

Property Data			Assessment Record							
Neighborhood 101 VILLAGE			Year	Land	Buildings	Exempt	Total			
			2010	122,700	159,900	10,000	272,600			
Tree Growth Year 0			2011	122,700	159,900	10,000	272,600			
FARM LAND YEAR 0			2012	122,700	159,900	10,000	272,600			
OPEN SPACE YEAR 0			2013	122,700	159,900	10,000	272,600			
Zone/Land Use 16 RESIDENTIAL			2014	122,700	159,900	10,000	272,600			
Secondary Zone			2015	122,700	159,900	10,000	272,600			
			2016	122,700	159,900	15,000	267,600			
Topography 1 Level			2017	122,700	159,900	20,000	262,600			
1.Level	4.Below St	7.Steep	2018	122,700	182,300	20,000	285,000			
2.Rolling	5.Low	8.Rough	2019	122,700	182,300	20,000	285,000			
3.Above St	6.Swampy	9.	2020	122,700	210,300	25,000	308,000			
Utilities 4 Drilled Well 3 Public Sewer			2021	122,700	210,300	25,000	308,000			
1.Public	4.Dr Well	7.Cesspool	2022	122,700	210,300	24,000	309,000			
2.Water	5.DUG/LAKE	8.	2023	153,400	262,900	25,000	391,300			
3.Sewer	6.Septic	9.None	Land Data							
Street 1 Paved			Front Foot	Type	Effective		Influence		Influence Codes	
1.Paved	4.Proposed	7.			Frontage	Depth	Factor	Code		
2.Semi Imp	5.Private	8.					%			
3.Gravel	6.Pub Eas	9.NoStreet					%			
TREE GROWTH PLAN 0							%			
CONSERV EASE 0							%			
Sale Data							%			
Sale Date							%			
Price					%					
Sale Type			Square Foot		Square Feet			Acres		
1.Land	4.Mobile	7.				%				
2.L & B	5.Other	8.				%				
3.Building	6.	9.				%				
Financing						%				
1.Convent	4.Seller	7.				%				
2.FHA/VA	5.Private	8.				%				
3.Assumed	6.Cash	9.Unknown				%				
Validity			Fract. Acre		Acreage/Sites					
1.Valid	4.Split	7.Renovate			20	1.00		100	%	0
2.Related	5.Partial	8.Other			21	1.00		100	%	0
3.Distress	6.Exempt	9.Foreclose			28	0.85		100	%	0
Verified			Acres							
1.Buyer	4.Agent	7.Family				%				
2.Seller	5.Pub Rec	8.Other				%				
3.Lender	6.MLS	9.				%				
						%				
						%				
						%				
						%				
			Total Acreage 1.85							

WISCASSET

Map Lot U03-001

Account 1402

Location 112 FEDERAL STREET

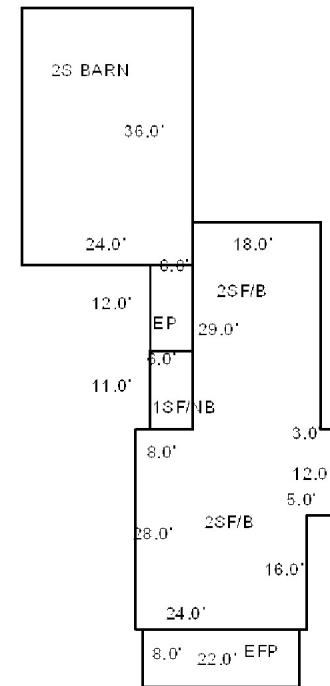
Card 1 Of 1 10/05/2023

Building Style 11 Multi Family	SF Bsmt Living 0	Layout 1 Typical
1.Conv. 5.Colonial 9.Other	Fin Bsmt Grade 0 0	1.Typical 4. 7.
2.Ranch 6.Split 10.Double	HEARTH 0	2.Inadeq 5. 8.
3.R Ranch 7.Mod/Cont 11.Multi	Heat Type 100% 1 Hot Water BB	3. 6. 9.
4.Cape 8.Log 12.Cot.	1.HWBB 5.FWA 9.No Heat	Attic 9 None
Dwelling Units 2	2.HWCI 6.GravWA 10.	1.1/4 Fin 4.Full Fin 7.
Other Units 0	3.H Pump 7.Electric 11.	2.1/2 Fin 5.F/Stair 8.
Stories 2 Two Story	4.Steam 8.F/Wall 12.	3.3/4 Fin 6. 9.None
1.1 4.1.5 7.	Cool Type 0% 9 None	Insulation 4 Minimal
2.2 5.1.75 8.	1.Refrig 4.W&C Air 7.	1.Full 4.Minimal 7.
3.3 6.2.5 9.	2.Evapor 5. 8.	2.Heavy 5.Unknown 8.
Exterior Walls 8 ALUM/VINYL	3.H Pump 6. 9.None	3.Capped 6. 9.None
1.CLAP 5.T-111 9.OTHER	Kitchen Style 2 TYPICAL	Unfinished % 0%
2.WD SH 6.BR/STONE 10.	1.GOOD 4.Obsolete 7.	Grade & Factor 4 Good 95%
3.COMP 7.NOV 11.	2.TYPICAL 5. 8.	1.E Grade 4.B Grade 7.AA+ Grad
4.ASB/ASP 8.AL/VIN 12.	3.OLD TYPE 6. 9.None	2.D Grade 5.A Grade 8.AA++Grad
Roof Surface 5 Wood Shingles	Bath(s) Style 2 TYPICAL	3.C Grade 6.AA Grade 9.Same
1.Asphalt 4.Composit 7.	1.GOOD 4.Obsolete 7.	SQFT (Footprint) 1254
2.Slate 5.Wood 8.	2.TYPICAL 5. 8.	Condition 5 Above Average
3.Metal 6.Other 9.	3.Old Type 6. 9.None	1.Poor 4.Avg 7.V G
SF Masonry Trim 0	# Rooms 8	2.Fair 5.Avg+ 8.Exc
OPEN-3-CUSTOM 0	# Bedrooms 4	3.Avg- 6.Good 9.Same
OPEN-4-CUSTOM 0	# Full Baths 3	Phys. % Good 0%
Year Built 1906	# Half Baths 0	Funct. % Good 100%
Year Remodeled 0	# Addn Fixtures 1	Functional Code 9 None
Foundation 3 Brick &/or Stone	# Fireplaces 0	1.Incomp 4.SMALL 7.LAYOUT
1.Concrete 4.Wood 7.		2.O-Built 5.CDU 8.OTHER
2.C Block 5.Slab 8.		3.Defmaint 6.STYLE 9.None
3.Br/Stone 6.Piers 9.		Econ. % Good 100%
Basement 4 Full Basement		Economic Code None
1.1/4 Bmt 4.Full Bmt 7.		0.None 3.Services 9.None
2.1/2 Bmt 5.None 8.		1.Location 4.Traffic 8.
3.3/4 Bmt 6. 9.None		2.Encroach 8.Other 9.
Bsmt Gar # Cars 1		Entrance Code 1 Interior Inspect
Wet Basement 2 Damp Basement		1.Interior 4.Vacant 7.
1.Dry 4. 7.		2.Refusal 5.Estimate 8.
2.Damp 5. 8.		3.Informed 6. 9.
3.Wet 6. 9.		Information Code 1 Owner
		1.Owner 4.Agent 7.
		2.Relative 5.Estimate 8.
		3.Tenant 6.Other 9.

Date Inspected 11/30/2006

Additions, Outbuildings & Improvements

Type	Year	Units	Grade	Cond	Phys.	Funct.	Sound Value	
1 ONE STORY	0	66	0 0	0	0 %	0 %		1.ONE STORY FRAM
21 Open Frame	0	72	0 0	0	0 %	0 %		2.TWO STORY FRAM
159 2.00 ST	0	864	0 0	0	0 %	0 %		3.THREE STORY FR
24 Frame Shed	0	270	0 0	0	0 %	0 %		4.1 & 1/2 STORY
22 Encl Frame Porch	0	176	0 0	0	0 %	0 %		5.1 & 3/4 STORY
					%	%		6.2 & 1/2 STORY
					%	%		21.Open Frame Por
					%	%		22.Encl Frame Por
					%	%		23.Frame Garage
					%	%		24.Frame Shed
					%	%		25.Frame Bay Wind
					%	%		26.1SFr Overhang
					%	%		27.Unfin Basement
					%	%		28.Unfinished Att
					%	%		29.Finished Attic



Map Lot U03-002

Account 1403

Location 116 FEDERAL STREET

Card 1 Of 1 10/05/2023

WENTWORTH, SCHUYLER A
WENTWORTH, MICHELLE L
WISCASSET ME 04578

B5925P247

Previous Owner
WENTWORTH, SCHUYLER A. (J/T)
WENTWORTH, JOSEPH B.

WISCASSET ME 04578
Sale Date: 8/01/2001

Inspection Witnessed By:

X

Date

No./Date	Description	Date Insp.

Notes:

2001-BOUGHT BY WENTWORTH FROM GATES PREVIOUS
BK1114 PG0263, SELECTMEN GAVE ABATEMENT OF 20,800
VALUATION, CODED 70% IN ORDER TO CHECK IN 2002
2014-Divorce decree awarding his share of property to
husband. Joseph Wentworth passed away 10/14/13 leaving
property to joint tenant.

WISCASSET

Property Data

Neighborhood 101 VILLAGE		
Tree Growth Year 0		
FARM LAND YEAR 0		
OPEN SPACE YEAR 0		
Zone/Land Use 16 RESIDENTIAL		
Secondary Zone		
Topography 1 Level		
1.Level	4.Below St	7.Steep
2.Rolling	5.Low	8.Rough
3.Above St	6.Swampy	9.
Utilities 1 All Public		
1.Public	4.Dr Well	7.Cesspool
2.Water	5.DUG/LAKE	8.
3.Sewer	6.Septic	9.None
Street 1 Paved		
1.Paved	4.Proposed	7.
2.Semi Imp	5.Private	8.
3.Gravel	6.Pub Eas	9.NoStreet
TREE GROWTH PLAN 0		
CONSERV EASE 0		
Sale Data		
Sale Date 8/01/2001		
Price 45,000		
Sale Type 2 Land & Buildings		
1.Land	4.Mobile	7.
2.L & B	5.Other	8.
3.Building	6.	9.
Financing 9 Unknown		
1.Convent	4.Seller	7.
2.FHA/VA	5.Private	8.
3.Assumed	6.Cash	9.Unknown
Validity 2 Related Parties		
1.Valid	4.Split	7.Renovate
2.Related	5.Partial	8.Other
3.Distress	6.Exempt	9.Foreclose
Verified 5 Public Record		
1.Buyer	4.Agent	7.Family
2.Seller	5.Pub Rec	8.Other
3.Lender	6.MLS	9.

Assessment Record

Year	Land	Buildings	Exempt	Total
2010	123,600	57,800	0	181,400
2011	123,600	57,800	0	181,400
2012	123,600	57,800	0	181,400
2013	123,600	57,800	0	181,400
2014	123,600	57,800	0	181,400
2015	123,600	57,800	0	181,400
2016	123,600	57,800	0	181,400
2017	123,600	57,800	0	181,400
2018	123,600	57,800	0	181,400
2019	123,600	57,800	0	181,400
2020	123,600	57,800	0	181,400
2021	123,600	57,800	0	181,400
2022	123,600	57,800	0	181,400
2023	154,500	72,300	0	226,800

Land Data

Front Foot	Type	Effective		Influence		Influence Codes
		Frontage	Depth	Factor	Code	
11.Regular Lot				%		1.Open Space
12.Delta Triangle				%		2.Neighborhood A
13.Nabla Triangle				%		3.Topography
14.Rear Land				%		4.Size/Shape
15.Front Foot				%		5.Access
				%		6.Restriction
				%		7.Corner/Locatio
				%		8.View/Environ
				%		9.Fract Share
				%		Acres
				%		30.Rear 20+
				%		31.Waterfront Rea
				%		32.Open Space
				%		33.RestrictEsm
				%		34.PASTURE 1
				%		35.HORTICULTURAL-
				%		36.Pasture 3
				%		37.Softwood
				%		38.Mixed Wood
				%		39.Hardwood
				%		40.Wasteland
				%		41.CAMP SITE
				%		42.Mobile Home Si
				%		43.Condo Site
				%		44.Site Improve
				%		45.CAMP SITE
				%		46.PAVING/00
		Total Acreage		2.30		

WISCASSET

Map Lot U03-002


Account 1403

Location 116 FEDERAL STREET

Card 1

Of 1

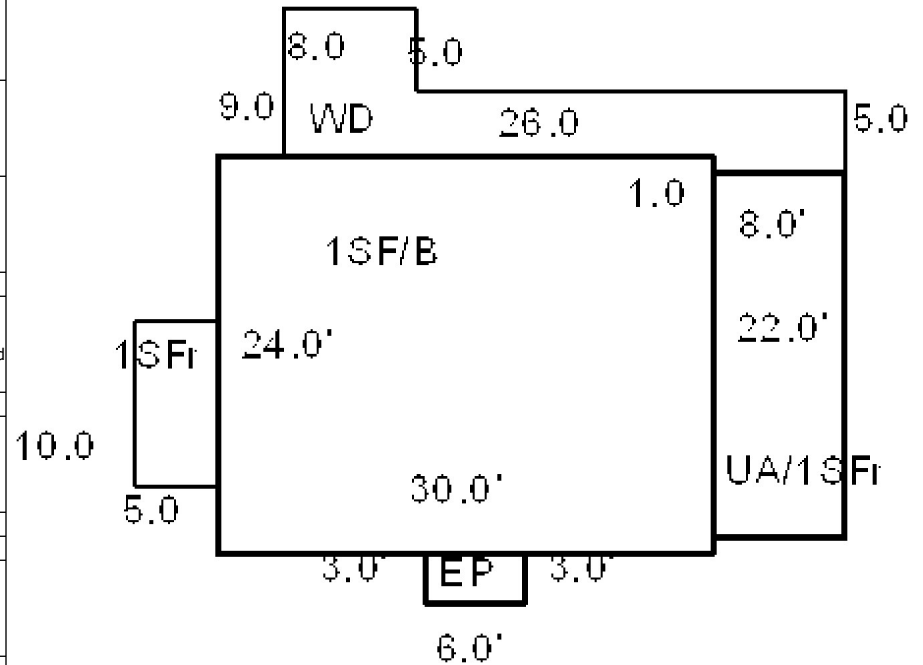
10/05/2023

Building Style 4 Cape Cod	SF Bsmt Living 0	Layout 1 Typical
1.Conv. 5.Colonial 9.Other	Fin Bsmt Grade 0 0	1.Typical 4. 7.
2.Ranch 6.Split 10.Double	HEARTH 1	2.Inadeq 5. 8.
3.R Ranch 7.Mod/Cont 11.Multi	Heat Type 100% 2 Hot Water C Iron	3. 6. 9.
4.Cape 8.Log 12.Cot.	1.HWBB 5.FWA 9.No Heat	Attic 3 3/4 Finished
Dwelling Units 1	2.HWCI 6.GravWA 10.	1.1/4 Fin 4.Full Fin 7.
Other Units 0	3.H Pump 7.Electric 11.	2.1/2 Fin 5.F/Stair 8.
Stories 1 One Story	4.Steam 8.F/Wall 12.	3.3/4 Fin 6. 9.None
1.1 4.1.5 7.	Cool Type 0% 9 None	Insulation 4 Minimal
2.2 5.1.75 8.	1.Refrig 4.W&C Air 7.	1.Full 4.Minimal 7.
3.3 6.2.5 9.	2.Evapor 5. 8.	2.Heavy 5.Unknown 8.
Exterior Walls 1 CLAPBOARD	3.H Pump 6. 9.None	3.Capped 6. 9.None
1.CLAP 5.T-111 9.OTHER	Kitchen Style 2 TYPICAL	Unfinished % 0%
2.WD SH 6.BR/STONE 10.	1.GOOD 4.Obsolete 7.	Grade & Factor 3 Average 105%
3.COMP 7.NOV 11.	2.TYPICAL 5. 8.	1.E Grade 4.B Grade 7.AA+ Grad
4.ASB/ASP 8.AL/VIN 12.	3.OLD TYPE 6. 9.None	2.D Grade 5.A Grade 8.AA++Grad
Roof Surface 1 Asphalt Shingles	Bath(s) Style 1 GOOD	3.C Grade 6.AA Grade 9.Same
1.Asphalt 4.Composit 7.	1.GOOD 4.Obsolete 7.	SQFT (Footprint) 720
2.Slate 5.Wood 8.	2.TYPICAL 5. 8.	Condition 4 Average
3.Metal 6.Other 9.	3.Old Type 6. 9.None	1.Poor 4.Avg 7.V G
SF Masonry Trim 0	# Rooms 5	2.Fair 5.Avg+ 8.Exc
OPEN-3-CUSTOM 0	# Bedrooms 2	3.Avg- 6.Good 9.Same
OPEN-4-CUSTOM 0	# Full Baths 2	Phys. % Good 0%
Year Built 1941	# Half Baths 0	Funct. % Good 90%
Year Remodeled 2001	# Addn Fixtures 0	Functional Code 1 Incomplete
Foundation 1 Concrete	# Fireplaces 0	1.Incomp 4.SMALL 7.LAYOUT
1.Concrete 4.Wood 7.		2.O-Built 5.CDU 8.OTHER
2.C Block 5.Slab 8.		3.Defmaint 6.STYLE 9.None
3.Br/Stone 6.Piers 9.		Econ. % Good 100%
Basement 4 Full Basement		Economic Code None
1.1/4 Bmt 4.Full Bmt 7.		0.None 3.Services 9.None
2.1/2 Bmt 5.None 8.		1.Location 4.Traffic 8.
3.3/4 Bmt 6. 9.None		2.Encroach 8.Other 9.
Bsmt Gar # Cars 0		Entrance Code 1 Interior Inspect
Wet Basement 1 Dry Basement		1.Interior 4.Vacant 7.
1.Dry 4. 7.		2.Refusal 5.Estimate 8.
2.Damp 5. 8.		3.Informed 6. 9.
3.Wet 6. 9.		Information Code 3 Tenant
		1.Owner 4.Agent 7.
		2.Relative 5.Estimate 8.
		3.Tenant 6.Other 9.

Date Inspected 11/01/2007

Additions, Outbuildings & Improvements

Type	Year	Units	Grade	Cond	Phys.	Funct.	Sound Value	
1 ONE STORY	0	50	0 0	0	0 %	100 %		1.ONE STORY FRAM
68 Wood Deck	0	184	0 0	0	0 %	100 %		2.TWO STORY FRAM
1 ONE STORY	0	176	0 0	0	0 %	100 %		3.THREE STORY FR
22 Encl Frame Porch	0	18	0 0	0	0 %	100 %		4.1 & 1/2 STORY
					%	%		5.1 & 3/4 STORY
					%	%		6.2 & 1/2 STORY
					%	%		21.Open Frame Por
					%	%		22.Encl Frame Por
					%	%		23.Frame Garage
					%	%		24.Frame Shed
					%	%		25.Frame Bay Wind
					%	%		26.1SFr Overhang
					%	%		27.Unfin Basement
					%	%		28.Unfinished Att
					%	%		29.Finished Attic



Map Lot U03-003

Account 1404

Location 124 FEDERAL STREET

Card 1 Of 1 10/05/2023

WENTWORTH, SCHUYLER A WENTWORTH, MICHELLE L WISCASSET ME 04578			Property Data			Assessment Record					
			Neighborhood 101 VILLAGE			Year	Land	Buildings	Exempt	Total	
			Tree Growth Year 0			2010	121,500	139,300	10,000	250,800	
			FARM LAND YEAR 0			2011	121,500	139,300	10,000	250,800	
			OPEN SPACE YEAR 0			2012	121,500	139,300	10,000	250,800	
B5925P245			Zone/Land Use 16 RESIDENTIAL			2013	121,500	139,300	10,000	250,800	
			Secondary Zone			2014	121,500	139,300	10,000	250,800	
						2015	121,500	139,300	10,000	250,800	
			Topography 1 Level			2016	121,500	139,300	15,000	245,800	
						1.Level 4.Below St 7.Steep	2017	121,500	139,300	20,000	240,800
2.Rolling 5.Low 8.Rough	2018	121,500				139,300	20,000	240,800			
3.Above St 6.Swampy 9.	2019	121,500				139,300	20,000	240,800			
Utilities 1 All Public	2020	121,500				139,300	25,000	235,800			
1.Public 4.Dr Well 7.Cesspool	2021	121,500				139,300	25,000	235,800			
			2.Water 5.DUG/LAKE 8.	2022	121,500	139,300	24,000	236,800			
			3.Sewer 6.Septic 9.None	2023	151,900	174,200	25,000	301,100			
			Land Data								
			Front Foot	Type	Effective		Influence		Influence Codes		
					Frontage	Depth	Factor	Code			
11.Regular Lot					%	1.Open Space					
12.Delta Triangle					%	2.Neighborhood A					
13.Nabla Triangle					%	3.Topography					
14.Rear Land					%	4.Size/Shape					
15.Front Foot					%	5.Access					
					%	6.Restriction					
Square Foot		Square Feet				7.Corner/Locatio					
				%		8.View/Environ					
				%		9.Fract Share					
				%		Acres					
				%		30.Rear 20+					
				%		31.Waterfront Rea					
				%		32.Open Space					
				%		33.RestrictEsm					
Fract. Acre		Acreage/Sites				34.PASTURE 1					
		20	1.00	100	%	0	35.HORTICULTURAL-				
		21	1.00	100	%	0	36.Pasture 3				
		28	0.24	100	%	0	37.Softwood				
					%		38.Mixed Wood				
					%		39.Hardwood				
					%		40.Wasteland				
					%		41.CAMP SITE				
Total Acreage 1.24						42.Mobile Home Si					
Inspection Witnessed By:			TREE GROWTH PLAN 0								
			CONSERV EASE 0								
			Sale Data								
			Sale Date								
			Price								
X			Sale Type								
			1.Land 4.Mobile 7.								
			2.L & B 5.Other 8.								
			3.Building 6. 9.								
			Financing								
Notes:			1.Convent 4.Seller 7.								
			2.FHA/VA 5.Private 8.								
			3.Assumed 6.Cash 9.Unknown								
			Validity								
			1.Valid 4.Split 7.Renovate								
05/09/08-New mortgage company: U.S. Bank Home Mortgage Attn: Tax Department 4801 Frederica Street Owensboro, KY 42301 1-800-475-0782.			2.Related 5.Partial 8.Other								
			3.Distress 6.Exempt 9.Foreclose								
			Verified								
			1.Buyer 4.Agent 7.Family								
			2.Seller 5.Pub Rec 8.Other								
2014-Divorce decree awarding property to husband.			3.Lender 6.MLS 9.								
WISCASSET											

WISCASSET

Map Lot U03-003


Account 1404

Location 124 FEDERAL STREET

Card 1

Of 1

10/05/2023

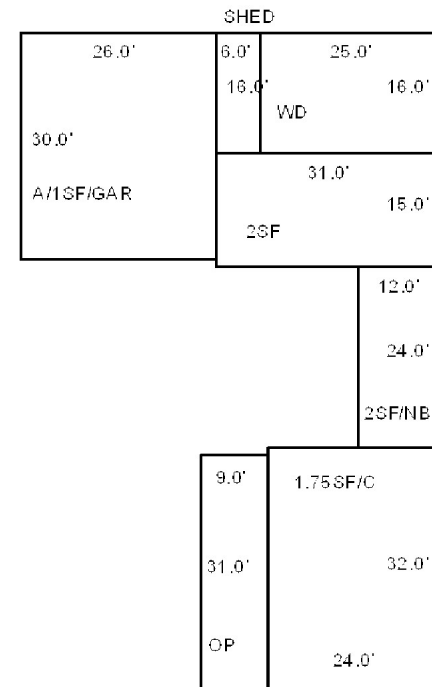
Building Style 1 Conventional	SF Bsmt Living 0	Layout 1 Typical
1.Conv. 5.Colonial 9.Other	Fin Bsmt Grade 0 0	1.Typical 4. 7.
2.Ranch 6.Split 10.Double	HEARTH 0	2.Inadeq 5. 8.
3.R Ranch 7.Mod/Cont 11.Multi	Heat Type 100% 5 Forced Warm Air	3. 6. 9.
4.Cape 8.Log 12.Cot.	1.HWBB 5.FWA 9.No Heat	Attic 9 None
Dwelling Units 1	2.HWCI 6.GravWA 10.	1.1/4 Fin 4.Full Fin 7.
Other Units 0	3.H Pump 7.Electric 11.	2.1/2 Fin 5.F/Stair 8.
Stories 5 One & 3/4 Story	4.Steam 8.F/Wall 12.	3.3/4 Fin 6. 9.None
1.1 4.1.5 7.	Cool Type 0% 9 None	Insulation 3 Capped Only
2.2 5.1.75 8.	1.Refrig 4.W&C Air 7.	1.Full 4.Minimal 7.
3.3 6.2.5 9.	2.Evapor 5. 8.	2.Heavy 5.Unknown 8.
Exterior Walls 1 CLAPBOARD	3.H Pump 6. 9.None	3.Capped 6. 9.None
1.CLAP 5.T-111 9.OTHER	Kitchen Style 2 TYPICAL	Unfinished % 0%
2.WD SH 6.BR/STONE 10.	1.GOOD 4.Obsolete 7.	Grade & Factor 4 Good 95%
3.COMP 7.NOV 11.	2.TYPICAL 5. 8.	1.E Grade 4.B Grade 7.AA+ Grad
4.ASB/ASP 8.AL/VIN 12.	3.OLD TYPE 6. 9.None	2.D Grade 5.A Grade 8.AA++Grad
Roof Surface 1 Asphalt Shingles	Bath(s) Style 2 TYPICAL	3.C Grade 6.AA Grade 9.Same
1.Asphalt 4.Composit 7.	1.GOOD 4.Obsolete 7.	SQFT (Footprint) 768
2.Slate 5.Wood 8.	2.TYPICAL 5. 8.	Condition 4 Average
3.Metal 6.Other 9.	3.Old Type 6. 9.None	1.Poor 4.Avg 7.V G
SF Masonry Trim 0	# Rooms 8	2.Fair 5.Avg+ 8.Exc
OPEN-3-CUSTOM 0	# Bedrooms 3	3.Avg- 6.Good 9.Same
OPEN-4-CUSTOM 0	# Full Baths 1	Phys. % Good 0%
Year Built 1890	# Half Baths 2	Funct. % Good 90%
Year Remodeled 0	# Addn Fixtures 0	Functional Code 9 None
Foundation 3 Brick &/or Stone	# Fireplaces 0	1.Incomp 4.SMALL 7.LAYOUT
1.Concrete 4.Wood 7.		2.O-Built 5.CDU 8.OTHER
2.C Block 5.Slab 8.		3.Defmaint 6.STYLE 9.None
3.Br/Stone 6.Piers 9.		Econ. % Good 100%
Basement 5 Crawl Space		Economic Code None
1.1/4 Bmt 4.Full Bmt 7.		0.None 3.Services 9.None
2.1/2 Bmt 5.None 8.		1.Location 4.Traffic 8.
3.3/4 Bmt 6. 9.None		2.Encroach 8.Other 9.
Bsmt Gar # Cars 0		Entrance Code 1 Interior Inspect
Wet Basement 2 Damp Basement		1.Interior 4.Vacant 7.
1.Dry 4. 7.		2.Refusal 5.Estimate 8.
2.Damp 5. 8.		3.Informed 6. 9.
3.Wet 6. 9.		Information Code 1 Owner
		1.Owner 4.Agent 7.
		2.Relative 5.Estimate 8.
		3.Tenant 6.Other 9.

