 MAIN STREET	3210	133920	13392	34953	85575	0.085	1006800	674600	332200	3110	0001	C	1.00	356800	1.07	1031400	0.81	356800	0%
993	109/ 2/ / /	390 MAIN STREET	3260	75698	3785	8630	63283	0.090	703100	415400	287700	3130	0001	D	1.00	309100	1.07	724500	1.13	309100	0%
03962	12/ 33/ 901/ /	44 SANFORD DRIVE	3160	64327	3216	9167	51944	0.085	611100	459800	151300	0001	0001	C	1.00	164800	1.09	624600	1.06	164800	0%

ean Land Ratio: 1.01
edian Land Ratio: 1.00
OD Land Ratio: 0.04063
ecord Count: 25

03505	29/ 2/ 7/ /	21 CYR DRIVE	402I	60672	2275	7008	51389	0.085	604600	303100	301500	0001	0001	D	1.00	273300	0.91	576400	3.39	273300	0%
03507	29/ 2/ 9/ /	22 JENNA DRIVE	402I	43260	2351	5179	35730	0.081	442200	197800	244400	0001	0001	D	1.00	223200	0.91	421000	3.29	223200	0%
55	12/ 33/ 13/ /	33 SANFORD DRIVE	402I	111666	5583	12730	93353	0.085	1098300	713300	385000	2410	0001	C	1.00	352600	0.92	1065900	2.85	352600	0%
21	12/ 18/ 3/ /	7 PEARSON DRIVE	402I	75684	3784	10785	61115	0.085	719000	562800	156200	2410	0001	C	0.80	143500	0.92	706300	1.20	143500	0%
07619	12/ 12/ 101/ /	11 LITTLE WING LANE	4000	32585	1629	4643	26313	0.085	309600	172400	137200	0001	0001	D	1.00	126800	0.92	299200	0.82	126800	0%
59	12/ 33/ 17/ /	16 SANFORD DRIVE	402C	73617	3681	10490	59446	0.085	699400	418400	281000	2410	0001	C	1.00	263100	0.94	681500	2.00	263100	0%
40	12/ 31/ / /	11 BARTLETT ROAD	402I	313296	15665	36725	260906	0.090	2899000	1752800	1146200	3420	0001	C	1.00	1074900	0.94	2827700	15.50	1074900	0%
08018	34/ 15/ 1/ /	325 MOSHER ROAD	402I	189241	9462	18068	161711	0.085	1902500	1357600	544900	0001	0001	D	0.80	518300	0.95	1875900	15.27	518300	0%
07361	34/ 3/ 7/ /	54 OLDE CANAL WAY	402I	66150	1654	7740	56756	0.081	702400	449700	252700	0001	0001	D	1.00	241700	0.96	691400	2.37	241700	0%
07	12/ 12/ 1/ /	17 LITTLE WING LANE	4021	52685	2634	7508	42543	0.089	476400	343000	133400	0001	0001	D	1.00	127600	0.96	470600	1.01	127600	0%
01683	12/ 17/ 502/ /	50 HUTCHERSON DRIVE	402I	238879	17726	34214	186939	0.085	2199300	1575100	624200	2410	0001	C	1.00	604900	0.97	2180000	5.33	604900	0%
07364	34/ 3/ 4/ /	84 OLDE CANAL WAY	401I	119563	3977	16662	98924	0.077	1293100	535600	757500	0001	0001	D	1.00	771900	1.02	1307500	9.89	771900	0%
06128	12/ 26/ 605/ /	11E GORHAM INDUSTRI	4021	23850	894	2755	20201	0.085	237700	166200	71500	0001	0001	C	0.75	74700	1.04	240900	0.29	74700	0%
32	12/ 23/ 6/ /	15 EASTERN DRIVE	402I	155105	10411	17746	126948	0.085	1493500	1046500	447000	2410	0001	C	1.00	467300	1.05	1513800	3.94	467300	0%
51	12/ 33/ 9/ /	48 SANFORD DRIVE	402I	139000	10426	24108	104466	0.085	1229000	951500	277500	2410	0001	C	1.00	292600	1.05	1244100	2.28	292600	0%
43	12/ 33/ 1/ /	72 SANFORD DRIVE	402I	121771	6089	11626	104056	0.085	1224200	937000	287200	2410	0001	C	1.00	304200	1.06	1241200	2.39	304200	0%
07363	34/ 3/ 5/ /	72 OLDE CANAL WAY	401I	147300	5524	17013	124763	0.085	1467800	704800	763000	0001	0001	D	1.00	817100	1.07	1521900	12.59	817100	0%
06126	12/ 26/ 603/ /	11C GORHAM INDUSTRI	4021	23850	894	2755	20201	0.085	237700	168000	69700	0001	0001	C	0.75	74700	1.07	242700	0.29	74700	0%
06125	12/ 26/ 602/ /	11B GORHAM INDUSTRI	4021	23850	894	2755	20201	0.085	237700	168000	69700	0001	0001	C	0.75	74700	1.07	242700	0.29	74700	0%
06127	12/ 26/ 604/ /	11D GORHAM INDUSTRI	4021	23850	894	2755	20201	0.085	237700	168000	69700	0001	0001	C	0.75	74700	1.07	242700	0.29	74700	0%
06129	12/ 26/ 606/ /	11F GORHAM INDUSTRI	4021	23360	584	2733	20043	0.085	235800	166200	69600	0001	0001	C	0.75	74700	1.07	240900	0.29	74700	0%
50	12/ 33/ 18/ /	5 SANFORD DRIVE	402I	181200	9060	20657	151483	0.081	1874800	1373200	501600	2410	0001	C	1.00	544100	1.08	1917300	4.67	544100	0%

ean Land Ratio: 1.00
edian Land Ratio: 0.99
OD Land Ratio: 0.06315
ecord Count: 22

INCOME LAND RESIDUAL FOR YEAR 2021

GORHAM, ME

ID	MBLU	Location	Prim Use	Gross Income	Total Vac	Total Exp	Net Income	Cap Rate	Total Inc Val	Apprais Bldg	Land Resid.	Nbhd	Rent Crv	S I	Cndtn Fact	Appraised Land Val	Land Ratio	Appraised Value	Land Area in Acres	Old Lnd Value	OTN%
ean Land Ratio: 1.00																					
edian Land Ratio: 1.00																					
OD Land Ratio: 0.04995																					
ecord Count: 55																					