

BANGOR DEVELOPMENT ASSOCIATES
C/O KATHLEEN BALDACCI
4 UNION STREET SUITE 21
BANGOR ME 04401

B3530P239

Inspection Witnessed By:

X Date

No./Date	Description	Date Insp.

Notes:

Bangor 2021

Property Data			Assessment Record				
Neighborhood	40 Neighborhood 40 Housing		Year	Land	Buildings	Exempt	Total
Tree Growth Year	0		2020	257,000	1,672,700	0	1,929,700
X Coordinate	2910						
Y Coordinate	5420						
Zone/Land Use	24 Downtown Dev Dist						
Secondary Zone							
Topography	1 Level						
1.Level	4.Rolling	7.Swampy					
2.Above St	5.Steep	8.Wet					
3.Below St	6.Low	9.Dry					
Utilities	1 All Public						
1.Public	4.Well	7.Cess Pl					
2.Water	5.Septic	8.					
3.Sewer	6.None	9.None					
Street	1 Paved						
1.Paved	4.Proposed	7.					
2.Semi Imp	5.None	8.					
3.Gravel	6.Paved ROW	9.					
TIF District	6						
Traffic Flow District	4						
Sale Data							
Sale Date	6/01/1984						
Price	475,000						
Sale Type	2 Land & Buildings						
1.Land	4.Other	7.					
2.L & B	5.MoHo	8.					
3.Building	6.L & Moho	9.					
Financing	9 Unknown						
1.Convent	4.Seller	7.FMHA					
2.FHA/VA	5.Private	8.Other					
3.Assumed	6.Cash	9.Unknown					
Validity	1 Valid Arms Length						
1.Valid Arms	4.Distress	7.Partial In					
2.Related	5.Split	8.Exempt					
3.Foreclose/	6.Assemb	9.Other					
Verified	1 Buyer						
1.Buyer	4.Other	7.Lender					
2.Seller	5.None	8.MLS					
3.Agent/MH B	6.Pub Rec	9.Family					
Land Data							
Front Foot	Type	Effective		Influence		Influence Codes	
11.Regular Lot		Frontage	Depth	Factor	Code	1.Unimproved	
12.				%		2.Excess Frontag	
13.Rear Land				%		3.Topography	
14.Delta Triangle				%		4.Size/Shape	
15.Nabla Triangle				%		5.Misimprovement	
				%		6.Restriction	
				%		7.Corner Influen	
				%		8.View/Environme	
Square Foot		Square Feet				Acres	
16.Regular Lot	16	63,000		85	%	2	9.% Share
17.Secondary Lot					%		30.Common Land
18.Condominium					%		31.Right of Way
19.Square Foot					%		32.
20.Sound Value					%		33.
					%		34.Rear Land #2
					%		35.Kenduskeag SP/
					%		36.Former Paper S
					%		37.Secondary
					%		38.Frontage
					%		39.Rear Land #1
					%		40.Acres
					%		41.Wasteland
					%		42.TG Softwood
					%		43.TG Mixed Wood
					%		44.TG Hardwood
					%		45.Farm/Open
					%		46.Resource Prot
Total Acreage				1.45			

Bangor 2021

Map Lot 041-096

Account 4545

Location 183 HARLOW ST

Card 1 Of 2 7/09/2020

Occupancy Code	1 Apartments: High Rise Bldg	1 Apartments: High Rise Bldg
No. of Dwelling Units	60	0
Building Class/Quality	3 Masonry	3 Masonry
1.Steel	1.Low Cost	2 Average
2.Rein Conc	2.Average	
3.Masonry	3.Good	
4.Wood Frm	4.Excellent	
5.Rigid Frm		
Grade Factor	1.00	1.00
Exterior Walls	9 Other	9 Other
1.Br/St	6.Compos	
2.C Block	7.Al/Vinyl	
3.Concrete	8.Steel	
4.Wood	9.Other	
5.Stucco/E		
Stories/Height	3 9	1 9
Ground Floor Area	26,689	1,528
Perimeter Units/Ft	20	2
Heating/Cooling	14 Hot Water	14 Hot Water
11.Elec BB	19.Wall/FI	
12.Elec Wa	20.HeatCoo	
13.FWA	21.Package	
14.HW	22.W/C Air	
15.Space	23.H/C Wat	
16.Steam w	24.HeatPum	
17.Steam N	25.Indiv H	
18.Vent	26.HVAC	
Year Built	1913	1913
Year Remodeled	1984	1984
Condition	4 Average	4 Average
1.Poor	6.Good	
2.Fair	7.Very Good	
3.Below Ave	8.Excellent	
4.Average	9.Same	
5.Above Ave		
Physical % Good	0	0
Functional % Good	64	64
Economic % Good		81