Date Inspected 11/30/2006

Additions, Outbuildings & Improvements

Type	Year	Units	Grade	Cond	Phys.	Funct.	Sound Value
1 ONE STORY	0	288	0 0	0	0 %	0 %	
21 Open Frame	0	255	0 0	0	0 %	0 %	
25 Frame Bay	0	24	0 0	0	0 %	0 %	
91 1S AD/GAR.....	1999	780	3 100	4	0 %	100 %	
24 Frame Shed	0	465	0 0	2	0 %	100 %	
68 Wood Deck	0	400	0 0	0	0 %	0 %	
29 Finished Attic	1999	780	3 100	4	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.Frame Garage
- 24.Frame Shed
- 25.Frame Bay Wind
- 26.1SFr Overhang
- 27.Unfin Basement
- 28.Unfinished Att
- 29.Finished Attic



Map Lot U03-004

Account 1405

Location 128 FEDERAL STREET

Card 1 Of 1 10/05/2023

HOPF-LOVETTE, CHRISTINE
WISCASSET ME 04578

B4173P100

Previous Owner
COUGHLAN, WILLIAM C.
C/O CHRISTINE HOPF-LOVETTE
128 FEDERAL STREET
WISCASSET ME 04578
Sale Date: 7/11/2009

Inspection Witnessed By:

X

Date

No./Date	Description	Date Insp.

Notes:

2010 - Former owner: William Coughlan, bought in 1991
BK1724 PG281.

WISCASSET

Property Data			Assessment Record											
Neighborhood 101 VILLAGE			Year	Land		Buildings		Exempt	Total					
			2010	115,100		153,800		0	268,900					
Tree Growth Year 0			2011	115,100		153,800		0	268,900					
FARM LAND YEAR 0			2012	115,100		153,800		0	268,900					
OPEN SPACE YEAR 0			2013	115,100		153,800		0	268,900					
Zone/Land Use 16 RESIDENTIAL			2014	115,100		153,800		0	268,900					
Secondary Zone			2015	115,100		153,800		0	268,900					
			2016	115,100		153,800		0	268,900					
Topography 1 Level			2017	115,100		153,800		20,000	248,900					
1.Level 4.Below St 7.Steep			2018	115,100		153,800		20,000	248,900					
2.Rolling 5.Low 8.Rough			2019	115,100		153,800		20,000	248,900					
3.Above St 6.Swampy 9.			2020	115,100		153,800		25,000	243,900					
Utilities 1 All Public			2021	115,100		153,800		25,000	243,900					
1.Public 4.Dr Well 7.Cesspool			2022	115,100		153,800		24,000	244,900					
2.Water 5.DUG/LAKE 8.			2023	143,800		192,300		25,000	311,100					
3.Sewer 6.Septic 9.None														
Street 1 Paved														
1.Paved 4.Proposed 7.			Land Data											
2.Semi Imp 5.Private 8.														
3.Gravel 6.Pub Eas 9.NoStreet														
TREE GROWTH PLAN 0			Front Foot		Type		Effective		Influence		Influence Codes			
CONSERV EASE 0							Frontage	Depth	Factor	Code				
Sale Data														
Sale Date 7/11/2009														
Price														
Sale Type 2 Land & Buildings			Square Foot		Square Feet									
1.Land 4.Mobile 7.														
2.L & B 5.Other 8.														
3.Building 6. 9.														
Financing 9 Unknown														
1.Convent 4.Seller 7.			Fract. Acre		Acreage/Sites									
2.FHA/VA 5.Private 8.														
3.Assumed 6.Cash 9.Unknown														
Validity 1 Arms Length Sale														
1.Valid 4.Split 7.Renovate														
2.Related 5.Partial 8.Other														
3.Distress 6.Exempt 9.Foreclose														
Verified 5 Public Record			Acres											
1.Buyer 4.Agent 7.Family														
2.Seller 5.Pub Rec 8.Other														
3.Lender 6.MLS 9.														

WISCASSET

Map Lot U03-004


Account 1405

Location 128 FEDERAL STREET

Card 1

Of 1

10/05/2023

Building Style 1 Conventional	SF Bsmt Living 0	Layout 1 Typical
1.Conv. 5.Colonial 9.Other	Fin Bsmt Grade 0 0	1.Typical 4. 7.
2.Ranch 6.Split 10.Double	HEARTH 1	2.Inadeq 5. 8.
3.R Ranch 7.Mod/Cont 11.Multi	Heat Type 100% 2 Hot Water C Iron	3. 6. 9.
4.Cape 8.Log 12.Cot.	1.HWBB 5.FWA 9.No Heat	Attic 9 None
Dwelling Units 1	2.HWCI 6.GravWA 10.	1.1/4 Fin 4.Full Fin 7.
Other Units 0	3.H Pump 7.Electric 11.	2.1/2 Fin 5.F/Stair 8.
Stories 4 One & 1/2 Story	4.Steam 8.F/Wall 12.	3.3/4 Fin 6. 9.None
1.1 4.1.5 7.	Cool Type 0% 9 None	Insulation 1 Full
2.2 5.1.75 8.	1.Refrig 4.W&C Air 7.	1.Full 4.Minimal 7.
3.3 6.2.5 9.	2.Evapor 5. 8.	2.Heavy 5.Unknown 8.
Exterior Walls 1 CLAPBOARD	3.H Pump 6. 9.None	3.Capped 6. 9.None
1.CLAP 5.T-111 9.OTHER	Kitchen Style 1 GOOD	Unfinished % 0%
2.WD SH 6.BR/STONE 10.	1.GOOD 4.Obsolete 7.	Grade & Factor 4 Good 95%
3.COMP 7.NOV 11.	2.TYPICAL 5. 8.	1.E Grade 4.B Grade 7.AA+ Grad
4.ASB/ASP 8.AL/VIN 12.	3.OLD TYPE 6. 9.None	2.D Grade 5.A Grade 8.AA++Grad
Roof Surface 1 Asphalt Shingles	Bath(s) Style 1 GOOD	3.C Grade 6.AA Grade 9.Same
1.Asphalt 4.Composit 7.	1.GOOD 4.Obsolete 7.	SQFT (Footprint) 1102
2.Slate 5.Wood 8.	2.TYPICAL 5. 8.	Condition 5 Above Average
3.Metal 6.Other 9.	3.Old Type 6. 9.None	1.Poor 4.Avg 7.V G
SF Masonry Trim 0	# Rooms 8	2.Fair 5.Avg+ 8.Exc
OPEN-3-CUSTOM 0	# Bedrooms 5	3.Avg- 6.Good 9.Same
OPEN-4-CUSTOM 0	# Full Baths 2	Phys. % Good 0%
Year Built 1890	# Half Baths 0	Funct. % Good 100%
Year Remodeled 1988	# Addn Fixtures 0	Functional Code 9 None
Foundation 3 Brick &/or Stone	# Fireplaces 2	1.Incomp 4.SMALL 7.LAYOUT
1.Concrete 4.Wood 7.		2.O-Built 5.CDU 8.OTHER
2.C Block 5.Slab 8.		3.Defmaint 6.STYLE 9.None
3.Br/Stone 6.Piers 9.		Econ. % Good 100%
Basement 5 Crawl Space		Economic Code None
1.1/4 Bmt 4.Full Bmt 7.		0.None 3.Services 9.None
2.1/2 Bmt 5.None 8.		1.Location 4.Traffic 8.
3.3/4 Bmt 6. 9.None		2.Encroach 8.Other 9.
Bsmt Gar # Cars 0		Entrance Code 1 Interior Inspect
Wet Basement 1 Dry Basement		1.Interior 4.Vacant 7.
1.Dry 4. 7.		2.Refusal 5.Estimate 8.
2.Damp 5. 8.		3.Informed 6. 9.
3.Wet 6. 9.		Information Code 1 Owner
		1.Owner 4.Agent 7.
		2.Relative 5.Estimate 8.
		3.Tenant 6.Other 9.

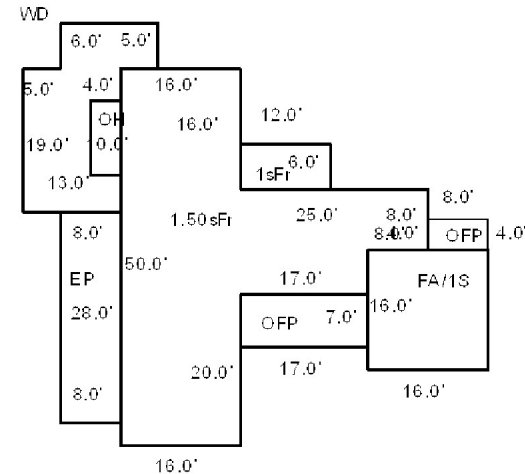
Date Inspected 3/23/2007

Additions, Outbuildings & Improvements

Type	Year	Units	Grade	Cond	Phys.	Funct.	Sound Value	
1 ONE STORY	0	256	0 0	0	0 %	0 %		1.ONE STORY FRAM
29 Finished Attic	0	256	0 0	0	0 %	0 %		2.TWO STORY FRAM
1 ONE STORY	0	72	0 0	0	0 %	0 %		3.THREE STORY FR
22 Encl Frame Porch	0	224	0 0	0	0 %	0 %		4.1 & 1/2 STORY
26 1SFr Overhang	0	40	0 0	0	0 %	0 %		5.1 & 3/4 STORY
68 Wood Deck	0	325	0 0	0	0 %	0 %		6.2 & 1/2 STORY
23 Frame Garage	1950	440	2 100	3	0 %	100 %		21.Open Frame Por
21 Open Frame	0	119	0 0	0	0 %	0 %		22.Encl Frame Por
73 AB.GR. POOL.....	0	1	3 100	4	99 %	100 %		23.Frame Garage
					%	%		24.Frame Shed
								25.Frame Bay Wind
								26.1SFr Overhang
								27.Unfin Basement
								28.Unfinished Att
								29.Finished Attic

FRG 20x24

AGP 12x24



Map Lot U03-005

Account 1406

Location 132 FEDERAL STREET

Card 1 Of 1 10/05/2023

SUTTER, WILLIAM C
SUTTER, JUDITH A
WISCASSET ME 04578

B683P267

Inspection Witnessed By:

X

Date

No./Date	Description	Date Insp.

Notes:

WISCASSET

Property Data			Assessment Record						
Neighborhood 101 VILLAGE			Year	Land		Buildings		Exempt	Total
			2010	122,000		133,000		10,000	245,000
			2011	122,000		134,100		10,000	246,100
			2012	122,000		134,100		10,000	246,100
Tree Growth Year 0			2013	122,000		134,100		10,000	246,100
FARM LAND YEAR 0			2014	122,000		134,100		10,000	246,100
OPEN SPACE YEAR 0			2015	122,000		134,100		10,000	246,100
Zone/Land Use 16 RESIDENTIAL			2016	122,000		134,100		15,000	241,100
Secondary Zone			2017	122,000		134,100		20,000	236,100
Topography 1 Level			2018	122,000		134,100		20,000	236,100
1.Level	4.Below St	7.Steep	2019	122,000		134,100		20,000	236,100
2.Rolling	5.Low	8.Rough	2020	122,000		134,100		25,000	231,100
3.Above St	6.Swampy	9.	2021	122,000		134,100		25,000	231,100
Utilities 1 All Public			2022	122,000		134,100		24,000	232,100
1.Public	4.Dr Well	7.Cesspool	2023	152,500		167,600		25,000	295,100
2.Water	5.DUG/LAKE	8.	Land Data						
3.Sewer	6.Septic	9.None							
Street 1 Paved			Front Foot	Type	Effective		Influence		Influence Codes
1.Paved	4.Proposed	7.			Frontage	Depth	Factor	Code	
2.Semi Imp	5.Private	8.				%		1.Open Space 2.Neighborhood A 3.Topography 4.Size/Shape 5.Access 6.Restriction 7.Corner/Locatio 8.View/Environ 9.Fract Share Acres 30.Rear 20+ 31.Waterfront Rea 32.Open Space 33.RestrictEsm 34.PASTURE 1 35.HORTICULTURAL- 36.Pasture 3 37.Softwood 38.Mixed Wood 39.Hardwood 40.Wasteland 41.CAMP SITE 42.Mobile Home Si 43.Condo Site 44.Site Improve 45.CAMP SITE	
3.Gravel	6.Pub Eas	9.NoStreet				%			
TREE GROWTH PLAN 0						%			
CONSERV EASE 0					%				
Sale Data					%				
Sale Date 1/01/1995			Square Foot	Square Feet					
Price 122,500						%			
Sale Type	2 Land & Buildings					%			
1.Land	4.Mobile	7.				%			
2.L & B	5.Other	8.				%			
3.Building	6.	9.				%			
Financing	9 Unknown					%			
1.Convent	4.Seller	7.				%			
2.FHA/VA	5.Private	8.			%				
3.Assumed	6.Cash	9.Unknown			%				
Validity 1 Arms Length Sale			Fract. Acre	Acreage/Sites					
1.Valid	4.Split	7.Renovate		20	1.00		100 %	0	
2.Related	5.Partial	8.Other		21	1.00		100 %	0	
3.Distress	6.Exempt	9.Foreclose		28	0.49		100 %	0	
Verified 5 Public Record			Acres				%		
1.Buyer	4.Agent	7.Family					%		
2.Seller	5.Pub Rec	8.Other					%		
3.Lender	6.MLS	9.					%		
							%		
							%		
							%		
							%		
							%		
							%		
						%			
			Total Acreage		1.49				

WISCASSET

Map Lot U03-005

Account 1406

Location 132 FEDERAL STREET

Card 1

Of 1

10/05/2023

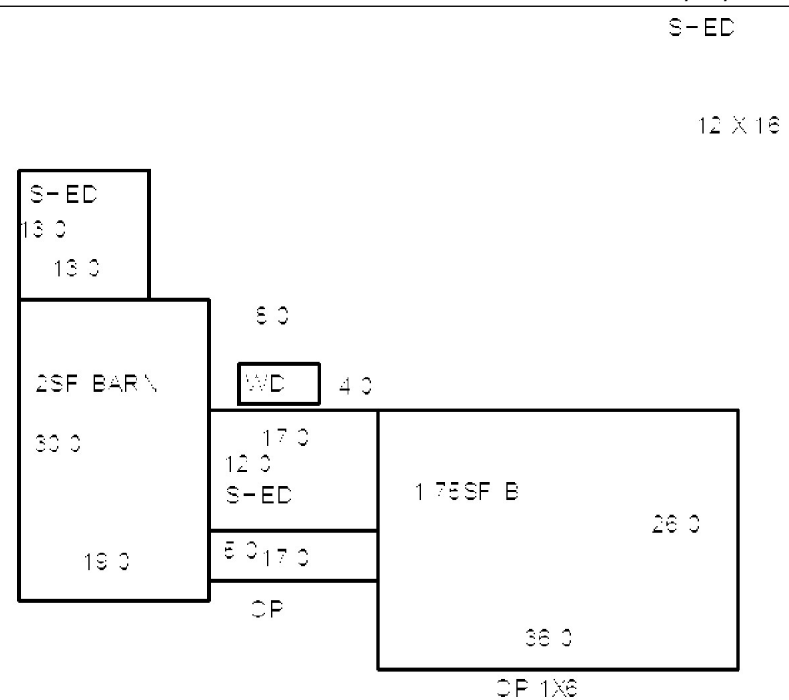
Building Style 4 Cape Cod	SF Bsmt Living 0	Layout 1 Typical
1.Conv. 5.Colonial 9.Other	Fin Bsmt Grade 0 0	1.Typical 4. 7.
2.Ranch 6.Split 10.Double	HEARTH 1	2.Inadeq 5. 8.
3.R Ranch 7.Mod/Cont 11.Multi	Heat Type 100% 2 Hot Water C Iron	3. 6. 9.
4.Cape 8.Log 12.Cot.	1.HWBB 5.FWA 9.No Heat	Attic 9 None
Dwelling Units 1	2.HWCI 6.GravWA 10.	1.1/4 Fin 4.Full Fin 7.
Other Units 0	3.H Pump 7.Electric 11.	2.1/2 Fin 5.F/Stair 8.
Stories 5 One & 3/4 Story	4.Steam 8.F/Wall 12.	3.3/4 Fin 6. 9.None
1.1 4.1.5 7.	Cool Type 0% 9 None	Insulation 3 Capped Only
2.2 5.1.75 8.	1.Refrig 4.W&C Air 7.	1.Full 4.Minimal 7.
3.3 6.2.5 9.	2.Evapor 5. 8.	2.Heavy 5.Unknown 8.
Exterior Walls 1 CLAPBOARD	3.H Pump 6. 9.None	3.Capped 6. 9.None
1.CLAP 5.T-111 9.OTHER	Kitchen Style 3 OLD STYLE	Unfinished % 0%
2.WD SH 6.BR/STONE 10.	1.GOOD 4.Obsolete 7.	Grade & Factor 4 Good 100%
3.COMP 7.NOV 11.	2.TYPICAL 5. 8.	1.E Grade 4.B Grade 7.AA+ Grad
4.ASB/ASP 8.AL/VIN 12.	3.OLD TYPE 6. 9.None	2.D Grade 5.A Grade 8.AA++Grad
Roof Surface 1 Asphalt Shingles	Bath(s) Style 2 TYPICAL	3.C Grade 6.AA Grade 9.Same
1.Asphalt 4.Composit 7.	1.GOOD 4.Obsolete 7.	SQFT (Footprint) 936
2.Slate 5.Wood 8.	2.TYPICAL 5. 8.	Condition 5 Above Average
3.Metal 6.Other 9.	3.Old Type 6. 9.None	1.Poor 4.Avg 7.V G
SF Masonry Trim 0	# Rooms 7	2.Fair 5.Avg+ 8.Exc
OPEN-3-CUSTOM 0	# Bedrooms 4	3.Avg- 6.Good 9.Same
OPEN-4-CUSTOM 0	# Full Baths 1	Phys. % Good 0%
Year Built 1880	# Half Baths 0	Funct. % Good 100%
Year Remodeled 0	# Addn Fixtures 0	Functional Code 9 None
Foundation 3 Brick &/or Stone	# Fireplaces 0	1.Incomp 4.SMALL 7.LAYOUT
1.Concrete 4.Wood 7.		2.O-Built 5.CDU 8.OTHER
2.C Block 5.Slab 8.		3.Defmoint 6.STYLE 9.None
3.Br/Stone 6.Piers 9.		Econ. % Good 100%
Basement 4 Full Basement		Economic Code None
1.1/4 Bmt 4.Full Bmt 7.		0.None 3.Services 9.None
2.1/2 Bmt 5.None 8.		1.Location 4.Traffic 8.
3.3/4 Bmt 6. 9.None		2.Encroach 8.Other 9.
Bsmt Gar # Cars 0		Entrance Code 3 Information Only
Wet Basement 3 Wet Basement		1.Interior 4.Vacant 7.
1.Dry 4. 7.		2.Refusal 5.Estimate 8.
2.Damp 5. 8.		3.Informed 6. 9.
3.Wet 6. 9.		Information Code 3 Tenant
		1.Owner 4.Agent 7.
		2.Relative 5.Estimate 8.
		3.Tenant 6.Other 9.

Date Inspected 11/30/2006

Additions, Outbuildings & Improvements

Type	Year	Units	Grade	Cond	Phys.	Funct.	Sound Value
21 Open Frame	0	6	0 0	0	0 %	0 %	
21 Open Frame	0	85	0 0	0	0 %	0 %	
24 Frame Shed	0	204	0 0	0	0 %	0 %	
79 2 STORY	0	570	0 0	0	0 %	0 %	
24 Frame Shed	0	169	0 0	0	0 %	0 %	
68 Wood Deck	0	32	0 0	0	0 %	0 %	
24 Frame Shed	2010	192	3 100	4	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.Frame Garage
- 24.Frame Shed
- 25.Frame Bay Wind
- 26.1SFr Overhang
- 27.Unfin Basement
- 28.Unfinished Att
- 29.Finished Attic



Map Lot U03-006

Account 1407

Location 138 FEDERAL STREET

Card 1 Of 1 10/05/2023

ROMANO, C CHASE
4 SOUTH DRIVE
UNION NY 13160

B5067P172

Previous Owner
HEWITT, FLORA E.
C/O CRAIG PEVERLY
37 SCOTTLAND BRIDGE ROAD
YORK ME 03909
Sale Date: 10/20/2016

Inspection Witnessed By:

X

Date

No./Date	Description	Date Insp.

Notes:

5/8/19 W/ Mrs. Add WD
2005-ADDED NEW KITCHEN ADDITION AND NEW GARAGE -
BOTH 25% DONE, CHECK IN 2006.
2006-COMPLETED.

WISCASSET

Property Data

Neighborhood	101 VILLAGE		
Tree Growth Year	0		
FARM LAND YEAR	0		
OPEN SPACE YEAR	0		
Zone/Land Use	16 RESIDENTIAL		
Secondary Zone			
Topography		1 Level	
1.Level	4.Below St	7.Steep	
2.Rolling	5.Low	8.Rough	
3.Above St	6.Swampy	9.	
Utilities		1 All Public	
1.Public	4.Dr Well	7.Cesspool	
2.Water	5.DUG/LAKE	8.	
3.Sewer	6.Septic	9.None	
Street	1 Paved		
1.Paved	4.Proposed	7.	
2.Semi Imp	5.Private	8.	
3.Gravel	6.Pub Eas	9.NoStreet	
TREE GROWTH PLAN		0	
CONSERV EASE		0	
Sale Data			
Sale Date		10/20/2016	
Price		140,000	
Sale Type		2 Land & Buildings	
1.Land	4.Mobile	7.	
2.L & B	5.Other	8.	
3.Building	6.	9.	
Financing		9 Unknown	
1.Convent	4.Seller	7.	
2.FHA/VA	5.Private	8.	
3.Assumed	6.Cash	9.Unknown	
Validity		1 Arms Length Sale	
1.Valid	4.Split	7.Renovate	
2.Related	5.Partial	8.Other	
3.Distress	6.Exempt	9.Foreclose	
Verified		5 Public Record	
1.Buyer	4.Agent	7.Family	
2.Seller	5.Pub Rec	8.Other	
3.Lender	6.MLS	9.	

