

ROCK LOBSTER RADIO, LLC
10 RIDGEVIEW LANE
VEAZIE ME 04401-7068

B17401P206

Previous Owner
DEFRANCO PROPERTIES, LLC
115 FRANKLIN STREET SUITE 4

BANGOR ME 04401
Sale Date: 1/31/2025

Previous Owner
CASE, DAVID W
CASE, DEBORAH L
115 FRANKLIN STREET #4A
BANGOR ME 04401
Sale Date: 3/12/2019

Previous Owner
NEEDHAM CAROL C
10 PINE LEDGE ROAD

BANGOR ME 04401
Sale Date: 1/03/2006

Inspection Witnessed By:

X	Date
No./Date	Description
	Date Insp.

Notes:

Property Data			Assessment Record				
Neighborhood 25 Neighborhood 25			Year	Land	Buildings	Exempt	Total
Tree Growth Year 0			2025	17,600	176,500	0	194,100
X Coordinate 2920							
Y Coordinate 5370							
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 1/31/2025							
Price 165,000							
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 6 Public Record							
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	
		Frontage	Depth	Factor	Code		
11.Regular Lot				%		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					9.% Share	
16.Regular Lot	18	1,951	100	%	0	Acres	
17.Secondary Lot				%		30.Common Land	
18.Condominium				%		31.Right of Way	
19.Square Foot				%		32.	
20.Sound Value				%		33.Solar Use/Leas	
				%		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.Farmland	
				%		46.Resource Prot	
Total Acreage			0.00				

Bangor 2026 Commitment Archive

Map Lot 041-082

Account 4938

Location 115 FRANKLIN ST #A4

Card 1 Of 2 7/16/2025

Occupancy Code	86 Office Building	100 Office: Shell Office
No. of Dwelling Units	0	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	1 10	4 10
Ground Floor Area	1,951	575
Perimeter Units/FI	0	0
Heating/Cooling	21 Package Air	0
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	1983	1912
Year Remodeled	0	1983
Condition	6 Good	6 Good
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	85	22
Economic % Good		78



Entrance Code

1 Interior Inspect

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

Information Code

1 Owner

1.Owner	6.Other
2.Relative	7.Ext /St
3.Tenant	8.
4.Agent	9.
5.Estimate	

Date Inspected 5/31/2019

Additions, Outbuildings & Improvements								1.6251 CLAIM FIL
Type	Year	Units	Grade	Cond	Phys.	Funct.	Sound Value	
600 Elevator	1983	5	3 100	4	0	% 22 %		2.
620 Elev	1983	100	3 100	4	0	% 22 %		3.
299 Parking	0					% -11,400		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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Traffic Flow District 4							
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				%		7.Corner Influen	
				%		8.View/Environme	
				%		9.% Share	
Square Foot	Square Feet		Acres				
16.Regular Lot				%		30.Common Land	
17.Secondary Lot				%		31.Right of Way	
18.Condominium				%		32.	
19.Square Foot				%		33.Solar Use/Leas	
20.Sound Value				%		34.Rear Land #2	
				%		35.Kenduskeag SP/	
				%		36.Former Paper S	
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				%		41.Wasteland	
				%		42.TG Softwood	
				%		43.TG Mixed Wood	
				%		44.TG Hardwood	
				%		45.Farmland	
				%		46.Resource Prot	
			Total Acreage	0.00			

Bangor 2026 Commitment Archive

Map Lot 041-082

Account 4938

Location 115 FRANKLIN ST A4

Card 2

Of 2

7/16/2025

Occupancy Code	89 Office: Storage Basement	
No. of Dwelling Units	0	
Building Class/Quality	3 Masonry 2 Average	
1.Steel	1.Low Cost	
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	10
Ground Floor Area	1,377	
Perimeter Units/FI	0	
Heating/Cooling	0	
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	1912	
Year Remodeled	1983	
Condition	6 Good	
1.Poor	6.Good	
2.Fair	7.Very Good	
3.Below Ave	8.Excellent	
4.Average	9.Same	
5.Above Ave		
Physical % Good	0	
Functional % Good	22	
Economic % Good	78	



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.
4.Agent	9.
5.Estimate	

Date Inspected 3/22/2002

Additions, Outbuildings & Improvements								1.6251 CLAIM FIL
Type	Year	Units	Grade	Cond	Phys.	Funct.	Sound Value	
					%	%		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