

CURRENT OWNER				TOPO	SEWER/WATER	STRT/ROAD	ZONE(S)		CURRENT ASSESSMENT					
SANDY PINES LLC 2 LIVWELL DR., STE 201				4	Rolling	Se Septic/Privat		GR	Goose Rocks	Description	Code	Appraised	Assessed	
						K KKW	0			COMMER.	3222	190,200	190,200	
KENNEBUNK ME 04043				SUPPLEMENTAL DATA										4512 KENNEBUNKPORT, ME VISION - 2025
				Trio Acct 1805				T	Transition	320	Other/Com	COMMER.	3860	
				CURRNT 1ST YEA FMP EX						COM LAND	3860	345,400	345,400	
GIS ID 2345				Assoc Pid#				Total		2,177,600		2,177,600		

RECORD OF OWNERSHIP				BOOK/PAGE	SALE DATE	Q/U	V/I	SALE PRICE	VC	PREVIOUS ASSESSMENTS (HISTORY)									
SANDY PINES LLC				17640	0501	01-09-2018	U	I	0	1B	Year	Code	Assessed	Year	Code	Assessed V	Year	Code	Assessed
JTJ DEVELOPMENT, LLC				17337	0968	10-07-2016	U	I	0	1B	2025	3222	190,200	2024	3222	190,200	2023	3222	190,200
277 MILLS ROAD LLC				17251	0410	06-10-2016	U	I	3,350,000	1		3860	1,642,000		3860	1,645,800		3860	1,645,800
TSFP A MAINE GENERAL PARTNERSHIP				8584	0059	12-29-1997	U	I	288,000	1B		3860	345,400		3860	345,400		3860	345,400
SPANG JAMES R				02062	0082		U		0		Total		2,177,600	Total		2,181,400	Total		2,181,400

EXEMPTIONS				OTHER ASSESSMENTS				
Year	Code	Description	Amount	Code	Description	Number	Amount	Comm Int
Total			0.00					
ASSESSING NEIGHBORHOOD				(Former) PARCEL ADDRESS				
Nbhd		Nbhd Name						
0001								

NOTES							
SANDY PINES CAMPGROUND - LODGE/GEN.STORE 300 SITES							
ON SITE- 3 A-FRAMES 8X12 USE FOR CAMPING 10 CAMP CARRIAGES 12X16 FOR CMPING							

This signature acknowledges a visit by a Data Collector or Assessor

APPRAISED VALUE SUMMARY	
Appraised Bldg. Value (Card)	972,300
Appraised Xf (B) Value (Bldg)	0
Appraised Ob (B) Value (Bldg)	859,900
Total Appraised Improvements	1,832,200
Appraised Land Value (Bldg)	345,400
Special Land Value	0
Total Appraised Parcel Value	2,177,600
Exemption	0.00
Valuation Method	C
NET PARCEL VALUE	2,177,600

BUILDING PERMIT RECORD										VISIT / CHANGE HISTORY			
Permit Id	Issue Date	Type	Description	Project Cost	Bin #	Date Comp	Comments			Date	Id	Permit #	Purpost/Result
25-293	07-22-2025	OB	Outbuilding	9,200	N/A	10-23-2024	PLACE AN 8'X10' SHED AND 8'6"X4' LEAN-TO AT WP27			08-28-2024	DS	24-239	Certificate of Completion
25-292	07-22-2025	OB	Outbuilding	7,400			PLACE 8'X10' SHED AT WP28			07-16-2024	GR	24-168	Certificate of Occupancy - I
TBD	07-08-2025	READ	Res/Addition	6,785			EXTENSION OF EXISTING SUNROOM WP2			07-16-2024	GR	24-165	Certificate of Occupancy - I
24-365	10-23-2024	OB	Outbuilding	4,000			8 X 8 SHED			07-16-2024	GR	24-164	Certificate of Occupancy - I
24-239	06-24-2024	OB	Outbuilding	6,000			6 X 8 SHED			07-16-2024	GR	24-163	Certificate of Occupancy - I
24-210	05-31-2024	RS	Res/Others				SHED MOVED TO NEW LOCATION			06-14-2024	DS	24-160	Certificate of Occupancy - I
24-227	05-09-2024	RS	Res/Others	30,000			06-17-2024 BUILD 10X30 DECK INSTALL 10 X 24 SUNROOM WITH 1			06-14-2024	DS	24-161	Certificate of Occupancy - I