Assessment Record

Year	Land	Buildings	Exempt	Total
2010	118,400	85,800	16,000	188,200
2011	118,400	85,800	16,000	188,200
2012	118,400	85,800	16,000	188,200
2013	118,400	85,800	16,000	188,200
2014	118,400	85,800	16,000	188,200
2015	118,400	85,800	16,000	188,200
2016	118,400	85,800	21,000	183,200
2017	118,400	85,800	0	204,200
2018	118,400	85,800	0	204,200
2019	118,400	87,300	0	205,700
2020	118,400	87,300	0	205,700
2021	118,400	87,300	0	205,700
2022	118,400	87,300	0	205,700
2023	148,000	109,100	0	257,100

Land Data

Front Foot	Type	Effective		Influence		Influence Codes
		Frontage	Depth	Factor	Code	
11.Regular Lot				%		1.Open Space
12.Delta Triangle				%		2.Neighborhood A
13.Nabla Triangle				%		3.Topography
14.Rear Land				%		4.Size/Shape
15.Front Foot				%		5.Access
				%		6.Restriction
				%		7.Corner/Locatio
				%		8.View/Environ
				%		9.Fract Share
				%		Acres
				%		30.Rear 20+
				%		31.Waterfront Rea
				%		32.Open Space
				%		33.RestrictEsm
				%		34.PASTURE 1
				%		35.HORTICULTURAL-
				%		36.Pasture 3
				%		37.Softwood
				%		38.Mixed Wood
				%		39.Hardwood
				%		40.Wasteland
				%		41.CAMP SITE
				%		42.Mobile Home Si
				%		43.Condo Site
				%		44.Site Improve
				%		45.CAMP SITE
				%		46.PAVING/00
Total Acreage		0.76				

WISCASSET

Map Lot U03-006


Account 1407

Location 138 FEDERAL STREET

Card 1

Of 1

10/05/2023

Building Style 1 Conventional	SF Bsmt Living 0	Layout 1 Typical
1.Conv. 5.Colonial 9.Other	Fin Bsmt Grade 0 0	1.Typical 4. 7.
2.Ranch 6.Split 10.Double	HEARTH 0	2.Inadeq 5. 8.
3.R Ranch 7.Mod/Cont 11.Multi	Heat Type 100% 5 Forced Warm Air	3. 6. 9.
4.Cape 8.Log 12.Cot.	1.HWBB 5.FWA 9.No Heat	Attic 9 None
Dwelling Units 1	2.HWCI 6.GravWA 10.	1.1/4 Fin 4.Full Fin 7.
Other Units 0	3.H Pump 7.Electric 11.	2.1/2 Fin 5.F/Stair 8.
Stories 1 One Story	4.Steam 8.F/Wall 12.	3.3/4 Fin 6. 9.None
1.1 4.1.5 7.	Cool Type 0% 9 None	Insulation 1 Full
2.2 5.1.75 8.	1.Refrig 4.W&C Air 7.	1.Full 4.Minimal 7.
3.3 6.2.5 9.	2.Evapor 5. 8.	2.Heavy 5.Unknown 8.
Exterior Walls 8 ALUM/VINYL	3.H Pump 6. 9.None	3.Capped 6. 9.None
1.CLAP 5.T-111 9.OTHER	Kitchen Style 2 TYPICAL	Unfinished % 0%
2.WD SH 6.BR/STONE 10.	1.GOOD 4.Obsolete 7.	Grade & Factor 3 Average 100%
3.COMP 7.NOV 11.	2.TYPICAL 5. 8.	1.E Grade 4.B Grade 7.AA+ Grad
4.ASB/ASP 8.AL/VIN 12.	3.OLD TYPE 6. 9.None	2.D Grade 5.A Grade 8.AA++Grad
Roof Surface 1 Asphalt Shingles	Bath(s) Style 2 TYPICAL	3.C Grade 6.AA Grade 9.Same
1.Asphalt 4.Composit 7.	1.GOOD 4.Obsolete 7.	SQFT (Footprint) 1194
2.Slate 5.Wood 8.	2.TYPICAL 5. 8.	Condition 4 Average
3.Metal 6.Other 9.	3.Old Type 6. 9.None	1.Poor 4.Avg 7.V G
SF Masonry Trim 0	# Rooms 6	2.Fair 5.Avg+ 8.Exc
OPEN-3-CUSTOM 0	# Bedrooms 3	3.Avg- 6.Good 9.Same
OPEN-4-CUSTOM 0	# Full Baths 1	Phys. % Good 0%
Year Built 1941	# Half Baths 0	Funct. % Good 100%
Year Remodeled 2005	# Addn Fixtures 0	Functional Code 9 None
Foundation 1 Concrete	# Fireplaces 0	1.Incomp 4.SMALL 7.LAYOUT
1.Concrete 4.Wood 7.		2.O-Built 5.CDU 8.OTHER
2.C Block 5.Slab 8.		3.Defmaint 6.STYLE 9.None
3.Br/Stone 6.Piers 9.		Econ. % Good 100%
Basement 4 Full Basement		Economic Code None
1.1/4 Bmt 4.Full Bmt 7.		0.None 3.Services 9.None
2.1/2 Bmt 5.None 8.		1.Location 4.Traffic 8.
3.3/4 Bmt 6. 9.None		2.Encroach 8.Other 9.
Bsmt Gar # Cars 0		Entrance Code 1 Interior Inspect
Wet Basement 1 Dry Basement		1.Interior 4.Vacant 7.
1.Dry 4. 7.		2.Refusal 5.Estimate 8.
2.Damp 5. 8.		3.Informed 6. 9.
3.Wet 6. 9.		Information Code 1 Owner
		1.Owner 4.Agent 7.
		2.Relative 5.Estimate 8.
		3.Tenant 6.Other 9.

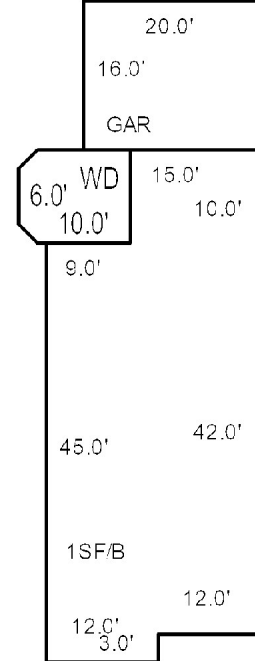
Date Inspected 11/30/2006

Additions, Outbuildings & Improvements

Type	Year	Units	Grade	Cond	Phys.	Funct.	Sound Value
23 Frame Garage	1950	400	2 100	4	0 %	100 %	
23 Frame Garage	2005	320	3 100	4	0 %	100 %	
68 Wood Deck	2018	140	3 100	4	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.Frame Garage
24.Frame Shed
25.Frame Bay Wind
26.1SFr Overhang
27.Unfin Basement
28.Unfinished Att
29.Finished Attic

GARAGE 20X20



Map Lot U03-007			Account 1408			Location 144 FEDERAL STREET			Card 1		Of 1		10/05/2023							
FEDERAL 144 STREET, LLC. C/O PAUL DIMAURO 2000 BRISTOL ROAD PEMAQUID ME 04558						Property Data			Assessment Record											
						Neighborhood 101 VILLAGE			Year	Land	Buildings	Exempt	Total							
						Tree Growth Year 0			2010	125,400	48,700	10,000	164,100							
						FARM LAND YEAR 0			2011	125,400	48,700	10,000	164,100							
						OPEN SPACE YEAR 0			2012	125,400	48,700	10,000	164,100							
B5927P59						Zone/Land Use 16 RESIDENTIAL			2013	125,400	48,700	10,000	164,100							
Previous Owner JOHNSON, LISA-MARIE CHARLAND 144 FEDERAL STREET						Secondary Zone			2014	125,400	48,700	10,000	164,100							
									2015	124,600	48,700	10,000	163,300							
						Topography 1 Level			2016	124,600	48,700	15,000	158,300							
WISCASSET ME 04578 Sale Date: 8/24/2022						1.Level 4.Below St 7.Steep 2.Rolling 5.Low 8.Rough 3.Above St 6.Swampy 9.			2017	122,400	48,700	0	171,100							
						Utilities 1 All Public			2018	122,400	48,700	0	171,100							
									2019	122,400	48,700	20,000	151,100							
									2020	122,400	48,700	0	171,100							
						1.Public 4.Dr Well 7.Cesspool 2.Water 5.DUG/LAKE 8. 3.Sewer 6.Septic 9.None			2021	122,400	48,700	0	171,100							
Previous Owner 144 FEDERAL STREET, LLC.						Street 1 Paved			2022	122,400	48,700	0	171,100							
									2023	153,000	60,900	0	213,900							
						1.Paved 4.Proposed 7. 2.Semi Imp 5.Private 8. 3.Gravel 6.Pub Eas 9.NoStreet			Land Data											
Inspection Witnessed By:						Front Foot		Type	Effective		Influence		Influence Codes							
									Frontage	Depth	Factor	Code								
									11.Regular Lot					%		1.Open Space				
									12.Delta Triangle					%		2.Neighborhood A				
									13.Nabla Triangle					%		3.Topography				
									14.Rear Land					%		4.Size/Shape				
									15.Front Foot					%		5.Access				
						Square Foot			Square Feet				Acres							
														16.Regular Lot				%		6.Restriction
														17.Secondary Site				%		7.Corner/Locatio
														18.Secondary Site				%		8.View/Environ
														19.Condominium				%		9.Fract Share
														20.Base Homesite				%		30.Rear 20+
																		%		31.Waterfront Rea
						Fract. Acre			Acreage/Sites					Acres						
21.HS Size Adj				100	%										0	32.Open Space				
22.Base Waterfron				100	%										0	33.RestrictEsm				
23.Deep WF Size A				100	%										0	34.PASTURE 1				
24.Base Waterfron					%											35.HORTICULTURAL-				
25.Shallow WF Siz					%											36.Pasture 3				
26.Base Water Inf					%											37.Softwood				
Verified 5 Public Record										Total Acreage 1.70										
												27.Influence W Si					%		38.Mixed Wood	
												28.Rear Land 1-10					%		39.Hardwood	
												29.Rear Land 11-2					%		40.Wasteland	
																	%		41.CAMP SITE	
																	%		42.Mobile Home Si	
																	%		43.Condo Site	
1.Convent 4.Seller 7. 2.FHA/VA 5.Private 8. 3.Assumed 6.Cash 9.Unknown														44.Site Improve						
Validity 1 Arms Length Sale														45.CAMP SITE						
1.Valid 4.Split 7.Renovate 2.Related 5.Partial 8.Other 3.Distress 6.Exempt 9.Foreclose														46.PAVING/00						
1.Buyer 4.Agent 7.Family 2.Seller 5.Pub Rec 8.Other 3.Lender 6.MLS 9.																				
Notes:																				
'17 .5 acres to new lot 7-A & .60 acres to new lot 7-B.																				
'15 PER SURVEY FROM 2007 LOT IS 2.8 ACRES.																				
2005-2006 TAX BILL-BARN MOVED TO TOM & SUZANNE RANKIN PROPERTY ON MAP U-3 LOT 13																				
2006-NAME CHANGED FROM ALICE CHUBBUCK TO ALICE MERRY. NEW DECK ADDED.																				
2007-Split 1.4 acres to Map U-4 lot 24, leaving 3.2 acres with 193' frontage.																				
WISCASSET																				

WISCASSET

Map Lot U03-007

Account 1408

Location 144 FEDERAL STREET

Card 1 Of 1 10/05/2023

Building Style	1 Conventional	SF Bsmt Living	0	Layout	1 Typical		
1.Conv.	5.Colonial	9.Other	Fin Bsmt Grade	0 0	1.Typical	4.	7.
2.Ranch	6.Split	10.Double	HEARTH	0	2.Inadeq	5.	8.
3.R Ranch	7.Mod/Cont	11.Multi	Heat Type	100% 5 Forced Warm Air	3.	6.	9.
4.Cape	8.Log	12.Cot.	1.HWBB	5.FWA	9.No Heat		
Dwelling Units	1		2.HWCi	6.GravWA	10.		
Other Units	0		3.H Pump	7.Electric	11.		
Stories	2 Two Story		4.Steam	8.Fl/Wall	12.		
1.1	4.1.5	7.	Cool Type	0% 9 None			
2.2	5.1.75	8.	1.Refrig	4.W&C Air	7.		
3.3	6.2.5	9.	2.Evapor	5.	8.		
Exterior Walls	8 ALUM/VINYL		3.H Pump	6.	9.None		
1.CLAP	5.T-111	9.OTHER	Kitchen Style	2 TYPICAL			
2.WD SH	6.BR/STONE	10.	1.GOOD	4.Obsolete	7.		
3.COMP	7.NOV	11.	2.TYPICAL	5.	8.		
4.ASB/ASP	8.AL/VIN	12.	3.OLD TYPE	6.	9.None		
Roof Surface	1 Asphalt Shingles		Bath(s) Style	2 TYPICAL			
1.Asphalt	4.Composit	7.	1.GOOD	4.Obsolete	7.		
2.Slate	5.Wood	8.	2.TYPICAL	5.	8.		
3.Metal	6.Other	9.	3.Old Type	6.	9.None		
SF Masonry Trim	0		# Rooms	6			
OPEN-3-CUSTOM	0		# Bedrooms	3			
OPEN-4-CUSTOM	0		# Full Baths	1			
Year Built	1954		# Half Baths	0			
Year Remodeled	2003		# Addn Fixtures	0			
Foundation	1 Concrete		# Fireplaces	0			
1.Concrete	4.Wood	7.					
2.C Block	5.Slab	8.					
3.Br/Stone	6.Piers	9.					
Basement	4 Full Basement						
1.1/4 Bmt	4.Full Bmt	7.					
2.1/2 Bmt	5.None	8.					
3.3/4 Bmt	6.	9.None					
Bsmt Gar # Cars	0						
Wet Basement	1 Dry Basement						
1.Dry	4.	7.					
2.Damp	5.	8.					
3.Wet	6.	9.					



A Division of Harris Computer Systems

Date Inspected 1/27/2007

Additions, Outbuildings & Improvements								1.ONE STORY FRAM
Type	Year	Units	Grade	Cond	Phys.	Funct.	Sound Value	2.TWO STORY FRAM
68 Wood Deck	2005	128	3 100	4	0 %	100 %		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.Frame Garage
					%	%		24.Frame Shed
					%	%		25.Frame Bay Wind
					%	%		26.1SFr Overhang
					%	%		27.Unfin Basement
					%	%		28.Unfinished Att
					%	%		29.Finished Attic



WISCASSET

Map Lot U03-007-A

Account 2644

Location 142 FEDERAL STREET

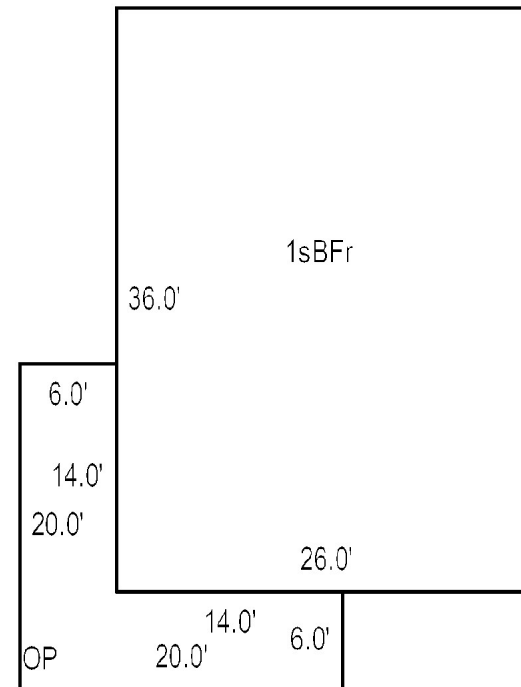
Card 1 Of 1 10/05/2023

Building Style 1 Conventional	SF Bsmt Living 0	Layout 1 Typical
1.Conv. 5.Colonial 9.Other	Fin Bsmt Grade 0 0	1.Typical 4. 7.
2.Ranch 6.Split 10.Double	HEARTH 0	2.Inadeq 5. 8.
3.R Ranch 7.Mod/Cont 11.Multi	Heat Type 100% 1 Hot Water BB	3. 6. 9.
4.Cape 8.Log 12.Cot.	1.HWBB 5.FWA 9.No Heat	Attic 9 None
Dwelling Units 1	2.HWCI 6.GravWA 10.	1.1/4 Fin 4.Full Fin 7.
Other Units 0	3.H Pump 7.Electric 11.	2.1/2 Fin 5.F/Stair 8.
Stories 1 One Story	4.Steam 8.F/Wall 12.	3.3/4 Fin 6. 9.None
1.1 4.1.5 7.	Cool Type 0% 9 None	Insulation 1 Full
2.2 5.1.75 8.	1.Refrig 4.W&C Air 7.	1.Full 4.Minimal 7.
3.3 6.2.5 9.	2.Evapor 5. 8.	2.Heavy 5.Unknown 8.
Exterior Walls 8 ALUM/VINYL	3.H Pump 6. 9.None	3.Capped 6. 9.None
1.CLAP 5.T-111 9.OTHER	Kitchen Style 2 TYPICAL	Unfinished % 0%
2.WD SH 6.BR/STONE 10.	1.GOOD 4.Obsolete 7.	Grade & Factor 3 Average 100%
3.COMP 7.NOV 11.	2.TYPICAL 5. 8.	1.E Grade 4.B Grade 7.AA+ Grad
4.ASB/ASP 8.AL/VIN 12.	3.OLD TYPE 6. 9.None	2.D Grade 5.A Grade 8.AA++ Grad
Roof Surface 1 Asphalt Shingles	Bath(s) Style 2 TYPICAL	3.C Grade 6.AA Grade 9.Same
1.Asphalt 4.Composit 7.	1.GOOD 4.Obsolete 7.	SQFT (Footprint) 936
2.Slate 5.Wood 8.	2.TYPICAL 5. 8.	Condition 4 Average
3.Metal 6.Other 9.	3.Old Type 6. 9.None	1.Poor 4.Avg 7.V G
SF Masonry Trim 0	# Rooms 4	2.Fair 5.Avg+ 8.Exc
OPEN-3-CUSTOM 0	# Bedrooms 2	3.Avg- 6.Good 9.Same
OPEN-4-CUSTOM 0	# Full Baths 1	Phys. % Good 0%
Year Built 2018	# Half Baths 0	Funct. % Good 100%
Year Remodeled 0	# Addn Fixtures 0	Functional Code 9 None
Foundation 1 Concrete	# Fireplaces 0	1.Incomp 4.SMALL 7.LAYOUT
1.Concrete 4.Wood 7.		2.O-Built 5.CDU 8.OTHER
2.C Block 5.Slab 8.		3.Defmaint 6.STYLE 9.None
3.Br/Stone 6.Piers 9.		Econ. % Good 100%
Basement 4 Full Basement		Economic Code None
1.1/4 Bmt 4.Full Bmt 7.		0.None 3.Services 9.None
2.1/2 Bmt 5.None 8.		1.Location 4.Traffic 8.
3.3/4 Bmt 6. 9.None		2.Encroach 8.Other 9.
Bsmt Gar # Cars 0		Entrance Code 0
Wet Basement 1 Dry Basement		1.Interior 4.Vacant 7.
1.Dry 4. 7.		2.Refusal 5.Estimate 8.
2.Damp 5. 8.		3.Informed 6. 9.
3.Wet 6. 9.		Information Code 0
		1.Owner 4.Agent 7.
		2.Relative 5.Estimate 8.
		3.Tenant 6.Other 9.

Date Inspected

Additions, Outbuildings & Improvements

Type	Year	Units	Grade	Cond	Phys.	Funct.	Sound Value	
21 Open Frame	0	204	0 0	0	0 %	0 %		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.Frame Garage
					%	%		24.Frame Shed
					%	%		25.Frame Bay Wind
					%	%		26.1SFr Overhang
					%	%		27.Unfin Basement
					%	%		28.Unfinished Att
					%	%		29.Finished Attic



Map Lot U03-007-B

Account 2645

Location 146 FEDERAL STREET

Card 1 Of 1 10/05/2023

HABITAT FOR HUMANITY/7 RIVERS MAINE, INC.
126 MAIN STREET
TOPSHAM ME 04086

B5087P294

Inspection Witnessed By:

X

Date

No./Date	Description	Date Insp.

Notes:

6/8/23 N/A)TRUCK THERE)- M&L NEW HSE COMP. +MVR.
'22 Per review acres entered wrong s/b .50 not .05.

WISCASSET

Property Data

Neighborhood	101 VILLAGE		
Tree Growth Year	0		
FARM LAND YEAR	0		
OPEN SPACE YEAR	0		
Zone/Land Use	16 RESIDENTIAL		
Secondary Zone			
Topography 2 Rolling			
1.Level	4.Below St	7.Steep	
2.Rolling	5.Low	8.Rough	
3.Above St	6.Swampy	9.	
Utilities	1 All Public		
1.Public	4.Dr Well	7.Cesspool	
2.Water	5.DUG/LAKE	8.	
3.Sewer	6.Septic	9.None	
Street	1 Paved		
1.Paved	4.Proposed	7.	
2.Semi Imp	5.Private	8.	
3.Gravel	6.Pub Eas	9.NoStreet	
TREE GROWTH PLAN	0		
CONSERV EASE	0		
Sale Data			
Sale Date	12/14/2016		
Price	11,000		
Sale Type	1 Land Only		
1.Land	4.Mobile	7.	
2.L & B	5.Other	8.	
3.Building	6.	9.	
Financing	9 Unknown		
1.Convent	4.Seller	7.	
2.FHA/VA	5.Private	8.	
3.Assumed	6.Cash	9.Unknown	
Validity	8 Other Non Valid		
1.Valid	4.Split	7.Renovate	
2.Related	5.Partial	8.Other	
3.Distress	6.Exempt	9.Foreclose	
Verified	5 Public Record		
1.Buyer	4.Agent	7.Family	
2.Seller	5.Pub Rec	8.Other	
3.Lender	6.MLS	9.	

Assessment Record

Year	Land	Buildings	Exempt	Total
2017	115,500	0	0	115,500
2018	115,500	0	115,500	0
2019	110,600	0	110,600	0
2020	110,600	0	110,600	0
2021	110,600	0	110,600	0
2022	115,500	0	115,500	0
2023	144,400	113,400	257,800	0

Land Data

Front Foot	Type	Effective		Influence		Influence Codes
		Frontage	Depth	Factor	Code	
11.Regular Lot				%		1.Open Space
12.Delta Triangle				%		2.Neighborhood A
13.Nabla Triangle				%		3.Topography
14.Rear Land				%		4.Size/Shape
15.Front Foot				%		5.Access
				%		6.Restriction
				%		7.Corner/Locatio
				%		8.View/Environ
				%		9.Fract Share
				%		Acres
				%		30.Rear 20+
				%		31.Waterfront Rea
				%		32.Open Space
				%		33.RestrictEsm
				%		34.PASTURE 1
				%		35.HORTICULTURAL-
				%		36.Pasture 3
				%		37.Softwood
				%		38.Mixed Wood
				%		39.Hardwood
				%		40.Wasteland
				%		41.CAMP SITE
				%		42.Mobile Home Si
				%		43.Condo Site
				%		44.Site Improve
				%		45.CAMP SITE
				%		46.PAVING/00
Total Acreage		0.50				

Front Foot

11.Regular Lot
12.Delta Triangle
13.Nabla Triangle
14.Rear Land
15.Front Foot

Square Foot

16.Regular Lot
17.Secondary Site
18.Secondary Site
19.Condominium
20.Base Homesite

Fract. Acre

21.HS Size Adj
22.Base Waterfron
23.Deep WF Size A

Acres

24.Base Waterfron
25.Shallow WF Siz
26.Base Water Inf
27.Influence W Si
28.Rear Land 1-10
29.Rear Land 11-2

Type

11.Regular Lot
12.Delta Triangle
13.Nabla Triangle
14.Rear Land
15.Front Foot

Square Feet

16.Regular Lot
17.Secondary Site
18.Secondary Site
19.Condominium
20.Base Homesite

Fract. Acre

21.HS Size Adj
22.Base Waterfron
23.Deep WF Size A

Acres

24.Base Waterfron
25.Shallow WF Siz
26.Base Water Inf
27.Influence W Si
28.Rear Land 1-10
29.Rear Land 11-2

Effective

11.Regular Lot
12.Delta Triangle
13.Nabla Triangle
14.Rear Land
15.Front Foot

Square Feet

16.Regular Lot
17.Secondary Site
18.Secondary Site
19.Condominium
20.Base Homesite

Fract. Acre

21.HS Size Adj
22.Base Waterfron
23.Deep WF Size A

Acres

24.Base Waterfron
25.Shallow WF Siz
26.Base Water Inf
27.Influence W Si
28.Rear Land 1-10
29.Rear Land 11-2

Influence

11.Regular Lot
12.Delta Triangle
13.Nabla Triangle
14.Rear Land
15.Front Foot

Square Feet

16.Regular Lot
17.Secondary Site
18.Secondary Site
19.Condominium
20.Base Homesite

Fract. Acre

21.HS Size Adj
22.Base Waterfron
23.Deep WF Size A

Acres

24.Base Waterfron
25.Shallow WF Siz
26.Base Water Inf
27.Influence W Si
28.Rear Land 1-10
29.Rear Land 11-2

Influence Codes

1.Open Space
2.Neighborhood A
3.Topography
4.Size/Shape
5.Access
6.Restriction
7.Corner/Locatio
8.View/Environ
9.Fract Share
Acres
30.Rear 20+
31.Waterfront Rea
32.Open Space
33.RestrictEsm
34.PASTURE 1
35.HORTICULTURAL-
36.Pasture 3
37.Softwood
38.Mixed Wood
39.Hardwood
40.Wasteland
41.CAMP SITE
42.Mobile Home Si
43.Condo Site
44.Site Improve
45.CAMP SITE
46.PAVING/00

