

MAINE MHP LLC  
40 CUTTER MILL ROAD  
GREAT NECK NY 11021

B3200P256 B2021RP4928

Previous Owner  
OMBU LLC  
MOUNTAIN VIEW ESTATES MOBILE HOME PARK  
P.O. BOX 6518  
HOLLISTON MA 01746  
Sale Date: 6/07/2021

Previous Owner  
MOUNTAIN VIEW TERRACE LLC  
H & S RENY PROPERTY MANAGEMENT  
553 MAIN ST  
LEWISTON ME 04240  
Sale Date: 6/24/2010

Previous Owner  
LAMONTAGNE, RONALD  
LAMONTAGNE, GRACE  
1 PARKWAY  
BOWDOIN ME 04287  
Sale Date: 8/22/2006

Inspection Witnessed By:

X	Date
No./Date	Description
	Date Insp.

Notes:

**Bowdoin**

Property Data			Assessment Record						
Neighborhood <b>16 Mountain View Estates</b>			Year	Land	Buildings	Exempt	Total		
Tree Growth Year <b>0</b>			2009	648,300	46,680	0	694,980		
Farmland Yr <b>0</b>			2010	648,300	46,680	0	694,980		
Open Space Yr <b>0</b>			2011	648,300	116,500	0	764,800		
Zone/Land Use <b>12 Mobile Home Park</b>			2012	668,300	122,100	0	790,400		
Secondary Zone			2013	668,300	46,680	0	714,980		
Topography <b>6 Flood Zone</b>			2014	668,300	46,680	0	714,980		
1.Level 4.Below St 7.LevelBog			2015	668,300	46,680	0	714,980		
2.Rolling 5.Low 8.Conform			2016	668,300	46,680	0	714,980		
3.Above St 6.FZone 9.Non-Confor			2017	668,300	46,680	0	714,980		
Utilities			2018	668,300	46,680	0	714,980		
1.Public 4.Dr Well 7.Cesspool			2019	668,300	46,680	0	714,980		
2.Water 5.Dug Well 8.			2020	668,300	46,680	0	714,980		
3.Sewer 6.Septic 9.None			2021	668,300	46,680	0	714,980		
Street <b>6 MoHo Pk Paved</b>			2022	668,300	44,460	0	712,760		
1.Paved 4.Proposed 7.MHG			<b>Land Data</b>						
2.Semi Imp 5.R/O/W 8.DIS									
3.Gravel 6.MHP 9.None			<b>Front Foot</b>	<b>Type</b>	<b>Effective</b>		<b>Influence</b>		<b>Influence Codes</b>
TG PLAN YEAR <b>0</b>			11.Road Frontage		<b>Frontage</b>	<b>Depth</b>	<b>Factor</b>	<b>Code</b>	
Tif District # <b>0</b>			12.Delta Triangle				%		1.Unimproved
<b>Sale Data</b>			13.Nabla Triangle				%		2.Excess Frtg
Sale Date <b>6/07/2021</b>			14.Rear Land				%		3.Topography
Price <b>3,350,000</b>			15.Miscellaneous				%		4.Size/Shape
Sale Type <b>2 Land &amp; Buildings</b>							%		5.Access
1.Land 4.Mobile 7.C/I L&B							%		6.Restriction
2.L & B 5.Other 8.			<b>Square Foot</b>	<b>Square Feet</b>					7.Open Space
3.Building 6.C/I Land 9.			16.Regular Lot				%		8.View/Environ
Financing <b>9 Unknown</b>			17.Secondary Lot				%		9.Fract Share
1.Convent 4.Seller 7.			18.Hydro Facility				%		<b>Acres</b>
2.FHA/VA 5.Private 8.			19.Improvements				%		30.Rear Land 3
3.Assumed 6.Cash 9.Unknown			20.Base 3 (Fract)				%		31.Tillable
Validity <b>1 Arms Length Sale</b>							%		32.Pasture
1.Valid 4.Split 7.Renovate			<b>Fract. Acre</b>	<b>Acres/Sites</b>					33.Orchard
2.Related 5.Partial 8.Other			21.Base 1 (Fract)	24	1.00	100	%	0	34.Softwood F&O
3.Distress 6.Exempt 9.Short			22.Base 2 (Fract)	28	16.00	100	%	0	35.Mixed Wood F&O
Verified <b>5 Public Record</b>			23.Base 3	40	29.00	100	%	0	36.Hardwood F&O
1.Buyer 4.Agent 7.Family			<b>Acres</b>	42	53.00	100	%	0	37.Softwood TG
2.Seller 5.Pub Rec 8.Other			24.Base 1	41	1.00	100	%	0	38.Mixed Wood TG
3.Lender 6.MLS 9.			25.Base 2				%		39.Hardwood TG
			26.Frontage 1				%		40.Wasteland
			27.Rear Land 4				%		41.Commercial
			28.Rear Land 1				%		42.2nd Site
			29.Rear Land 2				%		43.Post Rd
			<b>Total Acreage</b>		<b>46.00</b>				44.Lot Improvemen
									45.Subdivision Lo
									46.Golf Course