Entrance Code	
6 Reviewed	
1.Interior	6.Reviewed
2.Refusal	7.
3.Informed	8.
4.Vacant	9.
5.Est	
Information Code	
6 Other	
1.Owner	6.Other
2.Relative	7.Ext /St
3.Tenant	8.
4.Agent	9.
5.Estimate	

Date Inspected 2/01/2017

Additions, Outbuildings & Improvements

Type	Year	Units	Grade	Cond	Phys.	Funct.	Sound Value
320 Sprinkler -	1913	1068	3 100	3	0 %	100 %	
300 Asph Paving	1984	150	3 100	4	50 %	100 %	
625 Elev	1984	115	3 100	3	0 %	100 %	
600 Elevator	1984	3	3 100	3	0 %	100 %	
301 C-L Fencing 6'	1996	270	3 100	3	0 %	100 %	
299 Parking	0				%	%	-197,000
298 Elevator	0				%	%	-50,000
610 Elev <700LB	2016	1	3 100	4	0 %	100 %	
					%	%	
					%	%	

- 1.
- 2.
- 3.
- 4.
- 5.
- 6.
- 21.Open Mason Por
- 22.Encl Mason Por
- 23.Masonry Garage
- 24.Masonry Shed
- 25.Masonry Bay Wi
- 26.1SMa Overhang
- 27.1/2S Brick Add
- 28.Unfinished Att
- 29.Finished Attic



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							Total Acreage 0.00		

Bangor 2021

Map Lot 041-096

Account 4545

Location 183 HARLOW ST

Card 2 Of 2 7/09/2020

Occupancy Code	88 Office: Finished Basement	
No. of Dwelling Units	0	0
Building Class/Quality	3 Masonry	
1.Steel 1.Low Cost	2 Average	
2.Rein Conc 2.Average		
3.Masonry 3.Good		
4.Wood Frm 4.Excellent		
5.Rigid Frm		
Grade Factor	1.00	
Exterior Walls	9 Other	
1.Br/St 6.Compos		
2.C Block 7.Al/Vinyl		
3.Concrete 8.Steel		
4.Wood 9.Other		
5.Stucco/E		
Stories/Height	1	9
Ground Floor Area	26,689	
Perimeter Units/Ft	0	
Heating/Cooling	11 Elec Baseboard	
11.Elec BB 19.Wall/FI		
12.Elec Wa 20.HeatCoo		
13.FWA 21.Package		
14.HW 22.W/C Air		
15.Space 23.H/C Wat		
16.Steam w 24.HeatPum		
17.Steam N 25.Indiv H		
18.Vent 26.HVAC		
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1.Poor 6.Good		
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5.Above Ave		
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Functional % Good	64	
Economic % Good	81	



Entrance Code

- 1.Interior 6.Reviewed
- 2.Refusal 7.
- 3.Informed 8.
- 4.Vacant 9.
- 5.Est

Information Code

- 1.Owner 6.Other
- 2.Relative 7.Ext /St
- 3.Tenant 8.
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Date Inspected

Additions, Outbuildings & Improvements

Type	Year	Units	Grade	Cond	Phys.	Funct.	Sound Value	
					%	%		1.
					%	%		2.
					%	%		3.
					%	%		4.
					%	%		5.
					%	%		6.
					%	%		21.Open Mason Por
					%	%		22.Encl Mason Por
					%	%		23.Masonry Garage
					%	%		24.Masonry Shed
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