WISCASSET

Map Lot U03-007-B

Account 2645

Location 146 FEDERAL STREET

Card 1

Of 1

10/05/2023

Building Style 2 Ranch	SF Bsmt Living 0	Layout 1 Typical
1.Conv. 5.Colonial 9.Other	Fin Bsmt Grade 0 0	1.Typical 4. 7.
2.Ranch 6.Split 10.Double	HEARTH 0	2.Inadeq 5. 8.
3.R Ranch 7.Mod/Cont 11.Multi	Heat Type 100% 1 Hot Water BB	3. 6. 9.
4.Cape 8.Log 12.Cot.	1.HWBB 5.FWA 9.No Heat	Attic 9 None
Dwelling Units 1	2.HWCI 6.GravWA 10.	1.1/4 Fin 4.Full Fin 7.
Other Units 0	3.H Pump 7.Electric 11.	2.1/2 Fin 5.F/Stair 8.
Stories 1 One Story	4.Steam 8.F/Wall 12.	3.3/4 Fin 6. 9.None
1.1 4.1.5 7.	Cool Type 0% 9 None	Insulation 1 Full
2.2 5.1.75 8.	1.Refrig 4.W&C Air 7.	1.Full 4.Minimal 7.
3.3 6.2.5 9.	2.Evapor 5. 8.	2.Heavy 5.Unknown 8.
Exterior Walls 8 ALUM/VINYL	3.H Pump 6. 9.None	3.Capped 6. 9.None
1.CLAP 5.T-111 9.OTHER	Kitchen Style 2 TYPICAL	Unfinished % 0%
2.WD SH 6.BR/STONE 10.	1.GOOD 4.Obsolete 7.	Grade & Factor 3 Average 100%
3.COMP 7.NOV 11.	2.TYPICAL 5. 8.	1.E Grade 4.B Grade 7.AA+ Grad
4.ASB/ASP 8.AL/VIN 12.	3.OLD TYPE 6. 9.None	2.D Grade 5.A Grade 8.AA++Grad
Roof Surface 1 Asphalt Shingles	Bath(s) Style 2 TYPICAL	3.C Grade 6.AA Grade 9.Same
1.Asphalt 4.Composit 7.	1.GOOD 4.Obsolete 7.	SQFT (Footprint) 1008
2.Slate 5.Wood 8.	2.TYPICAL 5. 8.	Condition 4 Average
3.Metal 6.Other 9.	3.Old Type 6. 9.None	1.Poor 4.Avg 7.V G
SF Masonry Trim 0	# Rooms 0	2.Fair 5.Avg+ 8.Exc
OPEN-3-CUSTOM 0	# Bedrooms 0	3.Avg- 6.Good 9.Same
OPEN-4-CUSTOM 0	# Full Baths 2	Phys. % Good 0%
Year Built 2022	# Half Baths 0	Funct. % Good 100%
Year Remodeled 0	# Addn Fixtures 0	Functional Code 9 None
Foundation 1 Concrete	# Fireplaces 0	1.Incomp 4.SMALL 7.LAYOUT
1.Concrete 4.Wood 7.		2.O-Built 5.CDU 8.OTHER
2.C Block 5.Slab 8.		3.Defmoint 6.STYLE 9.None
3.Br/Stone 6.Piers 9.		Econ. % Good 100%
Basement 4 Full Basement		Economic Code None
1.1/4 Bmt 4.Full Bmt 7.		0.None 3.Services 9.None
2.1/2 Bmt 5.None 8.		1.Location 4.Traffic 8.
3.3/4 Bmt 6. 9.None		2.Encroach 8.Other 9.
Bsmt Gar # Cars 0		Entrance Code 0
Wet Basement 1 Dry Basement		1.Interior 4.Vacant 7.
1.Dry 4. 7.		2.Refusal 5.Estimate 8.
2.Damp 5. 8.		3.Informed 6. 9.
3.Wet 6. 9.		Information Code 0
		1.Owner 4.Agent 7.
		2.Relative 5.Estimate 8.
		3.Tenant 6.Other 9.



Date Inspected

Additions, Outbuildings & Improvements

Type	Year	Units	Grade	Cond	Phys.	Funct.	Sound Value	
68 Wood Deck	0	70	0 0	0	0 %	0 %		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.Frame Garage
					%	%		24.Frame Shed
					%	%		25.Frame Bay Wind
					%	%		26.1SFr Overhang
					%	%		27.Unfin Basement
					%	%		28.Unfinished Att
					%	%		29.Finished Attic



Map Lot U03-008

Account 1409

Location 150 FEDERAL STREET

Card 1 Of 1 10/05/2023

BREWER, DONALD I J/T
BREWER, ROBERTA M
WISCASSET ME 04578

B3692P65 B4402P28

Previous Owner
CYR, RAYMOND E.
CYR, THERESE A.

PORTAGE LAKE ME 04768
Sale Date: 6/09/2006

Inspection Witnessed By:

X

Date

No./Date	Description	Date Insp.

Notes:

2005-CHANGED RECORD TO REFLECT DRY FULL BASEMENT
2007-FORMER OWNER: RAYMOND & THERESA CYR BK2210
PG77.

2008-CHANGED NAME ON PROPERTY TO REFLECT
MARRIAGE.

WISCASSET

Property Data

Neighborhood 101 VILLAGE		
Tree Growth Year 0		
FARM LAND YEAR 0		
OPEN SPACE YEAR 0		
Zone/Land Use 16 RESIDENTIAL		
Secondary Zone		
Topography 1 Level		
1.Level	4.Below St	7.Steep
2.Rolling	5.Low	8.Rough
3.Above St	6.Swampy	9.
Utilities 1 All Public		
1.Public	4.Dr Well	7.Cesspool
2.Water	5.DUG/LAKE	8.
3.Sewer	6.Septic	9.None
Street 1 Paved		
1.Paved	4.Proposed	7.
2.Semi Imp	5.Private	8.
3.Gravel	6.Pub Eas	9.NoStreet
TREE GROWTH PLAN 0		
CONSERV EASE 0		
Sale Data		
Sale Date 6/09/2006		
Price 305,000		
Sale Type 2 Land & Buildings		
1.Land	4.Mobile	7.
2.L & B	5.Other	8.
3.Building	6.	9.
Financing 9 Unknown		
1.Convent	4.Seller	7.
2.FHA/VA	5.Private	8.
3.Assumed	6.Cash	9.Unknown
Validity 1 Arms Length Sale		
1.Valid	4.Split	7.Renovate
2.Related	5.Partial	8.Other
3.Distress	6.Exempt	9.Foreclose
Verified 5 Public Record		
1.Buyer	4.Agent	7.Family
2.Seller	5.Pub Rec	8.Other
3.Lender	6.MLS	9.

Assessment Record

Year	Land	Buildings	Exempt	Total
2010	121,000	168,200	10,000	279,200
2011	121,000	168,200	10,000	279,200
2012	121,000	168,200	10,000	279,200
2013	121,000	168,200	10,000	279,200
2014	121,000	168,200	10,000	279,200
2015	121,000	168,200	10,000	279,200
2016	121,000	168,200	15,000	274,200
2017	121,000	168,200	20,000	269,200
2018	121,000	168,200	20,000	269,200
2019	121,000	168,200	20,000	269,200
2020	121,000	168,200	25,000	264,200
2021	121,000	168,200	25,000	264,200
2022	121,000	168,200	24,000	265,200
2023	151,300	210,300	25,000	336,600

Land Data

Front Foot	Type	Effective		Influence		Influence Codes
		Frontage	Depth	Factor	Code	
11.Regular Lot				%		1.Open Space
12.Delta Triangle				%		2.Neighborhood A
13.Nabla Triangle				%		3.Topography
14.Rear Land				%		4.Size/Shape
15.Front Foot				%		5.Access
				%		6.Restriction
				%		7.Corner/Locatio
				%		8.View/Environ
				%		9.Fract Share
				%		Acres
				%		30.Rear 20+
				%		31.Waterfront Rea
				%		32.Open Space
				%		33.RestrictEsm
				%		34.PASTURE 1
				%		35.HORTICULTURAL-
				%		36.Pasture 3
				%		37.Softwood
				%		38.Mixed Wood
				%		39.Hardwood
				%		40.Wasteland
				%		41.CAMP SITE
				%		42.Mobile Home Si
				%		43.Condo Site
				%		44.Site Improve
				%		45.CAMP SITE
				%		46.PAVING/00
Total Acreage		1.00				

WISCASSET

Map Lot U03-008


Account 1409

Location 150 FEDERAL STREET

Card 1

Of 1

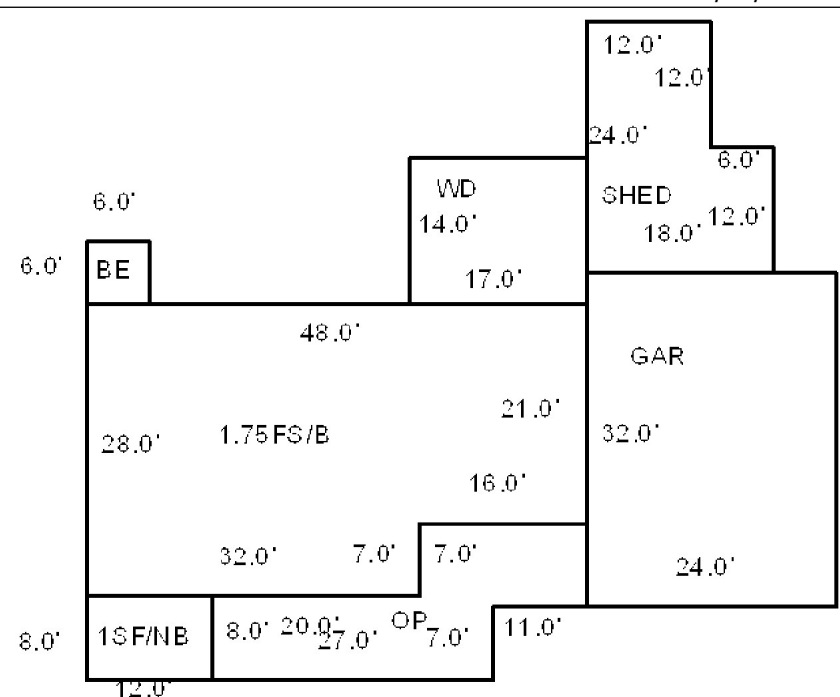
10/05/2023

Building Style 4 Cape Cod	SF Bsmt Living 0	Layout 1 Typical
1.Conv. 5.Colonial 9.Other	Fin Bsmt Grade 0 0	1.Typical 4. 7.
2.Ranch 6.Split 10.Double	HEARTH 0	2.Inadeq 5. 8.
3.R Ranch 7.Mod/Cont 11.Multi	Heat Type 100% 1 Hot Water BB	3. 6. 9.
4.Cape 8.Log 12.Cot.	1.HWBB 5.FWA 9.No Heat	Attic 9 None
Dwelling Units 1	2.HWCI 6.GravWA 10.	1.1/4 Fin 4.Full Fin 7.
Other Units 0	3.H Pump 7.Electric 11.	2.1/2 Fin 5.F/Stair 8.
Stories 4 One & 1/2 Story	4.Steam 8.F/Wall 12.	3.3/4 Fin 6. 9.None
1.1 4.1.5 7.	Cool Type 0% 9 None	Insulation 1 Full
2.2 5.1.75 8.	1.Refrig 4.W&C Air 7.	1.Full 4.Minimal 7.
3.3 6.2.5 9.	2.Evapor 5. 8.	2.Heavy 5.Unknown 8.
Exterior Walls 8 ALUM/VINYL	3.H Pump 6. 9.None	3.Capped 6. 9.None
1.CLAP 5.T-111 9.OTHER	Kitchen Style 2 TYPICAL	Unfinished % 0%
2.WD SH 6.BR/STONE 10.	1.GOOD 4.Obsolete 7.	Grade & Factor 3 Average 110%
3.COMP 7.NOV 11.	2.TYPICAL 5. 8.	1.E Grade 4.B Grade 7.AA+ Grad
4.ASB/ASP 8.AL/VIN 12.	3.OLD TYPE 6. 9.None	2.D Grade 5.A Grade 8.AA++Grad
Roof Surface 1 Asphalt Shingles	Bath(s) Style 2 TYPICAL	3.C Grade 6.AA Grade 9.Same
1.Asphalt 4.Composit 7.	1.GOOD 4.Obsolete 7.	SQFT (Footprint) 896
2.Slate 5.Wood 8.	2.TYPICAL 5. 8.	Condition 6 Good
3.Metal 6.Other 9.	3.Old Type 6. 9.None	1.Poor 4.Avg 7.V G
SF Masonry Trim 0	# Rooms 5	2.Fair 5.Avg+ 8.Exc
OPEN-3-CUSTOM 0	# Bedrooms 3	3.Avg- 6.Good 9.Same
OPEN-4-CUSTOM 0	# Full Baths 2	Phys. % Good 0%
Year Built 1956	# Half Baths 1	Funct. % Good 100%
Year Remodeled 1998	# Addn Fixtures 0	Functional Code 9 None
Foundation 1 Concrete	# Fireplaces 0	1.Incomp 4.SMALL 7.LAYOUT
1.Concrete 4.Wood 7.		2.O-Built 5.CDU 8.OTHER
2.C Block 5.Slab 8.		3.Defmaint 6.STYLE 9.None
3.Br/Stone 6.Piers 9.		Econ. % Good 100%
Basement 4 Full Basement		Economic Code None
1.1/4 Bmt 4.Full Bmt 7.		0.None 3.Services 9.None
2.1/2 Bmt 5.None 8.		1.Location 4.Traffic 8.
3.3/4 Bmt 6. 9.None		2.Encroach 8.Other 9.
Bsmt Gar # Cars 0		Entrance Code 1 Interior Inspect
Wet Basement 1 Dry Basement		1.Interior 4.Vacant 7.
1.Dry 4. 7.		2.Refusal 5.Estimate 8.
2.Damp 5. 8.		3.Informed 6. 9.
3.Wet 6. 9.		Information Code 1 Owner
		1.Owner 4.Agent 7.
		2.Relative 5.Estimate 8.
		3.Tenant 6.Other 9.

Date Inspected 12/02/2006

Additions, Outbuildings & Improvements

Type	Year	Units	Grade	Cond	Phys.	Funct.	Sound Value	
11 1	0	336	0 0	0	0 %	0 %		1.ONE STORY FRAM
1 ONE STORY	0	96	0 0	0	0 %	0 %		2.TWO STORY FRAM
21 Open Frame	0	312	0 0	0	0 %	0 %		3.THREE STORY FR
90 BSMT ENTRY.....	0	36	0 0	0	0 %	0 %		4.1 & 1/2 STORY
26 1SFr Overhang	0	18	0 0	0	0 %	0 %		5.1 & 3/4 STORY
23 Frame Garage	0	768	0 0	0	0 %	0 %		6.2 & 1/2 STORY
24 Frame Shed	0	360	0 0	0	0 %	0 %		21.Open Frame Por
68 Wood Deck	2000	340	0 0	0	0 %	0 %		22.Encl Frame Por
24 Frame Shed	2000	72	0 0	0	0 %	0 %		23.Frame Garage
					%	%		24.Frame Shed
								25.Frame Bay Wind
								26.1SFr Overhang
								27.Unfin Basement
								28.Unfinished Att
								29.Finished Attic



WEBER, LORNA J WISCASSET ME 04578			Property Data			Assessment Record							
			Neighborhood 101 VILLAGE			Year	Land	Buildings	Exempt	Total			
			Tree Growth Year 0			2010	114,400	80,000	10,000	184,400			
			FARM LAND YEAR 0			2011	114,400	80,000	10,000	184,400			
B2647P136			OPEN SPACE YEAR 0			2012	114,400	80,000	10,000	184,400			
			Zone/Land Use 16 RESIDENTIAL			2013	114,400	80,000	10,000	184,400			
			Secondary Zone			2014	114,400	80,000	10,000	184,400			
						2015	114,400	80,000	10,000	184,400			
			Topography 1 Level			2016	114,400	80,000	15,000	179,400			
			1.Level 4.Below St 7.Steep			2017	114,400	80,000	20,000	174,400			
			2.Rolling 5.Low 8.Rough			2018	114,400	80,000	20,000	174,400			
			3.Above St 6.Swampy 9.			2019	114,400	80,000	20,000	174,400			
			Utilities 1 All Public			2020	114,400	107,300	25,000	196,700			
			1.Public 4.Dr Well 7.Cesspool			2021	114,400	112,700	25,000	202,100			
			2.Water 5.DUG/LAKE 8.			2022	114,400	116,400	24,000	206,800			
			3.Sewer 6.Septic 9.None			2023	143,000	145,500	25,000	263,500			
			Street 1 Paved			Land Data							
			1.Paved 4.Proposed 7.			Front Foot		Type	Effective		Influence		Influence Codes
			2.Semi Imp 5.Private 8.						Frontage	Depth	Factor	Code	
			3.Gravel 6.Pub Eas 9.NoStreet										
Inspection Witnessed By:			TREE GROWTH PLAN 0			11.Regular Lot 12.Delta Triangle 13.Nabla Triangle 14.Rear Land 15.Front Foot						1.Open Space 2.Neighborhood A 3.Topography 4.Size/Shape 5.Access 6.Restriction 7.Corner/Locatio 8.View/Environ 9.Fract Share Acres	
			CONSERV EASE 0										
			Sale Data										
			Sale Date 2/01/2001										
X			Price 83,000			Square Foot							
			Sale Type 2 Land & Buildings										
			1.Land 4.Mobile 7.										
			2.L & B 5.Other 8.										
No./Date			3.Building 6. 9.										
			Financing 9 Unknown										
			1.Convent 4.Seller 7.										
			2.FHA/VA 5.Private 8.										
Date			3.Assumed 6.Cash 9.Unknown										
			Validity 1 Arms Length Sale										
			1.Valid 4.Split 7.Renovate										
			2.Related 5.Partial 8.Other										
			3.Distress 6.Exempt 9.Foreclose										
			Verified 5 Public Record										
			1.Buyer 4.Agent 7.Family										
			2.Seller 5.Pub Rec 8.Other										
			3.Lender 6.MLS 9.										
Notes:						Fract. Acre		Acreeage/Sites					
			21.HS Size Adj										
			22.Base Waterfron										
			23.Deep WF Size A										
7/15/22 CALL COMP			Acres										
			24.Base Waterfron										
			25.Shallow WF Siz										
			26.Base Water Inf										
6/4/21 W/MR ON DOORBELL, ADJ BATHS, CALL HSE COMP, ADD WD.			27.Influence W Si										
			28.Rear Land 1-10										
			29.Rear Land 11-2										
4/13/20 GAR REPLACED, HOUSE INC REMOD, EP TO 1sFr, WD TO OP. ADJ COND.													
FORMER OWNER: MARIE EMERY (BRIAN EMERY) BK2435 PG0143. BK0523 PG0016													
2005-12 X 14 ADDITION ADDED - ONLY 50% DONE CHECK IN 2006.													
WISCASSET													
154 Federal Street Owner-Fr Gar is not useable.													

WISCASSET

Map Lot U03-009


Account 1410

Location 154 FEDERAL STREET

Card 1

Of 1

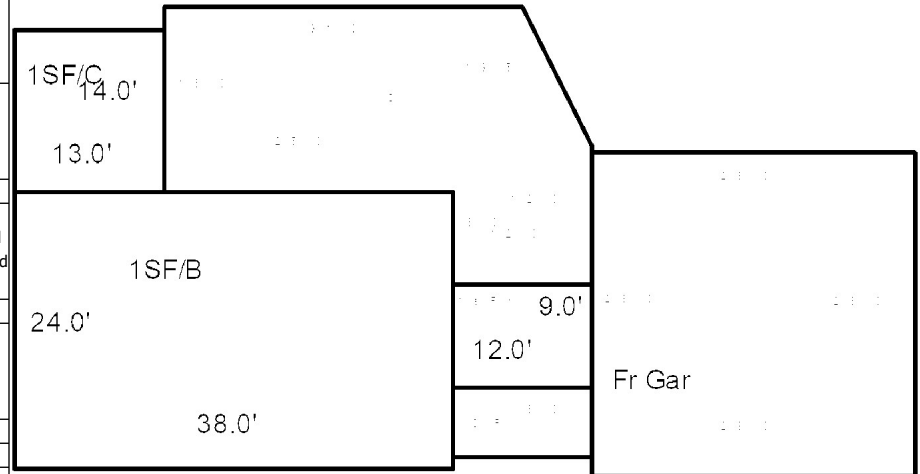
10/05/2023

Building Style 2 Ranch	SF Bsmt Living 0	Layout 1 Typical
1.Conv. 5.Colonial 9.Other	Fin Bsmt Grade 0 0	1.Typical 4. 7.
2.Ranch 6.Split 10.Double	HEARTH 0	2.Inadeq 5. 8.
3.R Ranch 7.Mod/Cont 11.Multi	Heat Type 100% 1 Hot Water BB	3. 6. 9.
4.Cape 8.Log 12.Cot.	1.HWBB 5.FWA 9.No Heat	Attic 9 None
Dwelling Units 1	2.HWCI 6.GravWA 10.	1.1/4 Fin 4.Full Fin 7.
Other Units 0	3.H Pump 7.Electric 11.	2.1/2 Fin 5.F/Stair 8.
Stories 1 One Story	4.Steam 8.F/Wall 12.	3.3/4 Fin 6. 9.None
1.1 4.1.5 7.	Cool Type 0% 9 None	Insulation 1 Full
2.2 5.1.75 8.	1.Refrig 4.W&C Air 7.	1.Full 4.Minimal 7.
3.3 6.2.5 9.	2.Evapor 5. 8.	2.Heavy 5.Unknown 8.
Exterior Walls 2 WOOD SHINGLE	3.H Pump 6. 9.None	3.Capped 6. 9.None
1.CLAP 5.T-111 9.OTHER	Kitchen Style 2 TYPICAL	Unfinished % 0%
2.WD SH 6.BR/STONE 10.	1.GOOD 4.Obsolete 7.	Grade & Factor 3 Average 100%
3.COMP 7.NOV 11.	2.TYPICAL 5. 8.	1.E Grade 4.B Grade 7.AA+ Grad
4.ASB/ASP 8.AL/VIN 12.	3.OLD TYPE 6. 9.None	2.D Grade 5.A Grade 8.AA++Grad
Roof Surface 1 Asphalt Shingles	Bath(s) Style 2 TYPICAL	3.C Grade 6.AA Grade 9.Same
1.Asphalt 4.Composit 7.	1.GOOD 4.Obsolete 7.	SQFT (Footprint) 912
2.Slate 5.Wood 8.	2.TYPICAL 5. 8.	Condition 6 Good
3.Metal 6.Other 9.	3.Old Type 6. 9.None	1.Poor 4.Avg 7.V G
SF Masonry Trim 0	# Rooms 5	2.Fair 5.Avg+ 8.Exc
OPEN-3-CUSTOM 0	# Bedrooms 3	3.Avg- 6.Good 9.Same
OPEN-4-CUSTOM 0	# Full Baths 1	Phys. % Good 0%
Year Built 1957	# Half Baths 1	Funct. % Good 100%
Year Remodeled 2020	# Addn Fixtures 0	Functional Code 9 None
Foundation 1 Concrete	# Fireplaces 0	1.Incomp 4.SMALL 7.LAYOUT
1.Concrete 4.Wood 7.		2.O-Built 5.CDU 8.OTHER
2.C Block 5.Slab 8.		3.Defmaint 6.STYLE 9.None
3.Br/Stone 6.Piers 9.		Econ. % Good 100%
Basement 4 Full Basement		Economic Code None
1.1/4 Bmt 4.Full Bmt 7.		0.None 3.Services 9.None
2.1/2 Bmt 5.None 8.		1.Location 4.Traffic 8.
3.3/4 Bmt 6. 9.None		2.Encroach 8.Other 9.
Bsmt Gar # Cars 0		Entrance Code 3 Information Only
Wet Basement 3 Wet Basement		1.Interior 4.Vacant 7.
1.Dry 4. 7.		2.Refusal 5.Estimate 8.
2.Damp 5. 8.		3.Informed 6. 9.
3.Wet 6. 9.		Information Code 1 Owner
		1.Owner 4.Agent 7.
		2.Relative 5.Estimate 8.
		3.Tenant 6.Other 9.