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Open Space Yr <b>2006</b>			2013	0	26,720	0	26,720		
Zone/Land Use <b>12 Mobile Home Park</b>			2014	0	26,720	0	26,720		
Secondary Zone			2015	0	26,720	0	26,720		
Topography			2016	0	26,720	0	26,720		
1.Level 4.Below St 7.LevelBog			2017	0	26,720	0	26,720		
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3.Above St 6.FZone 9.Non-Confor			2019	0	26,720	0	26,720		
Utilities			2020	0	26,720	0	26,720		
1.Public 4.Dr Well 7.Cesspool			2021	0	26,720	0	26,720		
2.Water 5.Dug Well 8.			2022	0	25,430	0	25,430		
3.Sewer 6.Septic 9.None									
Street <b>6 MoHo Pk Paved</b>									
1.Paved 4.Proposed 7.MHG			<b>Land Data</b>						
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			<b>Total Acreage</b>		0.00			44.Lot Improvemen	
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								46.Golf Course	

**Bowdoin**

Map Lot 01-26-0

Account 35

Location 53 MOUNTAIN VIEW CIR

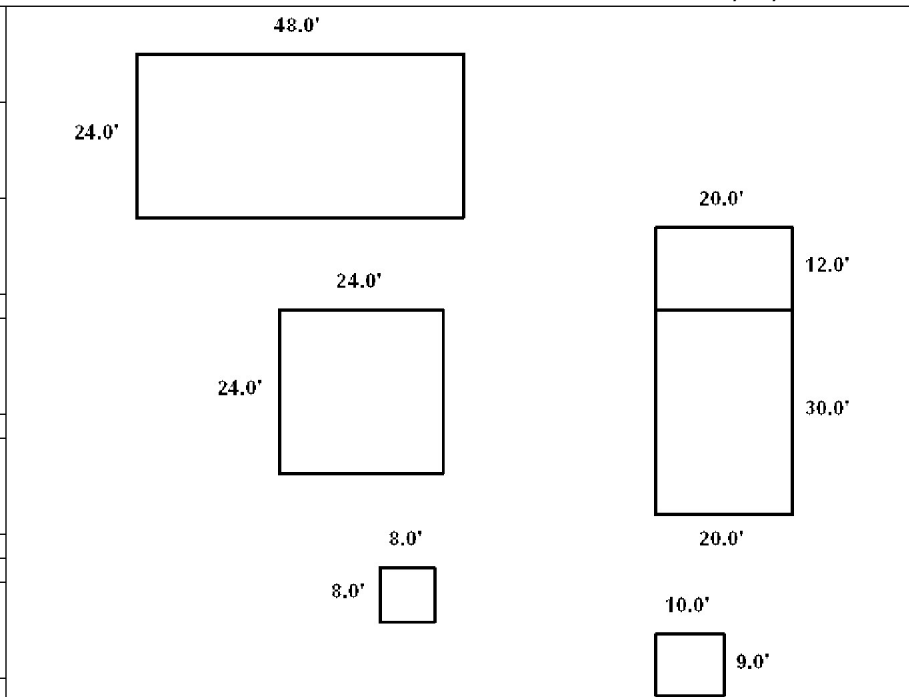
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Building Style	SF Bsmt Living	Layout
0.Not Code 4.Cape 8.Log	Fin Bsmt Grade	1.Typical 4. 7.
1.Conv. 5.Garrison 9.Other	OCCUPANCY	2.Inadeq 5. 8.
2.Ranch 6.Split 10.DW	Heat Type <b>100%</b>	3.Poor 6. 9.
3.R Ranch 7.Contemp 11.Church	0.Not Code 4.Steam 8.F/Wall	Attic
Dwelling Units	1.HWBB 5.FWA 9.No Heat	1.1/4 Fin 4.Full Fin 7.
Other Units	2.HWCI 6.GravWA 11.	2.1/2 Fin 5.F/Stair 8.
Stories	3.H Pump 7.Electric 12.	3.3/4 Fin 6. 9.None
1.1 4.1.5 7.4	Cool Type <b>0%</b>	Insulation
2.2 5.1.75 8.20	1.Refrig 4.W&C Air 7.	1.Full 4.Minimal 7.
3.3 6.2.5 9.Yurt	2.Evapor 5. 8.	2.Heavy 5. 8.
Exterior Walls	3.H Pump 6. 9.None	3.Capped 6. 9.None
0.Not Code 4.Asbestos 8.Concrete	Kitchen Style	Unfinished %
1.Wood 5.Stucco 9.Other	1.Modern 4.Obsolete 7.	Grade & Factor
2.Vin/Al 6.Brick 10.Board B	2.Typical 5. 8.	1.E Grade 4.B Grade 7.