LAND LINE VALUATION SECTION																		
B	Use Code	Description	Zone	Land Type	Land Units	Unit Price	Size Adj	Site Index	Cond.	Nbhd.	Nbhd. Adj	Notes	Location Adjustment	Adj Unit P	Land Value			
1	3860	CAMPGROUND	GR		40,000	SF	2.75	1.00000	4	1.00	20	1.000		1.0000	2.75	110,000		
1	3860	CAMPGROUND	GR		47.080	AC	5,000.00	1.00000	4	1.00	20	1.000		1.0000	5,000	235,400		
Parcel Total Land Area					48.00	AC											Total Land Value	345,400

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				SUPPLEMENTAL DATA				COM LAND				3860	345,400	345,400
				Trio Acct 1805										
				CURRNT 1ST YEA FMP EX										
				GIS ID 2345				Assoc Pid#						
										Total	2,177,600	2,177,600		

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JTJ DEVELOPMENT, LLC	17337	0968	10-07-2016	U	I		0	1B	2025	3222	190,200	2024	3222	190,200	
277 MILLS ROAD LLC	17251	0410	06-10-2016	U	I	3,350,000	1			3860	1,642,000		3860	1,645,800	
TSFP A MAINE GENERAL PARTNERSHIP	8584	0059	12-29-1997	U	I	288,000	1B			3860	345,400		3860	345,400	
SPANG JAMES R	02062	0082		U		0									
										Total	2,177,600	Total	2,181,400	Total	2,181,400

EXEMPTIONS				OTHER ASSESSMENTS				This signature acknowledges a visit by a Data Collector or Assessor				
Year	Code	Description	Amount	Code	Description	Number	Amount	Comm Int				
Total			0.00									

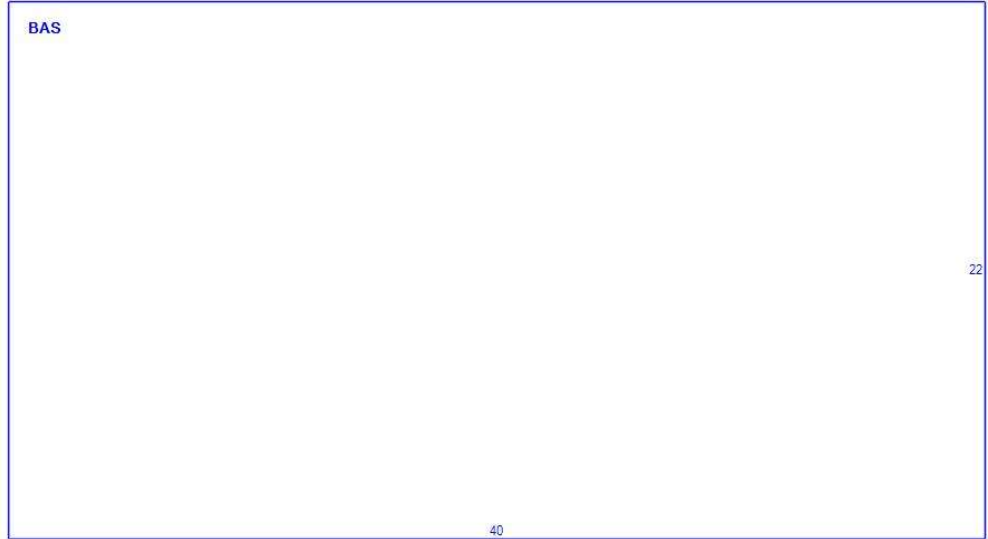
ASSESSING NEIGHBORHOOD			(Former) PARCEL ADDRESS			
Nbhd	Nbhd Name					
0001						

NOTES										APPRAISED VALUE SUMMARY			
SANDY PINES CAMPGROUND EMPLOYEE HOUSING N/A										Appraised Bldg. Value (Card)			972,300
										Appraised Xf (B) Value (Bldg)			0
										Appraised Ob (B) Value (Bldg)			859,900
										Total Appraised Improvements			1,832,200
										Appraised Land Value (Bldg)			345,400
										Special Land Value			0
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NET PARCEL VALUE			2,177,600										