Date Inspected 12/02/2006

Additions, Outbuildings & Improvements

Type	Year	Units	Grade	Cond	Phys.	Funct.	Sound Value	
1 ONE STORY	0	108	3 100	0	0 %	100 %		1.ONE STORY FRAM
1 ONE STORY	2004	182	3 100	9	0 %	100 %		2.TWO STORY FRAM
21 Open Frame	2020	72	3 100	4	0 %	100 %		3.THREE STORY FR
23 Frame Garage	2020	784	3 100	4	0 %	100 %		4.1 & 1/2 STORY
68 Wood Deck	2020	652	2 100	4	0 %	100 %		5.1 & 3/4 STORY
					%	%		6.2 & 1/2 STORY
					%	%		21.Open Frame Por
					%	%		22.Encl Frame Por
					%	%		23.Frame Garage
					%	%		24.Frame Shed
					%	%		25.Frame Bay Wind
					%	%		26.1SFr Overhang
					%	%		27.Unfin Basement
					%	%		28.Unfinished Att
					%	%		29.Finished Attic



Property Data			Assessment Record						
Neighborhood 101 VILLAGE			Year	Land	Buildings	Exempt	Total		
			2010	123,600	116,400	10,000	230,000		
Tree Growth Year 0			2011	123,600	116,400	10,000	230,000		
FARM LAND YEAR 0			2012	123,600	116,400	10,000	230,000		
OPEN SPACE YEAR 0			2013	123,600	116,400	10,000	230,000		
Zone/Land Use 16 RESIDENTIAL			2014	123,600	116,400	10,000	230,000		
Secondary Zone			2015	123,600	116,400	10,000	230,000		
			2016	123,600	116,400	15,000	225,000		
Topography 3 Above Street			2017	123,600	116,400	20,000	220,000		
1.Level	4.Below St	7.Steep	2018	123,600	116,400	20,000	220,000		
2.Rolling	5.Low	8.Rough	2019	123,600	116,400	20,000	220,000		
3.Above St	6.Swampy	9.	2020	123,600	116,400	25,000	215,000		
Utilities 1 All Public			2021	123,600	116,400	25,000	215,000		
1.Public	4.Dr Well	7.Cesspool	2022	123,600	116,400	0	240,000		
2.Water	5.DUG/LAKE	8.	2023	154,500	145,600	0	300,100		
3.Sewer	6.Septic	9.None	Land Data						
Street 1 Paved									
1.Paved	4.Proposed	7.	Front Foot	Type	Effective		Influence		Influence Codes
2.Semi Imp	5.Private	8.			Frontage	Depth	Factor	Code	
3.Gravel	6.Pub Eas	9.NoStreet		11.Regular Lot			%	1.Open Space	
TREE GROWTH PLAN 0				12.Delta Triangle			%	2.Neighborhood A	
CONSERV EASE 0				13.Nabla Triangle			%	3.Topography	
Sale Data				14.Rear Land			%	4.Size/Shape	
Sale Date	7/30/2021			15.Front Foot			%	5.Access	
Price	380,000						%	6.Restriction	
Sale Type 2 Land & Buildings			Square Foot	Square Feet			Acres		
1.Land	4.Mobile	7.				%		7.Corner/Locatio	
2.L & B	5.Other	8.				%		8.View/Environ	
3.Building	6.	9.				%		9.Fract Share	
Financing 9 Unknown						%			
1.Convent	4.Seller	7.				%		30.Rear 20+	
2.FHA/VA	5.Private	8.				%		31.Waterfront Rea	
3.Assumed	6.Cash	9.Unknown				%		32.Open Space	
Validity 1 Arms Length Sale			Fract. Acre	Acreage/Sites		Total Acreage 2.29	33.RestrictEsm		
1.Valid	4.Split	7.Renovate		20	1.00		100 %	0	
2.Related	5.Partial	8.Other		21	1.00		100 %	0	
3.Distress	6.Exempt	9.Foreclose		28	1.29		100 %	0	
Verified 5 Public Record			Acres			%	34.PASTURE 1		
1.Buyer	4.Agent	7.Family				%	35.HORTICULTURAL-		
2.Seller	5.Pub Rec	8.Other				%	36.Pasture 3		
3.Lender	6.MLS	9.				%	37.Softwood		
						%	38.Mixed Wood		
						%	39.Hardwood		
					%	40.Wasteland			
					%	41.CAMP SITE			
					%	42.Mobile Home Si			
					%	43.Condo Site			
					%	44.Site Improve			
					%	45.CAMP SITE			
					%	46.PAVING/00			

WISCASSET

Map Lot U03-010

Account 1411

Location 164 FEDERAL STREET

Card 1

Of 1

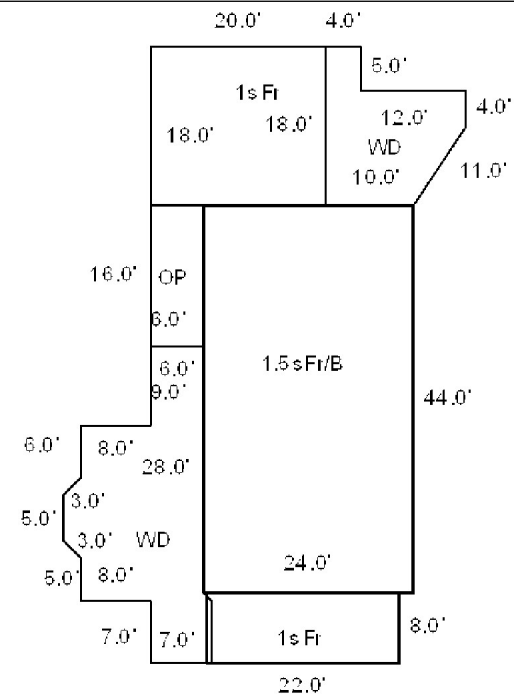
10/05/2023

Building Style	1 Conventional		SF Bsmt Living	0		Layout	1 Typical		
1.Conv.	5.Colonial	9.Other	Fin Bsmt Grade	0 0		1.Typical	4.	7.	
2.Ranch	6.Split	10.Double	HEARTH	0		2.Inadeq	5.	8.	
3.R Ranch	7.Mod/Cont	11.Multi	Heat Type	100%	5 Forced Warm Air	3.	6.	9.	
4.Cape	8.Log	12.Cot.	1.HWBB	5.FWA	9.No Heat	Attic	9 None		
Dwelling Units	1		2.HWCI	6.GravWA	10.	1.1/4 Fin	4.Full Fin	7.	
Other Units	0		3.H Pump	7.Electric	11.	2.1/2 Fin	5.F/Stair	8.	
Stories	4 One & 1/2 Story		4.Steam	8.F/Wall	12.	3.3/4 Fin	6.	9.None	
1.1	4.1.5	7.	Cool Type	0%	9 None	Insulation	1 Full		
2.2	5.1.75	8.	1.Refrig	4.W&C Air	7.	1.Full	4.Minimal	7.	
3.3	6.2.5	9.	2.Evapor	5.	8.	2.Heavy	5.Unknown	8.	
Exterior Walls	8 ALUM/VINYL		3.H Pump	6.	9.None	3.Capped	6.	9.None	
1.CLAP	5.T-111	9.OTHER	Kitchen Style	2 TYPICAL		Unfinished %	0%		
2.WD SH	6.BR/STONE	10.	1.GOOD	4.Obsolete	7.	Grade & Factor	4 Good 95%		
3.COMP	7.NOv	11.	2.TYPICAL	5.	8.	1.E Grade	4.B Grade	7.AA+ Grad	
4.ASB/ASP	8.AL/VIN	12.	3.OLD TYPE	6.	9.None	2.D Grade	5.A Grade	8.AA++Grad	
Roof Surface	1 Asphalt Shingles		Bath(s) Style	2 TYPICAL		3.C Grade	6.AA Grade	9.Same	
1.Asphalt	4.Composit	7.	1.GOOD	4.Obsolete	7.	SQFT (Footprint)	1056		
2.Slate	5.Wood	8.	2.TYPICAL	5.	8.	Condition	4 Average		
3.Metal	6.Other	9.	3.Old Type	6.	9.None	1.Poor	4.Avg	7.V G	
SF Masonry Trim	0		# Rooms	8		2.Fair	5.Avg+	8.Exc	
OPEN-3-CUSTOM	0		# Bedrooms	4		3.Avg-	6.Good	9.Same	
OPEN-4-CUSTOM	0		# Full Baths	2		Phys. % Good	0%		
Year Built	1940		# Half Baths	0		Funct. % Good	100%		
Year Remodeled	0		# Addn Fixtures	0		Functional Code	9 None		
Foundation	1 Concrete		# Fireplaces	0		1.Incomp	4.SMALL	7.LAYOUT	
1.Concrete	4.Wood	7.				2.O-Built	5.CDU	8.OTHER	
2.C Block	5.Slab	8.				3.Defmaint	6.STYLE	9.None	
3.Br/Stone	6.Piers	9.				Econ. % Good	100%		
Basement	3 3/4 Basement					Economic Code	None		
1.1/4 Bmt	4.Full Bmt	7.				0.None	3.Services	9.None	
2.1/2 Bmt	5.None	8.				1.Location	4.Traffic	8.	
3.3/4 Bmt	6.	9.None				2.Encroach	8.Other	9.	
Bsmt Gar # Cars	0					Entrance Code	1 Interior Inspect		
Wet Basement	2 Damp Basement					1.Interior	4.Vacant	7.	
1.Dry	4.	7.				2.Refusal	5.Estimate	8.	
2.Damp	5.	8.				3.Informed	6.	9.	
3.Wet	6.	9.				Information Code	1 Owner		

Date Inspected 1/26/2007

Additions, Outbuildings & Improvements

Type	Year	Units	Grade	Cond	Phys.	Funct.	Sound Value	2.TWO STORY FRAM
68 Wood Deck	0	391	0 0	0	0 %	0 %		3.THREE STORY FR
21 Open Frame	1999	96	4 100	4	0 %	100 %		4.1 & 1/2 STORY
1 ONE STORY	1999	360	4 100	4	0 %	30 %		5.1 & 3/4 STORY
68 Wood Deck	1999	201	4 100	4	0 %	100 %		6.2 & 1/2 STORY
73 AB.GR. POOL.....	1999	1	3 100	4	99 %	100 %		21.Open Frame Por
24 Frame Shed	0	140	0 0	0	0 %	0 %		22.Encl Frame Por
1 ONE STORY	0	176	0 0	0	0 %	0 %		23.Frame Garage
					%	%		24.Frame Shed
					%	%		25.Frame Bay Wind
					%	%		26.1Sfr Overhang
					%	%		27.Unfin Basement
					%	%		28.Unfinished Att
					%	%		29.Finished Attc



Map Lot U03-010-A

Account 1412

Location 73 LANGDON ROAD

Card 1 Of 1 10/05/2023

LUPTON, RONALD W
LUPTON, LINDA H
WISCASSET ME 04578

B982P271

Inspection Witnessed By:

X

Date

No./Date	Description	Date Insp.

Notes:

WISCASSET

Property Data

Neighborhood		104 RURAL NORTHWEST	
Tree Growth Year		0	
FARM LAND YEAR		0	
OPEN SPACE YEAR		0	
Zone/Land Use		16 RESIDENTIAL	
Secondary Zone			
Topography		7 Steep	
1.Level	4.Below St	7.Steep	
2.Rolling	5.Low	8.Rough	
3.Above St	6.Swampy	9.	
Utilities	4 Drilled Well	3 Public Sewer	
1.Public	4.Dr Well	7.Cesspool	
2.Water	5.DUG/LAKE	8.	
3.Sewer	6.Septic	9.None	
Street	3 Gravel		
1.Paved	4.Proposed	7.	
2.Semi Imp	5.Private	8.	
3.Gravel	6.Pub Eas	9.NoStreet	
TREE GROWTH PLAN		0	
CONSERV EASE		0	
Sale Data			
Sale Date			
Price			
Sale Type			
1.Land	4.Mobile	7.	
2.L & B	5.Other	8.	
3.Building	6.	9.	
Financing			
1.Convent	4.Seller	7.	
2.FHA/VA	5.Private	8.	
3.Assumed	6.Cash	9.Unknown	
Validity			
1.Valid	4.Split	7.Renovate	
2.Related	5.Partial	8.Other	
3.Distress	6.Exempt	9.Foreclose	
Verified			
1.Buyer	4.Agent	7.Family	
2.Seller	5.Pub Rec	8.Other	
3.Lender	6.MLS	9.	

Assessment Record

Year	Land	Buildings	Exempt	Total
2010	31,300	150,500	10,000	171,800
2011	31,300	150,500	10,000	171,800
2012	31,300	150,500	10,000	171,800
2013	31,300	150,500	10,000	171,800
2014	31,300	150,500	10,000	171,800
2015	31,300	150,500	10,000	171,800
2016	31,300	150,500	15,000	166,800
2017	31,300	150,500	20,000	161,800
2018	31,300	150,500	20,000	161,800
2019	31,300	150,500	20,000	161,800
2020	31,300	150,500	25,000	156,800
2021	31,300	150,500	25,000	156,800
2022	31,300	150,500	24,000	157,800
2023	39,100	188,200	25,000	202,300

Land Data

Front Foot	Type	Effective		Influence		Influence Codes
		Frontage	Depth	Factor	Code	
11.Regular Lot				%		1.Open Space
12.Delta Triangle				%		2.Neighborhood A
13.Nabla Triangle				%		3.Topography
14.Rear Land				%		4.Size/Shape
15.Front Foot				%		5.Access
				%		6.Restriction
				%		7.Corner/Locatio
				%		8.View/Environ
				%		9.Fract Share
				%		Acres
				%		30.Rear 20+
				%		31.Waterfront Rea
				%		32.Open Space
				%		33.RestrictEsm
				%		34.PASTURE 1
				%		35.HORTICULTURAL-
				%		36.Pasture 3
				%		37.Softwood
				%		38.Mixed Wood
				%		39.Hardwood
				%		40.Wasteland
				%		41.CAMP SITE
				%		42.Mobile Home Si
				%		43.Condo Site
				%		44.Site Improve
				%		45.CAMP SITE
				%		46.PAVING/00
Total Acreage		1.24				

WISCASSET

Map Lot U03-010-A




Account 1412

Location 73 LANGDON ROAD

Card 1

Of 1

10/05/2023

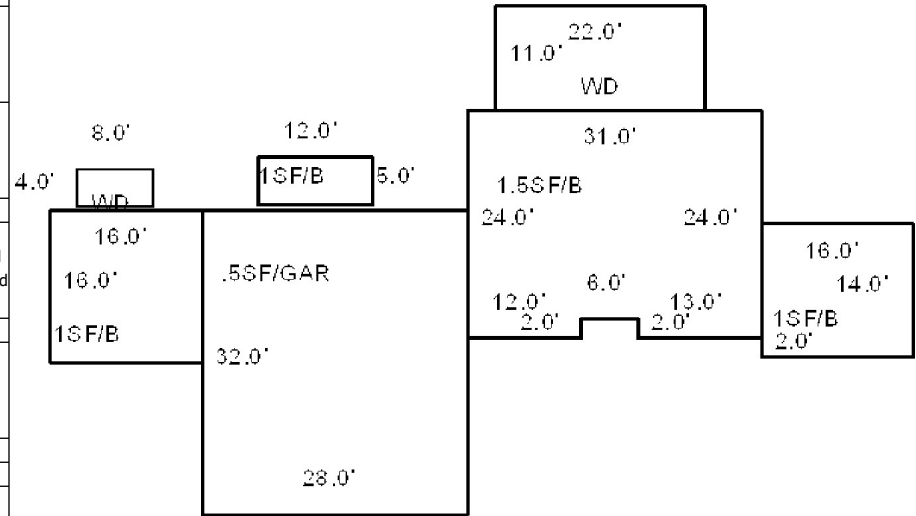
Building Style 7 Modern/Contemp.	SF Bsmt Living 0	Layout 1 Typical
1.Conv. 5.Colonial 9.Other	Fin Bsmt Grade 0 0	1.Typical 4. 7.
2.Ranch 6.Split 10.Double	HEARTH 0	2.Inadeq 5. 8.
3.R Ranch 7.Mod/Cont 11.Multi	Heat Type 100% 1 Hot Water BB	3. 6. 9.
4.Cape 8.Log 12.Cot.	1.HWBB 5.FWA 9.No Heat	Attic 9 None
Dwelling Units 1	2.HWCI 6.GravWA 10.	1.1/4 Fin 4.Full Fin 7.
Other Units 0	3.H Pump 7.Electric 11.	2.1/2 Fin 5.F/Stair 8.
Stories 4 One & 1/2 Story	4.Steam 8.F/Wall 12.	3.3/4 Fin 6. 9.None
1.1 4.1.5 7.	Cool Type 0% 9 None	Insulation 2 Heavy
2.2 5.1.75 8.	1.Refrig 4.W&C Air 7.	1.Full 4.Minimal 7.
3.3 6.2.5 9.	2.Evapor 5. 8.	2.Heavy 5.Unknown 8.
Exterior Walls 9 OTHER	3.H Pump 6. 9.None	3.Capped 6. 9.None
1.CLAP 5.T-111 9.OTHER	Kitchen Style 1 GOOD	Unfinished % 0%
2.WD SH 6.BR/STONE 10.	1.GOOD 4.Obsolete 7.	Grade & Factor 4 Good 95%
3.COMP 7.NOV 11.	2.TYPICAL 5. 8.	1.E Grade 4.B Grade 7.AA+ Grad
4.ASB/ASP 8.AL/VIN 12.	3.OLD TYPE 6. 9.None	2.D Grade 5.A Grade 8.AA++Grad
Roof Surface 1 Asphalt Shingles	Bath(s) Style 1 GOOD	3.C Grade 6.AA Grade 9.Same
1.Asphalt 4.Composit 7.	1.GOOD 4.Obsolete 7.	SQFT (Footprint) 726
2.Slate 5.Wood 8.	2.TYPICAL 5. 8.	Condition 4 Average
3.Metal 6.Other 9.	3.Old Type 6. 9.None	1.Poor 4.Avg 7.V G
SF Masonry Trim 0	# Rooms 7	2.Fair 5.Avg+ 8.Exc
OPEN-3-CUSTOM 0	# Bedrooms 3	3.Avg- 6.Good 9.Same
OPEN-4-CUSTOM 0	# Full Baths 2	Phys. % Good 0%
Year Built 1974	# Half Baths 1	Funct. % Good 100%
Year Remodeled 1991	# Addn Fixtures 0	Functional Code 9 None
Foundation 1 Concrete	# Fireplaces 0	1.Incomp 4.SMALL 7.LAYOUT
1.Concrete 4.Wood 7.		2.O-Built 5.CDU 8.OTHER
2.C Block 5.Slab 8.		3.Defmaint 6.STYLE 9.None
3.Br/Stone 6.Piers 9.		Econ. % Good 100%
Basement 4 Full Basement		Economic Code None
1.1/4 Bmt 4.Full Bmt 7.		0.None 3.Services 9.None
2.1/2 Bmt 5.None 8.		1.Location 4.Traffic 8.
3.3/4 Bmt 6. 9.None		2.Encroach 8.Other 9.
Bsmt Gar # Cars 0		Entrance Code 1 Interior Inspect
Wet Basement 1 Dry Basement		1.Interior 4.Vacant 7.
1.Dry 4. 7.		2.Refusal 5.Estimate 8.
2.Damp 5. 8.		3.Informed 6. 9.
3.Wet 6. 9.		Information Code 1 Owner
		1.Owner 4.Agent 7.
		2.Relative 5.Estimate 8.
		3.Tenant 6.Other 9.

Date Inspected 12/02/2004

Additions, Outbuildings & Improvements

Type	Year	Units	Grade	Cond	Phys.	Funct.	Sound Value
11 1	0	224	4 95	4	0 %	100 %	
11 1	0	256	4 95	4	0 %	100 %	
11 1	0	60	4 95	4	0 %	100 %	
21 Open Frame	0	18	3 100	4	0 %	100 %	
68 Wood Deck	0	242	3 100	4	0 %	100 %	
93 1/2S AD/GAR.....	0	896	4 95	4	0 %	100 %	
68 Wood Deck	0	32	3 100	4	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.Frame Garage
24.Frame Shed
25.Frame Bay Wind
26.1SFr Overhang
27.Unfin Basement
28.Unfinished Att
29.Finished Attic



Map Lot U03-010-B

Account 1413

Location 158 FEDERAL STREET

Card 1 Of 1 10/05/2023

HUBERT, CORY A
FOURRE, LISA M
158 FEDERAL ST
WISCASSET ME 04250

B2176P146 B4876P154

Previous Owner
SCHILKE, CONRAD P.
SCHILKE, NANCY B.

WISCASSET ME 04578
Sale Date: 4/13/2015

Inspection Witnessed By:

X

Date

No./Date	Description	Date Insp.

Notes:
'17 add wd.

WISCASSET

Property Data			Assessment Record								
Neighborhood 101 VILLAGE			Year	Land		Buildings		Exempt	Total		
			2010	122,100		138,200		10,000	250,300		
Tree Growth Year 0			2011	122,100		138,200		10,000	250,300		
FARM LAND YEAR 0			2012	122,100		138,200		10,000	250,300		
OPEN SPACE YEAR 0			2013	122,100		138,200		10,000	250,300		
Zone/Land Use 16 RESIDENTIAL			2014	122,100		138,200		10,000	250,300		
Secondary Zone			2015	122,100		138,200		10,000	250,300		
			2016	122,100		138,200		0	260,300		
Topography 1 Level			2017	122,100		141,800		20,000	243,900		
1.Level	4.Below St	7.Steep	2018	122,100		141,800		20,000	243,900		
2.Rolling	5.Low	8.Rough	2019	122,100		141,800		20,000	243,900		
3.Above St	6.Swampy	9.	2020	122,100		141,800		25,000	238,900		
Utilities 1 All Public			2021	122,100		141,800		25,000	238,900		
1.Public	4.Dr Well	7.Cesspool	2022	122,100		141,800		24,000	239,900		
2.Water	5.DUG/LAKE	8.	2023	152,700		177,300		25,000	305,000		
3.Sewer	6.Septic	9.None	Land Data								
Street 1 Paved											
1.Paved	4.Proposed	7.	Front Foot		Type	Effective		Influence		Influence Codes	
2.Semi Imp	5.Private	8.				Frontage	Depth	Factor	Code		
3.Gravel	6.Pub Eas	9.NoStreet			11.Regular Lot				%		1.Open Space
TREE GROWTH PLAN 0					12.Delta Triangle				%		2.Neighborhood A
CONSERV EASE 0					13.Nabla Triangle				%		3.Topography
Sale Data			14.Rear Land				%		4.Size/Shape		
			15.Front Foot				%		5.Access		
Price 135,500			Square Foot			Square Feet				6.Restriction	
Sale Type 2 Land & Buildings								%		7.Corner/Locatio	
1.Land	4.Mobile	7.						%		8.View/Environ	
2.L & B	5.Other	8.						%		9.Fract Share	
3.Building	6.	9.						%		Acres	
Financing 9 Unknown			16.Regular Lot				%		30.Rear 20+		
1.Convent	4.Seller	7.	17.Secondary Site				%		31.Waterfront Rea		
2.FHA/VA	5.Private	8.	18.Secondary Site				%		32.Open Space		
3.Assumed	6.Cash	9.Unknown	19.Condominium				%		33.RestrictEsm		
Validity 1 Arms Length Sale			20.Base Homesite				%		34.PASTURE 1		
			Fract. Acre		Acreage/Sites					35.HORTICULTURAL-	
			1.Valid	4.Split	7.Renovate	21	1.00	100	%	0	36.Pasture 3
			2.Related	5.Partial	8.Other	22	1.00	100	%	0	37.Softwood
			3.Distress	6.Exempt	9.Foreclose	28	0.57	100	%	0	38.Mixed Wood
Verified 5 Public Record			24.Base Waterfron				%		39.Hardwood		
1.Buyer	4.Agent	7.Family	25.Shallow WF Siz				%		40.Wasteland		
2.Seller	5.Pub Rec	8.Other	26.Base Water Inf				%		41.CAMP SITE		
3.Lender	6.MLS	9.	27.Influence W Si				%		42.Mobile Home Si		
			28.Rear Land 1-10		Total Acreage 1.57						
			29.Rear Land 11-2								

WISCASSET

Map Lot U03-010-B


Account 1413

Location 158 FEDERAL STREET

Card 1

Of 1

10/05/2023

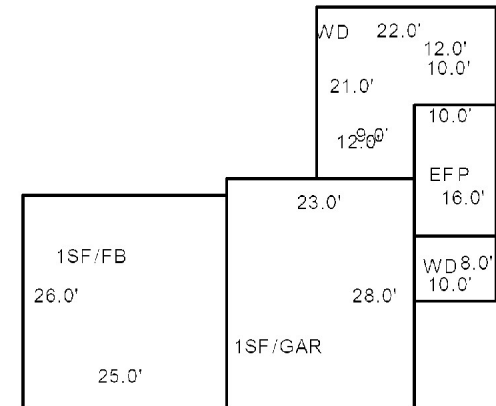
Building Style 6 Split Level	SF Bsmt Living 650	Layout 1 Typical
1.Conv. 5.Colonial 9.Other	Fin Bsmt Grade 9 105	1.Typical 4. 7.
2.Ranch 6.Split 10.Double	HEARTH 1	2.Inadeq 5. 8.
3.R Ranch 7.Mod/Cont 11.Multi	Heat Type 100% 1 Hot Water BB	3. 6. 9.
4.Cape 8.Log 12.Cot.	1.HWBB 5.FWA 9.No Heat	Attic 9 None
Dwelling Units 1	2.HWCI 6.GravWA 10.	1.1/4 Fin 4.Full Fin 7.
Other Units 0	3.H Pump 7.Electric 11.	2.1/2 Fin 5.F/Stair 8.
Stories 1 One Story	4.Steam 8.F/Wall 12.	3.3/4 Fin 6. 9.None
1.1 4.1.5 7.	Cool Type 0% 9 None	Insulation 1 Full
2.2 5.1.75 8.	1.Refrig 4.W&C Air 7.	1.Full 4.Minimal 7.
3.3 6.2.5 9.	2.Evapor 5. 8.	2.Heavy 5.Unknown 8.
Exterior Walls 8 ALUM/VINYL	3.H Pump 6. 9.None	3.Capped 6. 9.None
1.CLAP 5.T-111 9.OTHER	Kitchen Style 2 TYPICAL	Unfinished % 0%
2.WD SH 6.BR/STONE 10.	1.GOOD 4.Obsolete 7.	Grade & Factor 3 Average 105%
3.COMP 7.NOV 11.	2.TYPICAL 5. 8.	1.E Grade 4.B Grade 7.AA+ Grad
4.ASB/ASP 8.AL/VIN 12.	3.OLD TYPE 6. 9.None	2.D Grade 5.A Grade 8.AA++Grad
Roof Surface 1 Asphalt Shingles	Bath(s) Style 2 TYPICAL	3.C Grade 6.AA Grade 9.Same
1.Asphalt 4.Composit 7.	1.GOOD 4.Obsolete 7.	SQFT (Footprint) 1294
2.Slate 5.Wood 8.	2.TYPICAL 5. 8.	Condition 4 Average
3.Metal 6.Other 9.	3.Old Type 6. 9.None	1.Poor 4.Avg 7.V G
SF Masonry Trim 0	# Rooms 8	2.Fair 5.Avg+ 8.Exc
OPEN-3-CUSTOM 0	# Bedrooms 3	3.Avg- 6.Good 9.Same
OPEN-4-CUSTOM 0	# Full Baths 1	Phys. % Good 0%
Year Built 1975	# Half Baths 1	Funct. % Good 100%
Year Remodeled 0	# Addn Fixtures 0	Functional Code 9 None
Foundation 1 Concrete	# Fireplaces 1	1.Incomp 4.SMALL 7.LAYOUT
1.Concrete 4.Wood 7.		2.O-Built 5.CDU 8.OTHER
2.C Block 5.Slab 8.		3.Defmaint 6.STYLE 9.None
3.Br/Stone 6.Piers 9.		Econ. % Good 100%
Basement 4 Full Basement		Economic Code None
1.1/4 Bmt 4.Full Bmt 7.		0.None 3.Services 9.None
2.1/2 Bmt 5.None 8.		1.Location 4.Traffic 8.
3.3/4 Bmt 6. 9.None		2.Encroach 8.Other 9.
Bsmt Gar # Cars 1		Entrance Code 1 Interior Inspect
Wet Basement 1 Dry Basement		1.Interior 4.Vacant 7.
1.Dry 4. 7.		2.Refusal 5.Estimate 8.
2.Damp 5. 8.		3.Informed 6. 9.
3.Wet 6. 9.		Information Code 1 Owner
		1.Owner 4.Agent 7.
		2.Relative 5.Estimate 8.
		3.Tenant 6.Other 9.