3.Compos. 7.Stone 12.	3.Old Type 6. 9.None	2.D Grade 5.A Grade 8.
Roof Surface	Bath(s) Style	3.C Grade 6.AA Grade 9.Same
1.Asphalt 4.Composit 7.	1.Modern 4.Obsolete 7.	SQFT (Footprint)
2.Slate 5.Wood 8.	2.Typical 5. 8.	Condition
3.Metal 6.Other 9.	3.Old Type 6. 9.None	1.Poor 4.Avg 7.V G
SF Masonry Trim	# Rooms	2.Fair 5.Avg+ 8.Exc
SEPTIC DESIGN	# Bedrooms	3.Avg- 6.Good 9.Same
BLDG PERMIT	# Full Baths	Phys. % Good
Year Built	# Half Baths	Funct. % Good
Year Remodeled	# Addn Fixtures	Functional Code
Foundation	# Fireplaces	1.Incomp 4.Delap 7.No Power
1.Concrete 4.Wood 7.		2.O-Built 5.Bsmt 8.LongTerm
2.C Block 5.Slab 8.		3.Damage 6.Dbwd 9.None
3.Br/Stone 6.Piers 9.		Econ. % Good
Basement		Economic Code
1.1/4 Bmt 4.Full Bmt 7.		0.None 3.No Power 7.
2.1/2 Bmt 5.None 8.		1.Location 4.Generate 8.
3.3/4 Bmt 6. 9.None		2.Encroach 9.None 9.
Bsmt Gar # Cars		Entrance Code <b>5 Estimated</b>
Wet Basement		1.Interior 4.Vacant 7.Entered
1.Dry 4. 7.		2.Refusal 5.Estimate 8.No
2.Damp 5. 8.	3.Informed 6.Reviewed 9.Land	
3.Wet 6. 9.	Information Code <b>6 Other</b>	
		1.Owner 4.Agent 7.
		2.Relative 5.Estimate 8.
		3.Tenant 6.Other 9.

Date Inspected 3/19/2012

**Additions, Outbuildings & Improvements**

Type	Year	Units	Grade	Cond	Phys.	Funct.	Sound Value
24 Frame Shed	0	64	3 100	3	0 %	100 %	
90 1S Garage	0	576	3 100	3	0 %	100 %	
90 1S Garage	0	1152	3 100	3	0 %	100 %	
90 1S Garage	0	600	3 100	3	0 %	100 %	
409 Concrete Pad	0	240	3 100	3	0 %	100 %	
24 Frame Shed	0	90	3 100	3	0 %	100 %	
					%	%	
					%	%	
					%	%	
					%	%	



- 1.One Story Fram
- 2.Two Story Fram
- 3.Three Story Fr
- 4.1 & 1/2 Story
- 5.1 & 3/4 Story
- 6.2 & 1/2 Story
- 21.Open Frame Por
- 22.Encl Frame Por
- 23.Attached Garag
- 24.Frame Shed
- 25.Frame Bay Wind
- 26.1SFr Overhang
- 27.Unfin Basement
- 28.Unfinished Att
- 29.Finished Attic