BUILDING PERMIT RECORD										VISIT / CHANGE HISTORY			
Permit Id	Issue Date	Type	Description	Project Cost	Bin #	Date Comp	Comments			Date	Id	Permit #	Purpost/Result

LAND LINE VALUATION SECTION															
B	Use Code	Description	Zone	Land Type	Land Units	Unit Price	Size Adj	Site Index	Cond.	Nbhd.	Nbhd. Adj	Notes	Location Adjustment	Adj Unit P	Land Value
2	322B	COMM BLDG M	GR		0 SF	5,000.00	1.00000	0	1.00	200	1.600		0.0000	8,000	0
Parcel Total Land Area													48.00	AC	
													Total Land Value		0

CONSTRUCTION DETAIL			CONSTRUCTION DETAIL (CONTINUED)		
Element	Cd	Description	Element	Cd	Description
Style:	36	Cottage			
Model	01	Residential			
Grade:	03	Average			
Stories:	1	1 Story			
Occupancy	1				
Exterior Wall 1	12	Cedar or Redwd			
Exterior Wall 2					
Roof Structure	03	Gable/Hip			
Roof Cover	03	Asph/F GlS/Cmp			
Interior Wall 1	05	Drywall/Sheet			
Interior Wall 2					
Interior Flr 1	05	Vinyl/Asphalt			
Interior Flr 2	14	Carpet			
Heat Fuel	04	Electric			
Heat Type:	07	Electr Basebrd			
AC Type:	01	None			
Total Bedroom	02	2 Bedrooms			
Total Bthrms:	1				
Total Half Bath	0				
Total Xtra Fixtr					
Total Rooms:					
Bath Style:					
Kitchen Style:					
Solar Panels					
RRA License					
CONDO DATA					
			Parcel Id	C	Owne 0.0
				B	S
			Adjust Type	Code	Description
			Condo Flr		Factor%
			Condo Unit		
COST / MARKET VALUATION					
			Building Value New		123,228
			Year Built		1974
			Effective Year Built		2005
			Depreciation Code		G
			Remodel Rating		
			Year Remodeled		
			Depreciation %		17
			Functional Obsol		0
			External Obsol		0
			Trend Factor		1
			Condition		
			Condition %		
			Percent Good		83
			Cns Sect Rcnld		102,300
			Dep % Ovr		
			Dep Ovr Comment		
			Misc Imp Ovr		
			Misc Imp Ovr Comment		
			Cost to Cure Ovr		
			Cost to Cure Ovr Comment		



OB - OUTBUILDING & YARD ITEMS(L) / XF - BUILDING EXTRA FEATURES(B)								
Code	Description	COMMENT	L/B	Units	Unit Price	Yr Blt	% Gd	Appr. Value
BTH2	W/PLUMBING	BATH HSE #1	L	240	45.00	2016	100	10,800
BTH2	W/PLUMBING	BATH HSE #2	L	240	45.00	2016	100	10,800
BTH2	W/PLUMBING	BATH HSE #4	L	240	45.00	2016	100	10,800
BTH2	W/PLUMBING	BATH HSE #5	L	240	45.00	2016	100	10,800
BTH2	W/PLUMBING	BATH HSE #3	L	360	45.00	2016	100	16,200
SHD1	SHED FRAME	A FRAMES (3)	L	288	14.00	2018	50	2,000
SHD1	SHED FRAME	CARRIAGE (10)	L	1,920	14.00	2018	50	13,400
BTH2	W/PLUMBING	BATH HSE #6	L	240	45.00	2018	100	10,800
SHD2	W/LIGHTS ETC	GATE KEEPR	L	48	18.00	2018	100	900
SHD1	SHED FRAME	STORAGE	L	100	14.00	2018	100	1,400

BUILDING SUB-AREA SUMMARY SECTION						
Code	Description	Living Area	Floor Area	Eff Area	Unit Cost	Undeprec Value
BAS	First Floor	880	880	880	140.03	123,228
Ttl Gross Liv / Lease Area		880	880	880		123,228





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