Date Inspected 6/04/2010

Additions, Outbuildings & Improvements

Type	Year	Units	Grade	Cond	Phys.	Funct.	Sound Value
68 Wood Deck	1988	134	3 100	4	0 %	100 %	
24 Frame Shed	1975	210	3 100	4	0 %	100 %	
22 Encl Frame Porch	2009	160	3 100	4	0 %	100 %	
68 Wood Deck	2009	80	3 100	4	0 %	100 %	
68 Wood Deck	2016	372	3 100	4	0 %	100 %	
					%	%	
					%	%	
					%	%	
					%	%	
					%	%	
					%	%	

SHED 14X15



WISCASSET

Map Lot U03-011

Account 1414

Location 174 FEDERAL STREET

Card 1

Of 1

10/05/2023

Building Style 4 Cape Cod	SF Bsmt Living 0	Layout 1 Typical
1.Conv. 5.Colonial 9.Other	Fin Bsmt Grade 0 0	1.Typical 4. 7.
2.Ranch 6.Split 10.Double	HEARTH 0	2.Inadeq 5. 8.
3.R Ranch 7.Mod/Cont 11.Multi	Heat Type 100% 5 Forced Warm Air	3. 6. 9.
4.Cape 8.Log 12.Cot.	1.HWBB 5.FWA 9.No Heat	Attic 9 None
Dwelling Units 1	2.HWCI 6.GravWA 10.	1.1/4 Fin 4.Full Fin 7.
Other Units 0	3.H Pump 7.Electric 11.	2.1/2 Fin 5.F/Stair 8.
Stories 5 One & 3/4 Story	4.Steam 8.F/Wall 12.	3.3/4 Fin 6. 9.None
1.1 4.1.5 7.	Cool Type 0% 9 None	Insulation 1 Full
2.2 5.1.75 8.	1.Refrig 4.W&C Air 7.	1.Full 4.Minimal 7.
3.3 6.2.5 9.	2.Evapor 5. 8.	2.Heavy 5.Unknown 8.
Exterior Walls 8 ALUM/VINYL	3.H Pump 6. 9.None	3.Capped 6. 9.None
1.CLAP 5.T-111 9.OTHER	Kitchen Style 2 TYPICAL	Unfinished % 0%
2.WD SH 6.BR/STONE 10.	1.GOOD 4.Obsolete 7.	Grade & Factor 3 Average 105%
3.COMP 7.NOV 11.	2.TYPICAL 5. 8.	1.E Grade 4.B Grade 7.AA+ Grad
4.ASB/ASP 8.AL/VIN 12.	3.OLD TYPE 6. 9.None	2.D Grade 5.A Grade 8.AA++Grad
Roof Surface 1 Asphalt Shingles	Bath(s) Style 2 TYPICAL	3.C Grade 6.AA Grade 9.Same
1.Asphalt 4.Composit 7.	1.GOOD 4.Obsolete 7.	SQFT (Footprint) 648
2.Slate 5.Wood 8.	2.TYPICAL 5. 8.	Condition 4 Average
3.Metal 6.Other 9.	3.Old Type 6. 9.None	1.Poor 4.Avg 7.V G
SF Masonry Trim 0	# Rooms 5	2.Fair 5.Avg+ 8.Exc
OPEN-3-CUSTOM 0	# Bedrooms 3	3.Avg- 6.Good 9.Same
OPEN-4-CUSTOM 0	# Full Baths 1	Phys. % Good 0%
Year Built 1930	# Half Baths 1	Funct. % Good 100%
Year Remodeled 1991	# Addn Fixtures 0	Functional Code 9 None
Foundation 1 Concrete	# Fireplaces 0	1.Incomp 4.SMALL 7.LAYOUT
1.Concrete 4.Wood 7.		2.O-Built 5.CDU 8.OTHER
2.C Block 5.Slab 8.		3.Defmait 6.STYLE 9.None
3.Br/Stone 6.Piers 9.		Econ. % Good 100%
Basement 4 Full Basement		Economic Code None
1.1/4 Bmt 4.Full Bmt 7.		0.None 3.Services 9.None
2.1/2 Bmt 5.None 8.		1.Location 4.Traffic 8.
3.3/4 Bmt 6. 9.None		2.Encroach 8.Other 9.
Bsmt Gar # Cars 0		Entrance Code 1 Interior Inspect
Wet Basement 1 Dry Basement		1.Interior 4.Vacant 7.
1.Dry 4. 7.		2.Refusal 5.Estimate 8.
2.Damp 5. 8.		3.Informed 6. 9.
3.Wet 6. 9.		Information Code 1 Owner
		1.Owner 4.Agent 7.
		2.Relative 5.Estimate 8.
		3.Tenant 6.Other 9.

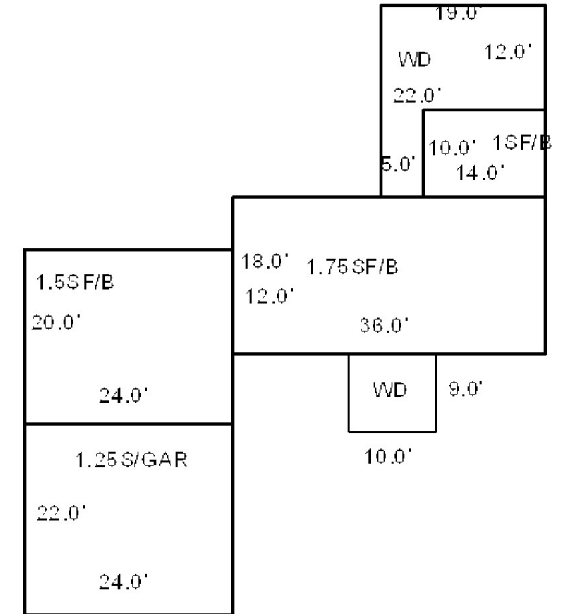
Date Inspected 12/02/2006

Additions, Outbuildings & Improvements

Type	Year	Units	Grade	Cond	Phys.	Funct.	Sound Value
11 1	0	140	0 0	0	0 %	0 %	
14 1.5 Story/BSMT	0	480	0 0	0	0 %	0 %	
76 1.25 ST	0	528	0 0	0	0 %	0 %	
68 Wood Deck	0	338	0 0	0	0 %	0 %	
24 Frame Shed	0	324	0 0	0	0 %	0 %	
24 Frame Shed	0	108	0 0	0	0 %	0 %	
					%	%	
					%	%	
					%	%	
					%	%	
					%	%	

SHED 18X18

SHED 6X18



Map Lot U03-012

Account 1415

Location 182 FEDERAL STREET

Card 1 Of 1 10/05/2023

KALER, JOAN
P.O. BOX 1003
WISCASSET ME 04578

B1645P65 B4800P213 B4844P27

Previous Owner
KALER, CLINTON D. (DEWISEES)
KALER, DEAN, JAMES, & JOAN
C/O JAMES E. KALER, SR., PR
NOBLEBORO ME 04555 8628
Sale Date: 12/04/2014

Inspection Witnessed By:

X

Date

No./Date	Description	Date Insp.

Notes:

4/13/20 ADD WD SIZE EST.

2015-Mr.Kaler passed away 6/30/14, leaving property to his three children.

WISCASSET

Property Data

Neighborhood	101 VILLAGE		
Tree Growth Year	0		
FARM LAND YEAR	0		
OPEN SPACE YEAR	0		
Zone/Land Use	16 RESIDENTIAL		
Secondary Zone			
Topography	2 Rolling		
1.Level	4.Below St	7.Steep	
2.Rolling	5.Low	8.Rough	
3.Above St	6.Swampy	9.	
Utilities	1 All Public		
1.Public	4.Dr Well	7.Cesspool	
2.Water	5.DUG/LAKE	8.	
3.Sewer	6.Septic	9.None	
Street	1 Paved		
1.Paved	4.Proposed	7.	
2.Semi Imp	5.Private	8.	
3.Gravel	6.Pub Eas	9.NoStreet	
TREE GROWTH PLAN	0		
CONSERV EASE	0		
Sale Data			
Sale Date	12/04/2014		
Price			
Sale Type	2 Land & Buildings		
1.Land	4.Mobile	7.	
2.L & B	5.Other	8.	
3.Building	6.	9.	
Financing	9 Unknown		
1.Convent	4.Seller	7.	
2.FHA/VA	5.Private	8.	
3.Assumed	6.Cash	9.Unknown	
Validity	2 Related Parties		
1.Valid	4.Split	7.Renovate	
2.Related	5.Partial	8.Other	
3.Distress	6.Exempt	9.Foreclose	
Verified	5 Public Record		
1.Buyer	4.Agent	7.Family	
2.Seller	5.Pub Rec	8.Other	
3.Lender	6.MLS	9.	

Assessment Record

Year	Land	Buildings	Exempt	Total
2010	121,200	70,500	0	191,700
2011	121,200	70,500	0	191,700
2012	121,200	70,500	0	191,700
2013	121,200	70,500	0	191,700
2014	121,200	70,500	0	191,700
2015	121,200	70,500	0	191,700
2016	121,200	70,500	0	191,700
2017	121,200	70,500	0	191,700
2018	121,200	70,500	20,000	171,700
2019	121,200	70,500	20,000	171,700
2020	121,200	72,100	25,000	168,300
2021	121,200	72,100	25,000	168,300
2022	121,200	72,100	24,000	169,300
2023	151,500	90,200	25,000	216,700

Land Data

Front Foot	Type	Effective		Influence		Influence Codes
		Frontage	Depth	Factor	Code	
11.Regular Lot				%		1.Open Space
12.Delta Triangle				%		2.Neighborhood A
13.Nabla Triangle				%		3.Topography
14.Rear Land				%		4.Size/Shape
15.Front Foot				%		5.Access
				%		6.Restriction
				%		7.Corner/Locatio
				%		8.View/Environ
				%		9.Fract Share
				%		Acres
				%		30.Rear 20+
				%		31.Waterfront Rea
				%		32.Open Space
				%		33.RestrictEsm
				%		34.PASTURE 1
				%		35.HORTICULTURAL-
				%		36.Pasture 3
				%		37.Softwood
				%		38.Mixed Wood
				%		39.Hardwood
				%		40.Wasteland
				%		41.CAMP SITE
				%		42.Mobile Home Si
				%		43.Condo Site
				%		44.Site Improve
				%		45.CAMP SITE
				%		46.PAVING/00
Total Acreage		1.08				


WISCASSET

Map Lot U03-012

Account 1415

Location 182 FEDERAL STREET

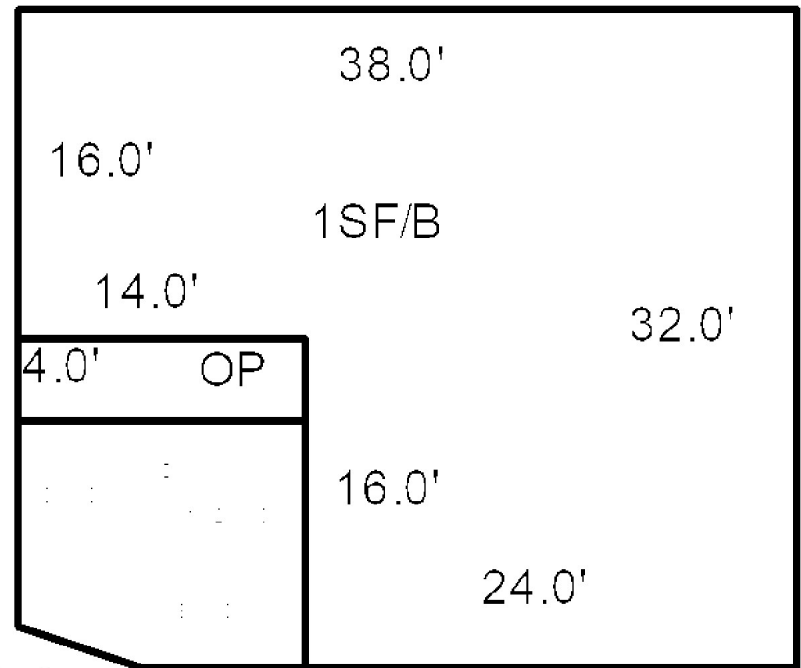
Card 1 Of 1 10/05/2023

Building Style 2 Ranch	SF Bsmt Living 0	Layout 1 Typical
1.Conv. 5.Colonial 9.Other	Fin Bsmt Grade 0 0	1.Typical 4. 7.
2.Ranch 6.Split 10.Double	HEARTH 0	2.Inadeq 5. 8.
3.R Ranch 7.Mod/Cont 11.Multi	Heat Type 100% 1 Hot Water BB	3. 6. 9.
4.Cape 8.Log 12.Cot.	1.HWBB 5.FWA 9.No Heat	Attic 9 None
Dwelling Units 1	2.HWCI 6.GravWA 10.	1.1/4 Fin 4.Full Fin 7.
Other Units 0	3.H Pump 7.Electric 11.	2.1/2 Fin 5.F/Stair 8.
Stories 1 One Story	4.Steam 8.F/Wall 12.	3.3/4 Fin 6. 9.None
1.1 4.1.5 7.	Cool Type 0% 9 None	Insulation 1 Full
2.2 5.1.75 8.	1.Refrig 4.W&C Air 7.	1.Full 4.Minimal 7.
3.3 6.2.5 9.	2.Evapor 5. 8.	2.Heavy 5.Unknown 8.
Exterior Walls 8 ALUM/VINYL	3.H Pump 6. 9.None	3.Capped 6. 9.None
1.CLAP 5.T-111 9.OTHER	Kitchen Style 2 TYPICAL	Unfinished % 0%
2.WD SH 6.BR/STONE 10.	1.GOOD 4.Obsolete 7.	Grade & Factor 3 Average 100%
3.COMP 7.NOV 11.	2.TYPICAL 5. 8.	1.E Grade 4.B Grade 7.AA+ Grad
4.ASB/ASP 8.AL/VIN 12.	3.OLD TYPE 6. 9.None	2.D Grade 5.A Grade 8.AA++Grad
Roof Surface 1 Asphalt Shingles	Bath(s) Style 2 TYPICAL	3.C Grade 6.AA Grade 9.Same
1.Asphalt 4.Composit 7.	1.GOOD 4.Obsolete 7.	SQFT (Footprint) 992
2.Slate 5.Wood 8.	2.TYPICAL 5. 8.	Condition 4 Average
3.Metal 6.Other 9.	3.Old Type 6. 9.None	1.Poor 4.Avg 7.V G
SF Masonry Trim 0	# Rooms 5	2.Fair 5.Avg+ 8.Exc
OPEN-3-CUSTOM 0	# Bedrooms 3	3.Avg- 6.Good 9.Same
OPEN-4-CUSTOM 0	# Full Baths 1	Phys. % Good 0%
Year Built 1956	# Half Baths 0	Funct. % Good 100%
Year Remodeled 0	# Addn Fixtures 0	Functional Code 9 None
Foundation 1 Concrete	# Fireplaces 1	1.Incomp 4.SMALL 7.LAYOUT
1.Concrete 4.Wood 7.		2.O-Built 5.CDU 8.OTHER
2.C Block 5.Slab 8.		3.Defmaint 6.STYLE 9.None
3.Br/Stone 6.Piers 9.		Econ. % Good 100%
Basement 4 Full Basement		Economic Code None
1.1/4 Bmt 4.Full Bmt 7.		0.None 3.Services 9.None
2.1/2 Bmt 5.None 8.		1.Location 4.Traffic 8.
3.3/4 Bmt 6. 9.None		2.Encroach 8.Other 9.
Bsmt Gar # Cars 0		Entrance Code 1 Interior Inspect
Wet Basement 1 Dry Basement		1.Interior 4.Vacant 7.
1.Dry 4. 7.		2.Refusal 5.Estimate 8.
2.Damp 5. 8.		3.Informed 6. 9.
3.Wet 6. 9.		Information Code 1 Owner
		1.Owner 4.Agent 7.
		2.Relative 5.Estimate 8.
		3.Tenant 6.Other 9.

Date Inspected 12/02/2006

Additions, Outbuildings & Improvements

Type	Year	Units	Grade	Cond	Phys.	Funct.	Sound Value	
21 Open Frame	0	59	3 100	4	0 %	100 %		1.ONE STORY FRAM
68 Wood Deck	2020	162	3 100	4	0 %	100 %		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.Frame Garage
					%	%		24.Frame Shed
					%	%		25.Frame Bay Wind
					%	%		26.1SFr Overhang
					%	%		27.Unfin Basement
					%	%		28.Unfinished Att
					%	%		29.Finished Attic



Map Lot U03-013			Account 1416			Location 65 LANGDON ROAD			Card 1		Of 1		10/05/2023			
RANKIN, MICHAEL AC J/T RANKIN, CAROL DIPRIMA WISCASSET ME 04578						Property Data			Assessment Record							
						Neighborhood 105 RURAL NORTH			Year	Land	Buildings	Exempt	Total			
						Tree Growth Year 0			2010	39,000	124,800	10,000	153,800			
						FARM LAND YEAR 0			2011	39,000	124,800	10,000	153,800			
						OPEN SPACE YEAR 0			2012	39,000	124,800	10,000	153,800			
B3557P41						Zone/Land Use 16 RESIDENTIAL			2013	39,000	124,800	10,000	153,800			
Previous Owner RANKIN, THOMAS E. RANKIN, SUZANNE S.						Secondary Zone			2014	39,000	124,800	10,000	153,800			
									2015	39,000	124,800	10,000	153,800			
MATINICUS ISLAND ME 04851						Topography 2 Rolling 4 Below Street			2016	39,000	124,800	15,000	148,800			
Sale Date: 9/22/2005						1.Level 4.Below St 7.Steep			2017	39,000	124,800	20,000	143,800			
						2.Rolling 5.Low 8.Rough			2018	39,000	124,800	20,000	143,800			
						3.Above St 6.Swampy 9.			2019	39,000	124,800	20,000	143,800			
						Utilities 4 Drilled Well 3 Public Sewer			2020	39,000	124,800	25,000	138,800			
						1.Public 4.Dr Well 7.Cesspool			2021	39,000	124,800	25,000	138,800			
						2.Water 5.DUG/LAKE 8.			2022	39,000	124,800	24,000	139,800			
						3.Sewer 6.Septic 9.None			2023	48,800	156,000	25,000	179,800			
						Street 2 Semi-Improved			Land Data							
						1.Paved 4.Proposed 7.			Front Foot		Type	Effective		Influence		Influence Codes
						2.Semi Imp 5.Private 8.						Frontage	Depth	Factor	Code	
Inspection Witnessed By:						3.Gravel 6.Pub Eas 9.NoStreet			11.Regular Lot						1.Open Space	
						TREE GROWTH PLAN 0			12.Delta Triangle						2.Neighborhood A	
						CONSERV EASE 0			13.Nabla Triangle						3.Topography	
						Sale Data			14.Rear Land						4.Size/Shape	
						Sale Date 9/22/2005			15.Front Foot						5.Access	
X						Price 150,700									6.Restriction	
Date						Sale Type 2 Land & Buildings			Square Foot		Square Feet				7.Corner/Locatio	
						1.Land 4.Mobile 7.								8.View/Environ		
						2.L & B 5.Other 8.								9.Fract Share		
						3.Building 6. 9.								Acres		
						Financing 9 Unknown								30.Rear 20+		
Notes:						1.Convent 4.Seller 7.							31.Waterfront Rea			
						2.FHA/VA 5.Private 8.							32.Open Space			
						3.Assumed 6.Cash 9.Unknown							33.RestrictEsm			
						Validity 2 Related Parties							34.PASTURE 1			
						1.Valid 4.Split 7.Renovate			Fract. Acre			Acreage/Sites			35.HORTICULTURAL-	
						2.Related 5.Partial 8.Other			21	1.00	100	%	0	36.Pasture 3		
						3.Distress 6.Exempt 9.Foreclose			22.Base Waterfron					37.Softwood		
						Verified 5 Public Record			23.Deep WF Size A		0.25	100	%	0	38.Mixed Wood	
						1.Buyer 4.Agent 7.Family			Acres						39.Hardwood	
						2.Seller 5.Pub Rec 8.Other			24.Base Waterfron						40.Wasteland	
WISCASSET						3.Lender 6.MLS 9.			25.Shallow WF Siz					41.CAMP SITE		
									26.Base Water Inf						42.Mobile Home Si	
									27.Influence W Si						43.Condo Site	
									28.Rear Land 1-10	Total Acreage 1.25					44.Site Improve	
									29.Rear Land 11-2						45.CAMP SITE	
														46.PAVING/00		

WISCASSET

Map Lot U03-013

Account 1416

Location 65 LANGDON ROAD

Card 1

Of 1

10/05/2023

Building Style 4 Cape Cod	SF Bsmt Living 312	Layout 1 Typical
1.Conv. 5.Colonial 9.Other	Fin Bsmt Grade 2 100	1.Typical 4. 7.
2.Ranch 6.Split 10.Double	HEARTH 1	2.Inadeq 5. 8.
3.R Ranch 7.Mod/Cont 11.Multi	Heat Type 100% 7 Electric	3. 6. 9.
4.Cape 8.Log 12.Cot.	1.HWBB 5.FWA 9.No Heat	Attic 5 Floor & Stairs
Dwelling Units 1	2.HWCI 6.GravWA 10.	1.1/4 Fin 4.Full Fin 7.
Other Units 0	3.H Pump 7.Electric 11.	2.1/2 Fin 5.F/Stair 8.
Stories 4 One & 1/2 Story	4.Steam 8.F/Wall 12.	3.3/4 Fin 6. 9.None
1.1 4.1.5 7.	Cool Type 0% 9 None	Insulation 1 Full
2.2 5.1.75 8.	1.Refrig 4.W&C Air 7.	1.Full 4.Minimal 7.
3.3 6.2.5 9.	2.Evapor 5. 8.	2.Heavy 5.Unknown 8.
Exterior Walls 1 CLAPBOARD	3.H Pump 6. 9.None	3.Capped 6. 9.None
1.CLAP 5.T-111 9.OTHER	Kitchen Style 2 TYPICAL	Unfinished % 0%
2.WD SH 6.BR/STONE 10.	1.GOOD 4.Obsolete 7.	Grade & Factor 3 Average 105%
3.COMP 7.NOV 11.	2.TYPICAL 5. 8.	1.E Grade 4.B Grade 7.AA+ Grad
4.ASB/ASP 8.AL/VIN 12.	3.OLD TYPE 6. 9.None	2.D Grade 5.A Grade 8.AA++Grad
Roof Surface 1 Asphalt Shingles	Bath(s) Style 2 TYPICAL	3.C Grade 6.AA Grade 9.Same
1.Asphalt 4.Composit 7.	1.GOOD 4.Obsolete 7.	SQFT (Footprint) 910
2.Slate 5.Wood 8.	2.TYPICAL 5. 8.	Condition 4 Average
3.Metal 6.Other 9.	3.Old Type 6. 9.None	1.Poor 4.Avg 7.V G
SF Masonry Trim 0	# Rooms 6	2.Fair 5.Avg+ 8.Exc
OPEN-3-CUSTOM 0	# Bedrooms 4	3.Avg- 6.Good 9.Same
OPEN-4-CUSTOM 0	# Full Baths 1	Phys. % Good 0%
Year Built 1970	# Half Baths 1	Funct. % Good 100%
Year Remodeled 0	# Addn Fixtures 0	Functional Code 9 None
Foundation 1 Concrete	# Fireplaces 1	1.Incomp 4.SMALL 7.LAYOUT
1.Concrete 4.Wood 7.		2.O-Built 5.CDU 8.OTHER
2.C Block 5.Slab 8.		3.Defmaint 6.STYLE 9.None
3.Br/Stone 6.Piers 9.		Econ. % Good 100%
Basement 4 Full Basement		Economic Code None
1.1/4 Bmt 4.Full Bmt 7.		0.None 3.Services 9.None
2.1/2 Bmt 5.None 8.		1.Location 4.Traffic 8.
3.3/4 Bmt 6. 9.None		2.Encroach 8.Other 9.
Bsmt Gar # Cars 0		Entrance Code 1 Interior Inspect
Wet Basement 1 Dry Basement		1.Interior 4.Vacant 7.
1.Dry 4. 7.		2.Refusal 5.Estimate 8.
2.Damp 5. 8.		3.Informed 6. 9.
3.Wet 6. 9.		Information Code 1 Owner
		1.Owner 4.Agent 7.
		2.Relative 5.Estimate 8.
		3.Tenant 6.Other 9.