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LAMONTAGNE, GRACE  
1761 MISTLETOE ST  
SEBASTIAN FL 32958

B2599P143

Inspection Witnessed By:

No./Date	Description	Date Insp.
X		

Notes:

**Bowdoin**

Property Data			Assessment Record						
Neighborhood <b>1 Map 1</b>			Year	Land	Buildings	Exempt	Total		
Tree Growth Year <b>0</b>			2009	46,100	111,720	0	157,820		
Farmland Yr <b>0</b>			2010	46,100	85,600	0	131,700		
Open Space Yr <b>0</b>			2011	46,100	85,600	0	131,700		
Zone/Land Use <b>11 Residential 1</b>			2012	53,100	85,600	0	138,700		
Secondary Zone			2013	53,100	85,600	0	138,700		
Topography <b>6 Flood Zone</b>			2014	53,100	85,600	0	138,700		
1.Level 4.Below St 7.LevelBog			2015	53,100	77,300	0	130,400		
2.Rolling 5.Low 8.Conform			2016	53,100	77,300	0	130,400		
3.Above St 6.FZone 9.Non-Confor			2017	53,100	77,300	0	130,400		
Utilities			2018	53,100	77,300	0	130,400		
1.Public 4.Dr Well 7.Cesspool			2019	53,100	77,300	0	130,400		
2.Water 5.Dug Well 8.			2020	53,100	77,300	0	130,400		
3.Sewer 6.Septic 9.None			2021	53,100	77,300	0	130,400		
Street <b>8 Discontinued Rd</b>			2022	53,100	70,680	0	123,780		
1.Paved 4.Proposed 7.MHG			<b>Land Data</b>						
2.Semi Imp 5.R/O/W 8.DIS									
3.Gravel 6.MHP 9.None			<b>Front Foot</b>	<b>Type</b>	<b>Effective</b>		<b>Influence</b>		<b>Influence Codes</b>
TG PLAN YEAR <b>0</b>			11.Road Frontage		<b>Frontage</b>	<b>Depth</b>	<b>Factor</b>	<b>Code</b>	
Tif District # <b>0</b>			12.Delta Triangle				%		1.Unimproved
<b>Sale Data</b>			13.Nabla Triangle				%		2.Excess Frtg
Sale Date <b>7/21/2005</b>			14.Rear Land				%		3.Topography
Price			15.Miscellaneous				%		4.Size/Shape
Sale Type <b>1 Land Only</b>							%		5.Access
1.Land 4.Mobile 7.C/I L&B							%		6.Restriction
2.L & B 5.Other 8.			<b>Square Foot</b>	<b>Square Feet</b>					7.Open Space
3.Building 6.C/I Land 9.			16.Regular Lot				%		8.View/Environ
Financing <b>9 Unknown</b>			17.Secondary Lot				%		9.Fract Share
1.Convent 4.Seller 7.			18.Hydro Facility				%		<b>Acres</b>
2.FHA/VA 5.Private 8.			19.Improvements				%		30.Rear Land 3
3.Assumed 6.Cash 9.Unknown			20.Base 3 (Fract)				%		31.Tillable
Validity <b>2 Related Parties</b>							%		32.Pasture
1.Valid 4.Split 7.Renovate			<b>Fract. Acre</b>	<b>Acres/Sites</b>					33.Orchard
2.Related 5.Partial 8.Other			21.Base 1 (Fract)	51	1.00	100	%	0	34.Softwood F&O
3.Distress 6.Exempt 9.Short			22.Base 2 (Fract)	28	8.00	100	%	0	35.Mixed Wood F&O
Verified <b>5 Public Record</b>			23.Base 3	40	4.00	100	%	0	36.Hardwood F&O
1.Buyer 4.Agent 7.Family			<b>Acres</b>	44	1.00	100	%	0	37.Softwood TG
2.Seller 5.Pub Rec 8.Other			24.Base 1				%		38.Mixed Wood TG
3.Lender 6.MLS 9.			25.Base 2				%		39.Hardwood TG
			26.Frontage 1				%		40.Wasteland
			27.Rear Land 4				%		41.Commercial
			28.Rear Land 1				%		42.2nd Site
			29.Rear Land 2				%		43.Post Rd
			<b>Total Acreage</b>		<b>13.00</b>				44.Lot Improvemen
									45.Subdivision Lo
									46.Golf Course