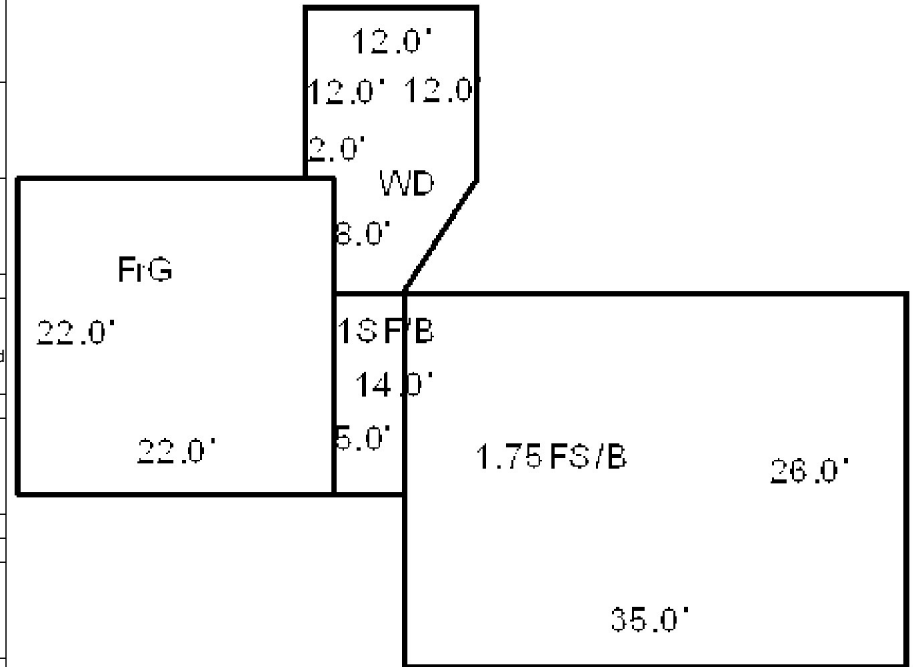


Date Inspected 12/02/2006

Additions, Outbuildings & Improvements

Type	Year	Units	Grade	Cond	Phys.	Funct.	Sound Value
11 1	0	70	0 0	0	0 %	0 %	
68 Wood Deck	0	204	0 0	0	0 %	0 %	
23 Frame Garage	0	484	0 0	0	0 %	0 %	
27 Unfin Basement	0	484	0 0	0	0 %	0 %	
					%	%	
					%	%	
					%	%	
					%	%	
					%	%	
					%	%	
					%	%	
					%	%	

- 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.Frame Garage
- 24.Frame Shed
- 25.Frame Bay Wind
- 26.1SFr Overhang
- 27.Unfin Basement
- 28.Unfinished Att
- 29.Finished Attic



Map Lot U03-014

Account 1417

Location 175 FEDERAL STREET

Card 1 Of 1 10/05/2023

GORDON, JR., LAWRENCE R. J/T
GORDON, NORMA P
WISCASSET ME 04578

B628P115 B3908P121

Inspection Witnessed By:

X

Date

No./Date	Description	Date Insp.

Notes:

2008-Frontage now 180' per deed and Blenkhorn Plan

WISCASSET

Property Data

Neighborhood 101 VILLAGE		
Tree Growth Year 0		
FARM LAND YEAR 0		
OPEN SPACE YEAR 0		
Zone/Land Use 14 SHORE RESIDENTIA		
Secondary Zone		
Topography 2 Rolling		
1.Level	4.Below St	7.Steep
2.Rolling	5.Low	8.Rough
3.Above St	6.Swampy	9.
Utilities 4 Drilled Well 3 Public Sewer		
1.Public	4.Dr Well	7.Cesspool
2.Water	5.DUG/LAKE	8.
3.Sewer	6.Septic	9.None
Street 1 Paved		
1.Paved	4.Proposed	7.
2.Semi Imp	5.Private	8.
3.Gravel	6.Pub Eas	9.NoStreet
TREE GROWTH PLAN 0		
CONSERV EASE 0		
Sale Data		
Sale Date		
Price		
Sale Type		
1.Land	4.Mobile	7.
2.L & B	5.Other	8.
3.Building	6.	9.
Financing		
1.Convent	4.Seller	7.
2.FHA/VA	5.Private	8.
3.Assumed	6.Cash	9.Unknown
Validity		
1.Valid	4.Split	7.Renovate
2.Related	5.Partial	8.Other
3.Distress	6.Exempt	9.Foreclose
Verified		
1.Buyer	4.Agent	7.Family
2.Seller	5.Pub Rec	8.Other
3.Lender	6.MLS	9.

Assessment Record

Year	Land	Buildings	Exempt	Total
2010	205,500	139,300	10,000	334,800
2011	205,500	139,300	10,000	334,800
2012	205,500	139,300	10,000	334,800
2013	205,500	139,300	10,000	334,800
2014	205,500	139,300	10,000	334,800
2015	205,500	139,300	10,000	334,800
2016	205,500	139,300	15,000	329,800
2017	205,500	139,300	20,000	324,800
2018	205,500	139,300	20,000	324,800
2019	205,500	139,300	20,000	324,800
2020	205,500	139,300	25,000	319,800
2021	205,500	139,300	25,000	319,800
2022	205,500	139,300	24,000	320,800
2023	256,900	174,200	25,000	406,100

Land Data

Front Foot	Type	Effective		Influence		Influence Codes
		Frontage	Depth	Factor	Code	
11.Regular Lot				%		1.Open Space
12.Delta Triangle				%		2.Neighborhood A
13.Nabla Triangle				%		3.Topography
14.Rear Land				%		4.Size/Shape
15.Front Foot				%		5.Access
				%		6.Restriction
				%		7.Corner/Locatio
				%		8.View/Environ
				%		9.Fract Share
				%		Acres
				%		30.Rear 20+
				%		31.Waterfront Rea
				%		32.Open Space
				%		33.RestrictEsm
				%		34.PASTURE 1
				%		35.HORTICULTURAL-
				%		36.Pasture 3
				%		37.Softwood
				%		38.Mixed Wood
				%		39.Hardwood
				%		40.Wasteland
				%		41.CAMP SITE
				%		42.Mobile Home Si
				%		43.Condo Site
				%		44.Site Improve
				%		45.CAMP SITE
				%		46.PAVING/00
Total Acreage		2.00				

WISCASSET

Map Lot U03-014


Account 1417

Location 175 FEDERAL STREET

Card 1

Of 1

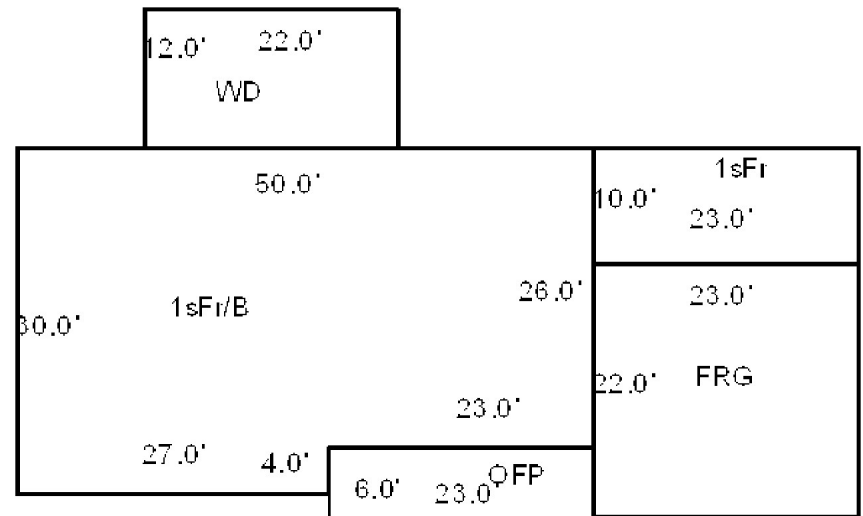
10/05/2023

Building Style 2 Ranch	SF Bsmt Living 0	Layout 1 Typical
1.Conv. 5.Colonial 9.Other	Fin Bsmt Grade 0 0	1.Typical 4. 7.
2.Ranch 6.Split 10.Double	HEARTH 0	2.Inadeq 5. 8.
3.R Ranch 7.Mod/Cont 11.Multi	Heat Type 100% 1 Hot Water BB	3. 6. 9.
4.Cape 8.Log 12.Cot.	1.HWBB 5.FWA 9.No Heat	Attic 9 None
Dwelling Units 1	2.HWCI 6.GravWA 10.	1.1/4 Fin 4.Full Fin 7.
Other Units 0	3.H Pump 7.Electric 11.	2.1/2 Fin 5.F/Stair 8.
Stories 1 One Story	4.Steam 8.F/Wall 12.	3.3/4 Fin 6. 9.None
1.1 4.1.5 7.	Cool Type 0% 9 None	Insulation 1 Full
2.2 5.1.75 8.	1.Refrig 4.W&C Air 7.	1.Full 4.Minimal 7.
3.3 6.2.5 9.	2.Evapor 5. 8.	2.Heavy 5.Unknown 8.
Exterior Walls 3 COMPOSITION	3.H Pump 6. 9.None	3.Capped 6. 9.None
1.CLAP 5.T-111 9.OTHER	Kitchen Style 2 TYPICAL	Unfinished % 0%
2.WD SH 6.BR/STONE 10.	1.GOOD 4.Obsolete 7.	Grade & Factor 3 Average 105%
3.COMP 7.NOV 11.	2.TYPICAL 5. 8.	1.E Grade 4.B Grade 7.AA+ Grad
4.ASB/ASP 8.AL/VIN 12.	3.OLD TYPE 6. 9.None	2.D Grade 5.A Grade 8.AA++Grad
Roof Surface 1 Asphalt Shingles	Bath(s) Style 2 TYPICAL	3.C Grade 6.AA Grade 9.Same
1.Asphalt 4.Composit 7.	1.GOOD 4.Obsolete 7.	SQFT (Footprint) 1408
2.Slate 5.Wood 8.	2.TYPICAL 5. 8.	Condition 4 Average
3.Metal 6.Other 9.	3.Old Type 6. 9.None	1.Poor 4.Avg 7.V G
SF Masonry Trim 0	# Rooms 6	2.Fair 5.Avg+ 8.Exc
OPEN-3-CUSTOM 0	# Bedrooms 3	3.Avg- 6.Good 9.Same
OPEN-4-CUSTOM 0	# Full Baths 1	Phys. % Good 0%
Year Built 1969	# Half Baths 0	Funct. % Good 100%
Year Remodeled 0	# Addn Fixtures 0	Functional Code 9 None
Foundation 1 Concrete	# Fireplaces 1	1.Incomp 4.SMALL 7.LAYOUT
1.Concrete 4.Wood 7.		2.O-Built 5.CDU 8.OTHER
2.C Block 5.Slab 8.		3.Defmaint 6.STYLE 9.None
3.Br/Stone 6.Piers 9.		Econ. % Good 100%
Basement 4 Full Basement		Economic Code None
1.1/4 Bmt 4.Full Bmt 7.		0.None 3.Services 9.None
2.1/2 Bmt 5.None 8.		1.Location 4.Traffic 8.
3.3/4 Bmt 6. 9.None		2.Encroach 8.Other 9.
Bsmt Gar # Cars 0		Entrance Code 1 Interior Inspect
Wet Basement 2 Damp Basement		1.Interior 4.Vacant 7.
1.Dry 4. 7.		2.Refusal 5.Estimate 8.
2.Damp 5. 8.		3.Informed 6. 9.
3.Wet 6. 9.		Information Code 1 Owner
		1.Owner 4.Agent 7.
		2.Relative 5.Estimate 8.
		3.Tenant 6.Other 9.

Date Inspected 12/02/2006

Additions, Outbuildings & Improvements

Type	Year	Units	Grade	Cond	Phys.	Funct.	Sound Value	
1 ONE STORY	0	230	0 0	0	0 %	0 %		1.ONE STORY FRAM
23 Frame Garage	0	506	0 0	0	0 %	0 %		2.TWO STORY FRAM
21 Open Frame	0	138	0 0	0	0 %	0 %		3.THREE STORY FR
68 Wood Deck	1984	264	2 100	2	0 %	100 %		4.1 & 1/2 STORY
24 Frame Shed	2006	192	3 100	4	0 %	100 %		5.1 & 3/4 STORY
					%	%		6.2 & 1/2 STORY
					%	%		21.Open Frame Por
					%	%		22.Encl Frame Por
					%	%		23.Frame Garage
					%	%		24.Frame Shed
					%	%		25.Frame Bay Wind
					%	%		26.1SFr Overhang
					%	%		27.Unfin Basement
					%	%		28.Unfinished Att
					%	%		29.Finished Attic



shed 12x16



Map Lot U03-016

Account 1418

Location 171 FEDERAL STREET

Card 1 Of 1 10/05/2023

GORDON, JR., LAWRENCE R. J/T
GORDON, NORMA P
WISCASSET ME 04578

B1728P312

Inspection Witnessed By:

X

Date

No./Date	Description	Date Insp.

Notes:

2010-Corrected per deed book 628 page 115, added .11 acres from lot 15 to this lot.

WISCASSET

Property Data

Neighborhood 101 VILLAGE		
Tree Growth Year 0		
FARM LAND YEAR 0		
OPEN SPACE YEAR 0		
Zone/Land Use 14 SHORE RESIDENTIA		
Secondary Zone		
Topography 4 Below Street		
1.Level	4.Below St	7.Steep
2.Rolling	5.Low	8.Rough
3.Above St	6.Swampy	9.
Utilities 1 All Public		
1.Public	4.Dr Well	7.Cesspool
2.Water	5.DUG/LAKE	8.
3.Sewer	6.Septic	9.None
Street 1 Paved		
1.Paved	4.Proposed	7.
2.Semi Imp	5.Private	8.
3.Gravel	6.Pub Eas	9.NoStreet
TREE GROWTH PLAN 0		
CONSERV EASE 0		
Sale Data		
Sale Date		
Price		
Sale Type		
1.Land	4.Mobile	7.
2.L & B	5.Other	8.
3.Building	6.	9.
Financing		
1.Convent	4.Seller	7.
2.FHA/VA	5.Private	8.
3.Assumed	6.Cash	9.Unknown
Validity		
1.Valid	4.Split	7.Renovate
2.Related	5.Partial	8.Other
3.Distress	6.Exempt	9.Foreclose
Verified		
1.Buyer	4.Agent	7.Family
2.Seller	5.Pub Rec	8.Other
3.Lender	6.MLS	9.

Assessment Record

Year	Land	Buildings	Exempt	Total
2010	232,900	43,700	0	276,600
2011	232,900	43,700	0	276,600
2012	232,900	43,700	0	276,600
2013	232,900	43,700	0	276,600
2014	232,900	43,700	0	276,600
2015	232,900	43,700	0	276,600
2016	232,900	43,700	0	276,600
2017	232,900	43,700	0	276,600
2018	232,900	43,700	0	276,600
2019	232,900	43,700	0	276,600
2020	232,900	43,700	0	276,600
2021	232,900	43,700	0	276,600
2022	232,900	43,700	0	276,600
2023	291,200	54,600	0	345,800

Land Data

Front Foot	Type	Effective		Influence		Influence Codes
		Frontage	Depth	Factor	Code	
11.Regular Lot				%		1.Open Space
12.Delta Triangle				%		2.Neighborhood A
13.Nabla Triangle				%		3.Topography
14.Rear Land				%		4.Size/Shape
15.Front Foot				%		5.Access
				%		6.Restriction
				%		7.Corner/Locatio
				%		8.View/Environ
				%		9.Fract Share
				%		Acres
				%		30.Rear 20+
				%		31.Waterfront Rea
				%		32.Open Space
				%		33.RestrictEsm
				%		34.PASTURE 1
				%		35.HORTICULTURAL-
				%		36.Pasture 3
				%		37.Softwood
				%		38.Mixed Wood
				%		39.Hardwood
				%		40.Wasteland
				%		41.CAMP SITE
				%		42.Mobile Home Si
				%		43.Condo Site
				%		44.Site Improve
				%		45.CAMP SITE
				%		46.PAVING/00
Total Acreage		4.11				

Map Lot U03-017

Account 1419

Location 169 FEDERAL STREET

Card 1 Of 1 10/05/2023

EAMES, DAVID N
EAMES, CHRISTINE M
3 ALGONQUIN LANE
BRUNSWICK ME 04011

B4263P175 B4916P2

Previous Owner
WATSON, SCOTT A. J/T
WATSON, JUDITH P.

GREENFIELD MA 01301
Sale Date: 8/06/2015

Previous Owner
SHERMAN, ALBERTA A.

PO BOX 263
WISCASSET ME 04578
Sale Date: 9/26/2007

Inspection Witnessed By:

X

Date

No./Date	Description	Date Insp.

Notes:

2008-ALBERTA SHERMAN PASSED AWAY 09/13/07, PROBATE RECORD SHOWS PROPERTY TO DAUGHTER, SALLY A. SHERMAN, 10/08/1999 BK2507 PG 328.
2010-Sold for \$132,500 to Watson. Adjusted condition down as under reconstruction.
2011-Tried to make site visit but no one around. Corrected new heating system and will check again for 2012.

WISCASSET

Property Data			Assessment Record						
Neighborhood 101 VILLAGE			Year	Land	Buildings	Exempt	Total		
			2010	120,200	62,000	0	182,200		
Tree Growth Year 0			2011	120,200	59,100	0	179,300		
FARM LAND YEAR 0			2012	120,200	59,100	0	179,300		
OPEN SPACE YEAR 0			2013	120,200	59,100	0	179,300		
Zone/Land Use 21 RURAL			2014	120,200	59,100	0	179,300		
Secondary Zone			2015	120,200	59,100	0	179,300		
			2016	120,200	59,100	0	179,300		
Topography 1 Level			2017	120,200	59,100	0	179,300		
1.Level	4.Below St	7.Steep	2018	120,200	59,100	0	179,300		
2.Rolling	5.Low	8.Rough	2019	120,200	59,100	0	179,300		
3.Above St	6.Swampy	9.	2020	120,200	59,100	0	179,300		
Utilities 1 All Public			2021	120,200	59,100	0	179,300		
1.Public	4.Dr Well	7.Cesspool	2022	120,200	59,100	0	179,300		
2.Water	5.DUG/LAKE	8.	2023	150,300	73,800	0	224,100		
3.Sewer	6.Septic	9.None	Land Data						
Street 1 Paved									
1.Paved	4.Proposed	7.	Front Foot	Type	Effective		Influence		Influence Codes
2.Semi Imp	5.Private	8.			Frontage	Depth	Factor	Code	
3.Gravel	6.Pub Eas	9.NoStreet				%		1.Open Space	
TREE GROWTH PLAN 0						%		2.Neighborhood A	
CONSERV EASE 0						%		3.Topography	
Sale Data						%		4.Size/Shape	
Sale Date 8/06/2015						%		5.Access	
Price 170,000					%		6.Restriction		
Sale Type 2 Land & Buildings			Square Foot	Square Feet				7.Corner/Locatio	
1.Land	4.Mobile	7.				%		8.View/Environ	
2.L & B	5.Other	8.				%		9.Fract Share	
3.Building	6.	9.				%		Acres	
Financing 9 Unknown						%		30.Rear 20+	
1.Convent	4.Seller	7.				%		31.Waterfront Rea	
2.FHA/VA	5.Private	8.				%		32.Open Space	
3.Assumed	6.Cash	9.Unknown			%		33.RestrictEsm		
Validity 1 Arms Length Sale			Fract. Acre	Acreage/Sites				34.PASTURE 1	
1.Valid	4.Split	7.Renovate		20	1.00	100 %	0	35.HORTICULTURAL-	
2.Related	5.Partial	8.Other		21	0.93	100 %	0	36.Pasture 3	
3.Distress	6.Exempt	9.Foreclose				%		37.Softwood	
Verified 5 Public Record						%		38.Mixed Wood	
1.Buyer	4.Agent	7.Family				%		39.Hardwood	
2.Seller	5.Pub Rec	8.Other				%		40.Wasteland	
3.Lender	6.MLS	9.			%		41.CAMP SITE		
			Total Acreage 0.93					42.Mobile Home Si	
								43.Condo Site	
								44.Site Improveve	
								45.CAMP SITE	

WISCASSET

Map Lot U03-017

Account 1419

Location 169 FEDERAL STREET

Card 1 Of 1 10/05/2023

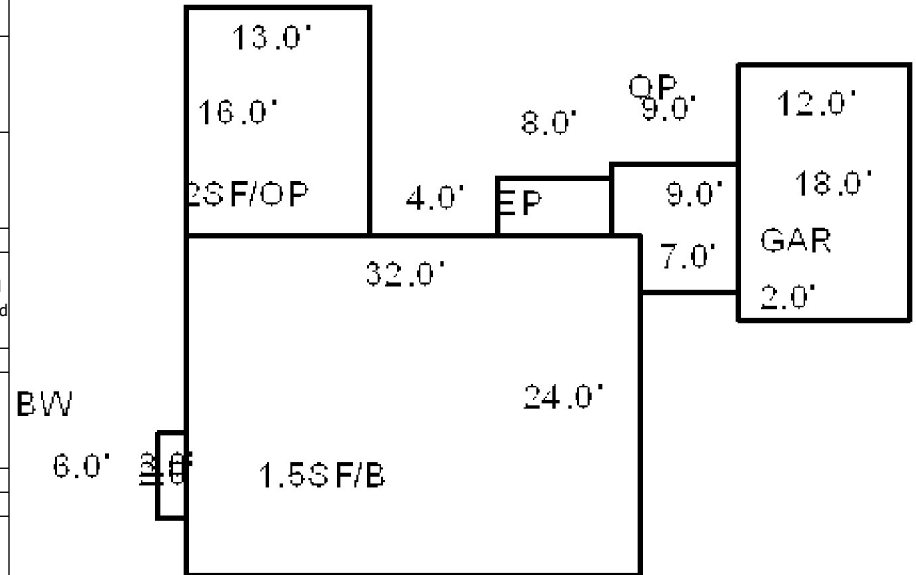
Building Style 4 Cape Cod	SF Bsmt Living 0	Layout 1 Typical
1.Conv. 5.Colonial 9.Other	Fin Bsmt Grade 0 0	1.Typical 4. 7.
2.Ranch 6.Split 10.Double	HEARTH 0	2.Inadeq 5. 8.
3.R Ranch 7.Mod/Cont 11.Multi	Heat Type 100% 1 Hot Water BB	3. 6. 9.
4.Cape 8.Log 12.Cot.	1.HWBB 5.FWA 9.No Heat	Attic 9 None
Dwelling Units 1	2.HWCI 6.GravWA 10.	1.1/4 Fin 4.Full Fin 7.
Other Units 0	3.H Pump 7.Electric 11.	2.1/2 Fin 5.F/Stair 8.
Stories 4 One & 1/2 Story	4.Steam 8.F/Wall 12.	3.3/4 Fin 6. 9.None
1.1 4.1.5 7.	Cool Type 0% 9 None	Insulation 1 Full
2.2 5.1.75 8.	1.Refrig 4.W&C Air 7.	1.Full 4.Minimal 7.
3.3 6.2.5 9.	2.Evapor 5. 8.	2.Heavy 5.Unknown 8.
Exterior Walls 1 CLAPBOARD	3.H Pump 6. 9.None	3.Capped 6. 9.None
1.CLAP 5.T-111 9.OTHER	Kitchen Style 2 TYPICAL	Unfinished % 0%
2.WD SH 6.BR/STONE 10.	1.GOOD 4.Obsolete 7.	Grade & Factor 3 Average 100%
3.COMP 7.NOV 11.	2.TYPICAL 5. 8.	1.E Grade 4.B Grade 7.AA+ Grad
4.ASB/ASP 8.AL/VIN 12.	3.OLD TYPE 6. 9.None	2.D Grade 5.A Grade 8.AA++Grad
Roof Surface 1 Asphalt Shingles	Bath(s) Style 2 TYPICAL	3.C Grade 6.AA Grade 9.Same
1.Asphalt 4.Composit 7.	1.GOOD 4.Obsolete 7.	SQFT (Footprint) 768
2.Slate 5.Wood 8.	2.TYPICAL 5. 8.	Condition 2 Fair
3.Metal 6.Other 9.	3.Old Type 6. 9.None	1.Poor 4.Avg 7.V G
SF Masonry Trim 0	# Rooms 8	2.Fair 5.Avg+ 8.Exc
OPEN-3-CUSTOM 0	# Bedrooms 3	3.Avg- 6.Good 9.Same
OPEN-4-CUSTOM 0	# Full Baths 1	Phys. % Good 0%
Year Built 1939	# Half Baths 0	Funct. % Good 100%
Year Remodeled 0	# Addn Fixtures 0	Functional Code 9 None
Foundation 1 Concrete	# Fireplaces 1	1.Incomp 4.SMALL 7.LAYOUT
1.Concrete 4.Wood 7.		2.O-Built 5.CDU 8.OTHER
2.C Block 5.Slab 8.		3.Defmaint 6.STYLE 9.None
3.Br/Stone 6.Piers 9.		Econ. % Good 100%
Basement 4 Full Basement		Economic Code None
1.1/4 Bmt 4.Full Bmt 7.		0.None 3.Services 9.None
2.1/2 Bmt 5.None 8.		1.Location 4.Traffic 8.
3.3/4 Bmt 6. 9.None		2.Encroach 8.Other 9.
Bsmt Gar # Cars 0		Entrance Code 1 Interior Inspect
Wet Basement 1 Dry Basement		1.Interior 4.Vacant 7.
1.Dry 4. 7.		2.Refusal 5.Estimate 8.
2.Damp 5. 8.		3.Informed 6. 9.
3.Wet 6. 9.		Information Code 1 Owner
		1.Owner 4.Agent 7.
		2.Relative 5.Estimate 8.
		3.Tenant 6.Other 9.

Date Inspected 12/02/2006

Additions, Outbuildings & Improvements

Type	Year	Units	Grade	Cond	Phys.	Funct.	Sound Value
2 TWO STORY	0	208	0 0	0	0 %	0 %	
21 Open Frame	0	83	0 0	0	0 %	0 %	
22 Encl Frame Porch	0	40	0 0	0	0 %	0 %	
25 Frame Bay	0	12	0 0	0	0 %	0 %	
23 Frame Garage	0	216	0 0	0	0 %	0 %	
21 Open Frame	0	208	0 0	0	0 %	0 %	
27 Unfin Basement	0	216	0 0	0	0 %	0 %	
					%	%	
					%	%	
					%	%	

- 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.Frame Garage
- 24.Frame Shed
- 25.Frame Bay Wind
- 26.1SFr Overhang
- 27.Unfin Basement
- 28.Unfinished Att
- 29.Finished Attic



Map Lot U03-018

Account 1420

Location 163 FEDERAL STREET

Card 1 Of 1 10/05/2023

ROBY, NANCY S J/T
ROBY, WALLACE R
WISCASSET ME 04578

B3562P309 B3722P3

Previous Owner
SHERMAN, WALTER H.
163 FEDERAL STREET

WISCASSET ME 04578
Sale Date: 9/26/2005

Inspection Witnessed By:

X

Date

No./Date	Description	Date Insp.

Notes:

2006-FORMER OWNER: WALTER H. SHERMAN BK2054 PG341

2007-Deed split of .22 acres from Lot 20 to this lot, now .61 acres with 112' frontage.

WISCASSET

Property Data			Assessment Record				
Neighborhood 101 VILLAGE Tree Growth Year 0 FARM LAND YEAR 0 OPEN SPACE YEAR 0 Zone/Land Use 21 RURAL Secondary Zone Topography 1 Level 1.Level 4.Below St 7.Steep 2.Rolling 5.Low 8.Rough 3.Above St 6.Swampy 9. Utilities 1 All Public 8 1.Public 4.Dr Well 7.Cesspool 2.Water 5.DUG/LAKE 8. 3.Sewer 6.Septic 9.None Street 1 Paved 1.Paved 4.Proposed 7. 2.Semi Imp 5.Private 8. 3.Gravel 6.Pub Eas 9.NoStreet TREE GROWTH PLAN 0 CONSERV EASE 0 Sale Data Sale Date 9/26/2005 Price Sale Type 2 Land & Buildings 1.Land 4.Mobile 7. 2.L & B 5.Other 8. 3.Building 6. 9. Financing 9 Unknown 1.Convent 4.Seller 7. 2.FHA/VA 5.Private 8. 3.Assumed 6.Cash 9.Unknown Validity 2 Related Parties 1.Valid 4.Split 7.Renovate 2.Related 5.Partial 8.Other 3.Distress 6.Exempt 9.Foreclose Verified 5 Public Record 1.Buyer 4.Agent 7.Family 2.Seller 5.Pub Rec 8.Other 3.Lender 6.MLS 9.			Year	Land	Buildings	Exempt	Total
			2010	116,700	102,000	16,000	202,700
			2011	116,700	102,000	16,000	202,700
			2012	116,700	102,000	16,000	202,700
			2013	116,700	102,000	16,000	202,700
2014	116,700	102,000	16,000	202,700			
	2015	116,700	102,000	16,000	202,700		
2016	116,700	102,000	21,000	197,700			
2017	116,700	102,000	26,000	192,700			
2018	116,700	102,000	26,000	192,700			
2019	116,700	102,000	26,000	192,700			
2020	116,700	102,000	31,000	187,700			
2021	116,700	102,000	31,000	187,700			
2022	116,700	102,000	29,760	188,940			
2023	145,900	127,500	31,000	242,400			
Land Data							
Front Foot 11.Regular Lot 12.Delta Triangle 13.Nabla Triangle 14.Rear Land 15.Front Foot	Type	Effective		Influence		Influence Codes	
		Frontage	Depth	Factor	Code		
				%		1.Open Space	
				%		2.Neighborhood A	
				%		3.Topography	
				%		4.Size/Shape	
				%		5.Access	
				%		6.Restriction	
				%		7.Corner/Locatio	
				%		8.View/Enviro	
Square Foot 16.Regular Lot 17.Secondary Site 18.Secondary Site 19.Condominium 20.Base Homesite	Square Feet				9.Fract Share		
			%		Acres		
			%		30.Rear 20+		
			%		31.Waterfront Rea		
			%		32.Open Space		
			%		33.RestrictEsm		
			%		34.PASTURE 1		
			%		35.HORTICULTURAL-		
			%		36.Pasture 3		
			%		37.Softwood		
Fract. Acre 21.HS Size Adj 22.Base Waterfron 23.Deep WF Size A Acres 24.Base Waterfron 25.Shallow WF Siz 26.Base Water Inf 27.Influence W Si 28.Rear Land 1-10 29.Rear Land 11-2	Acreage/Sites						
	20	1.00	100	%	0	38.Mixed Wood	
	21	0.61	100	%	0	39.Hardwood	
				%		40.Wasteland	
				%		41.CAMP SITE	
				%		42.Mobile Home Si	
				%		43.Condo Site	
	Total Acreage 0.61					44.Site Improve	
						45.CAMP SITE	

WISCASSET

Map Lot U03-018


Account 1420

Location 163 FEDERAL STREET

Card 1

Of 1

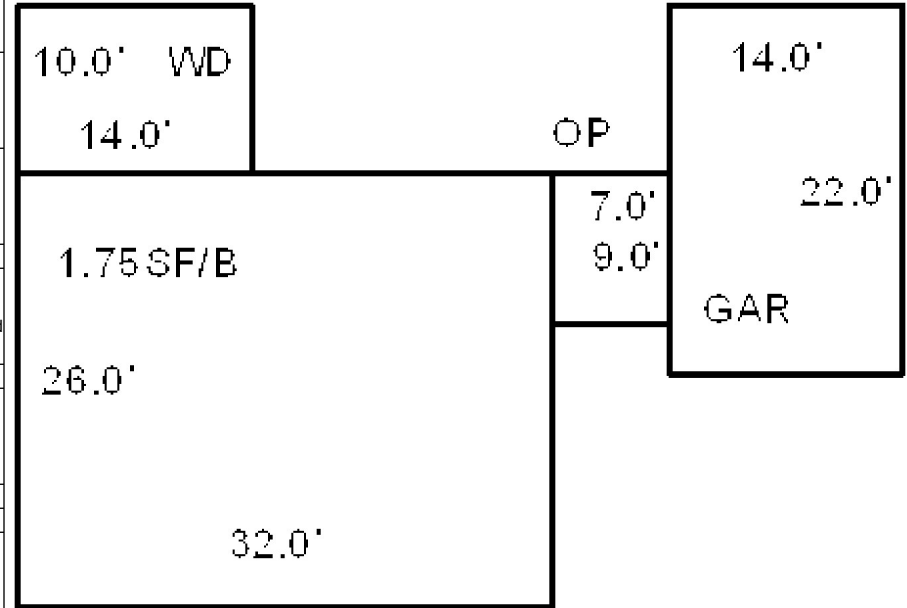
10/05/2023

Building Style 4 Cape Cod	SF Bsmt Living 0	Layout 1 Typical
1.Conv. 5.Colonial 9.Other	Fin Bsmt Grade 0 0	1.Typical 4. 7.
2.Ranch 6.Split 10.Double	HEARTH 0	2.Inadeq 5. 8.
3.R Ranch 7.Mod/Cont 11.Multi	Heat Type 100% 5 Forced Warm Air	3. 6. 9.
4.Cape 8.Log 12.Cot.	1.HWBB 5.FWA 9.No Heat	Attic 9 None
Dwelling Units 1	2.HWCI 6.GravWA 10.	1.1/4 Fin 4.Full Fin 7.
Other Units 0	3.H Pump 7.Electric 11.	2.1/2 Fin 5.F/Stair 8.
Stories 5 One & 3/4 Story	4.Steam 8.F/Wall 12.	3.3/4 Fin 6. 9.None
1.1 4.1.5 7.	Cool Type 0% 9 None	Insulation 1 Full
2.2 5.1.75 8.	1.Refrig 4.W&C Air 7.	1.Full 4.Minimal 7.
3.3 6.2.5 9.	2.Evapor 5. 8.	2.Heavy 5.Unknown 8.
Exterior Walls 8 ALUM/VINYL	3.H Pump 6. 9.None	3.Capped 6. 9.None
1.CLAP 5.T-111 9.OTHER	Kitchen Style 2 TYPICAL	Unfinished % 0%
2.WD SH 6.BR/STONE 10.	1.GOOD 4.Obsolete 7.	Grade & Factor 3 Average 105%
3.COMP 7.NOV 11.	2.TYPICAL 5. 8.	1.E Grade 4.B Grade 7.AA+ Grad
4.ASB/ASP 8.AL/VIN 12.	3.OLD TYPE 6. 9.None	2.D Grade 5.A Grade 8.AA++Grad
Roof Surface 1 Asphalt Shingles	Bath(s) Style 2 TYPICAL	3.C Grade 6.AA Grade 9.Same
1.Asphalt 4.Composit 7.	1.GOOD 4.Obsolete 7.	SQFT (Footprint) 832
2.Slate 5.Wood 8.	2.TYPICAL 5. 8.	Condition 5 Above Average
3.Metal 6.Other 9.	3.Old Type 6. 9.None	1.Poor 4.Avg 7.V G
SF Masonry Trim 0	# Rooms 5	2.Fair 5.Avg+ 8.Exc
OPEN-3-CUSTOM 0	# Bedrooms 3	3.Avg- 6.Good 9.Same
OPEN-4-CUSTOM 0	# Full Baths 2	Phys. % Good 0%
Year Built 1948	# Half Baths 0	Funct. % Good 100%
Year Remodeled 0	# Addn Fixtures 0	Functional Code 9 None
Foundation 1 Concrete	# Fireplaces 0	1.Incomp 4.SMALL 7.LAYOUT
1.Concrete 4.Wood 7.		2.O-Built 5.CDU 8.OTHER
2.C Block 5.Slab 8.		3.Defmaint 6.STYLE 9.None
3.Br/Stone 6.Piers 9.		Econ. % Good 100%
Basement 4 Full Basement		Economic Code None
1.1/4 Bmt 4.Full Bmt 7.		0.None 3.Services 9.None
2.1/2 Bmt 5.None 8.		1.Location 4.Traffic 8.
3.3/4 Bmt 6. 9.None		2.Encroach 8.Other 9.
Bsmt Gar # Cars 0		Entrance Code 1 Interior Inspect
Wet Basement 1 Dry Basement		1.Interior 4.Vacant 7.
1.Dry 4. 7.		2.Refusal 5.Estimate 8.
2.Damp 5. 8.		3.Informed 6. 9.
3.Wet 6. 9.		Information Code 1 Owner
		1.Owner 4.Agent 7.
		2.Relative 5.Estimate 8.
		3.Tenant 6.Other 9.

Date Inspected 12/02/2006

Additions, Outbuildings & Improvements

Type	Year	Units	Grade	Cond	Phys.	Funct.	Sound Value	
21 Open Frame	0	63	0 0	0	0 %	0 %		1.ONE STORY FRAM
23 Frame Garage	0	308	0 0	0	0 %	0 %		2.TWO STORY FRAM
68 Wood Deck	2005	140	3 100	4	0 %	100 %		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.Frame Garage
					%	%		24.Frame Shed
					%	%		25.Frame Bay Wind
					%	%		26.1SFr Overhang
					%	%		27.Unfin Basement
					%	%		28.Unfinished Att
					%	%		29.Finished Attic



Map Lot		U03-019		Account	1421	Location	159 FEDERAL STREET		Card	1	Of	1	10/05/2023																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																
KYLE, ELIZABETH A EGAN, ROBERT G 159 FEDERAL STREET WISCASSET ME 04578 B5726P22						Property Data		Assessment Record																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																					
						Neighborhood 101 VILLAGE		Year	Land	Buildings	Exempt	Total																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																	
						Tree Growth Year 0		2010	114,800	121,100	10,000	225,900																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																	
						FARM LAND YEAR 0		2011	114,800	121,100	10,000	225,900																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																	
						OPEN SPACE YEAR 0		2012	114,800	121,100	10,000	225,900																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																	
Previous Owner SCHUMANN, CONSTANCE H E 159 FEDERAL STREET						Zone/Land Use 21 RURAL		2013	114,800	121,100	10,000	225,900																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																	
						Secondary Zone		2014	114,800	121,100	10,000	225,900																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																	
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WISCASSET ME 04578 Sale Date: 6/11/2021						Topography 1 Level		2016	114,800	121,100	15,000	220,900																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																	
						1.Level 4.Below St 7.Steep 2.Rolling 5.Low 8.Rough 3.Above St 6.Swampy 9.		2017	114,800	121,100	20,000	215,900																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																	
2018	114,800	121,100	20,000	215,900																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																									
Utilities 6 Septic System 2 Public Water		2019	114,800	121,100	20,000			215,900																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																					
Previous Owner MCKENNA, PHYLLIS P. UNIT 237 1395 MASSACHUSETTS AVENUE ARLINGTON MA 02476 Sale Date: 10/07/2004						1.Public 4.Dr Well 7.Cesspool 2.Water 5.DUG/LAKE 8. 3.Sewer 6.Septic 9.None		2020	114,800	121,100	25,000	210,900																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																	
								2021	114,800	121,100	25,000	210,900																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																	
								2022	114,800	121,100	0	235,900																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																	
						Street 1 Paved		2023	143,600	151,400	0	295,000																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																	
						1.Paved 4.Proposed 7. 2.Semi Imp 5.Private 8. 3.Gravel 6.Pub Eas 9.NoStreet		Land Data																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																					
								Front Foot		Type	Effective		Influence		Influence Codes																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																														
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WISCASSET

Map Lot U03-019





Account 1421

Location 159 FEDERAL STREET

Card 1

Of 1

10/05/2023

Building Style 4 Cape Cod	SF Bsmt Living 0	Layout 1 Typical
1.Conv. 5.Colonial 9.Other	Fin Bsmt Grade 0 0	1.Typical 4. 7.
2.Ranch 6.Split 10.Double	HEARTH 0	2.Inadeq 5. 8.
3.R Ranch 7.Mod/Cont 11.Multi	Heat Type 100% 1 Hot Water BB	3. 6. 9.
4.Cape 8.Log 12.Cot.	1.HWBB 5.FWA 9.No Heat	Attic 9 None
Dwelling Units 1	2.HWCI 6.GravWA 10.	1.1/4 Fin 4.Full Fin 7.
Other Units 0	3.H Pump 7.Electric 11.	2.1/2 Fin 5.F/Stair 8.
Stories 5 One & 3/4 Story	4.Steam 8.F/Wall 12.	3.3/4 Fin 6. 9.None
1.1 4.1.5 7.	Cool Type 0% 9 None	Insulation 1 Full
2.2 5.1.75 8.	1.Refrig 4.W&C Air 7.	1.Full 4.Minimal 7.
3.3 6.2.5 9.	2.Evapor 5. 8.	2.Heavy 5.Unknown 8.
Exterior Walls 8 ALUM/VINYL	3.H Pump 6. 9.None	3.Capped 6. 9.None
1.CLAP 5.T-111 9.OTHER	Kitchen Style 2 TYPICAL	Unfinished % 0%
2.WD SH 6.BR/STONE 10.	1.GOOD 4.Obsolete 7.	Grade & Factor 3 Average 105%
3.COMP 7.NOV 11.	2.TYPICAL 5. 8.	1.E Grade 4.B Grade 7.AA+ Grad
4.ASB/ASP 8.AL/VIN 12.	3.OLD TYPE 6. 9.None	2.D Grade 5.A Grade 8.AA++Grad
Roof Surface 1 Asphalt Shingles	Bath(s) Style 2 TYPICAL	3.C Grade 6.AA Grade 9.Same
1.Asphalt 4.Composit 7.	1.GOOD 4.Obsolete 7.	SQFT (Footprint) 884
2.Slate 5.Wood 8.	2.TYPICAL 5. 8.	Condition 5 Above Average
3.Metal 6.Other 9.	3.Old Type 6. 9.None	1.Poor 4.Avg 7.V G
SF Masonry Trim 0	# Rooms 5	2.Fair 5.Avg+ 8.Exc
OPEN-3-CUSTOM 0	# Bedrooms 3	3.Avg- 6.Good 9.Same
OPEN-4-CUSTOM 0	# Full Baths 2	Phys. % Good 0%
Year Built 1950	# Half Baths 0	Funct. % Good 100%
Year Remodeled 1990	# Addn Fixtures 0	Functional Code 9 None
Foundation 1 Concrete	# Fireplaces 1	1.Incomp 4.SMALL 7.LAYOUT
1.Concrete 4.Wood 7.		2.O-Built 5.CDU 8.OTHER
2.C Block 5.Slab 8.		3.Defmaint 6.STYLE 9.None
3.Br/Stone 6.Piers 9.		Econ. % Good 100%
Basement 4 Full Basement		Economic Code None
1.1/4 Bmt 4.Full Bmt 7.		0.None 3.Services 9.None
2.1/2 Bmt 5.None 8.		1.Location 4.Traffic 8.
3.3/4 Bmt 6. 9.None		2.Encroach 8.Other 9.
Bsmt Gar # Cars 0		Entrance Code 1 Interior Inspect
Wet Basement 1 Dry Basement		1.Interior 4.Vacant 7.
1.Dry 4. 7.		2.Refusal 5.Estimate 8.
2.Damp 5. 8.		3.Informed 6. 9.
3.Wet 6. 9.		Information Code 1 Owner
		1.Owner 4.Agent 7.
		2.Relative 5.Estimate 8.
		3.Tenant 6.Other 9.

Date Inspected 3/14/2007

Additions, Outbuildings & Improvements

Type	Year	Units	Grade	Cond	Phys.	Funct.	Sound Value	
1 ONE STORY	0	144	3 110	5	0 %	100 %		1.ONE STORY FRAM
21 Open Frame	0	72	3 110	5	0 %	100 %		2.TWO STORY FRAM
23 Frame Garage	0	384	3 110	5	0 %	100 %		3.THREE STORY FR
62 Patio	0	25	0 0	0	0 %	0 %		4.1 & 1/2 STORY
62 Patio	0	210	0 0	0	0 %	0 %		5.1 & 3/4 STORY
					%	%		6.2 & 1/2 STORY
					%	%		21.Open Frame Por
					%	%		22.Encl Frame Por
					%	%		23.Frame Garage
					%	%		24.Frame Shed
					%	%		25.Frame Bay Wind
					%	%		26.1SFr Overhang
					%	%		27.Unfin Basement
					%	%		28.Unfinished Att
					%	%		29.Finished Attic



Map Lot		U03-020		Account		1422		Location		28 SHERMAN LANE		Card		1		Of		2		10/05/2023			
28 SHERMAN LANE, LLC. 256 REED STREET PORTLAND ME 04103								Property Data				Assessment Record											
								Neighborhood 101 VILLAGE				Year		Land		Buildings		Exempt		Total			
								Tree Growth Year 0				2010		344,900		0		0		344,900			
								FARM LAND YEAR 2012				2011		351,100		111,900		0		463,000			
								OPEN SPACE YEAR 0				2012		121,400		146,200		10,000		257,600			
B4298P45 B4999P8								Zone/Land Use 14 SHORE RESIDENTIA				2013		121,200		146,200		10,000		257,400			
Previous Owner PEELE, MICHELLE J.								Secondary Zone				2014		121,200		146,200		10,000		257,400			
												2015		121,200		146,200		10,000		257,400			
28 SHERMAN LANE WISCASSET ME 04578 Sale Date: 4/25/2016								Topography 2 Rolling				2016		121,200		146,200		15,000		252,400			
Previous Owner SHERMAN, GERALD C. (DEVISEE) STOCKFORD,JAYNE, SHERMAN, ROBIN & DANA C/O MICHELLE PEELE SOUTHERN PINES NC 28387 Sale Date: 7/16/2010								1.Level		4.Below St		7.Steep		2017		121,700		146,200		0		267,900	
								2.Rolling		5.Low		8.Rough		2018		121,700		146,200		0		267,900	
								3.Above St		6.Swampy		9.		2019		121,700		146,200		0		267,900	
								Utilities		4 Drilled Well		6 Septic System		2020		121,700		146,200		0		267,900	
								1.Public		4.Dr Well		7.Cesspool		2021		121,600		146,200		0		267,800	
								2.Water		5.DUG/LAKE		8.		2022		121,500		146,200		0		267,700	
								3.Sewer		6.Septic		9.None		2023		151,300		182,800		0		334,100	
								Street				1 Paved				Land Data							
								1.Paved		4.Proposed		7.		Front Foot		Type		Effective		Influence		Influence Codes	
								2.Semi Imp		5.Private		Fractage						Depth		Factor			
3.Gravel		6.Pub Eas		9.NoStreet		11.Regular Lot		12.Delta Triangle		13.Nabla Triangle		14.Rear Land						15.Front Foot					
TREE GROWTH PLAN		0		CONSERV EASE		0		16.Regular Lot		17.Secondary Site		18.Secondary Site						19.Condominium		20.Base Homesite			
Inspection Witnessed By:								Sale Data				Square Foot											
								Sale Date 4/25/2016															
X								Date				Square Feet											
No./Date		Description				Date Insp.		Price 964,750		Fract. Acre										Acreage/Sites		Total Acreage	
								Sale Type 2 Land & Buildings		21.HS Size Adj		20		1.00		100		% 0					
								1.Land 4.Mobile 7.		22.Base Waterfron		21		0.70		100		% 0					
								2.L & B 5.Other 8.		23.Deep WF Size A		66		7.00		100		% 0					
								3.Building 6. 9.		Acres		64		1.20		100		% 0					
Notes: '16 Income met 2006-OWNER, GERALD SHERMAN DIED 12/5/05. PROPERTY NOW IN DEVISEES NAMES. 2007-Deed split of .22 acres to lot #18. This property now 14.78 acres with 135' frontage. 2009-Corrected condition as in much disrepair. 2010-sold house and 2.06 acres. Then sold remaining 12.72 acres for \$160,000. (deed says 13.2 acres so changed in record). WISCASSET house only 80% 4/1/11, very nice condition all ICF concrete block construction with underground power								Financing		9 Unknown		24.Base Waterfron		35		0.93		100		% 0		40.Wasteland	
								1.Convent		4.Seller 7.		25.Shallow WF Siz		63		0.22		100		% 0		41.CAMP SITE	
								2.FHA/VA		5.Private 8.		26.Base Water Inf		40		2.65		100		% 0		42.Mobile Home Si	
								3.Assumed		6.Cash 9.Unknown		27.Influence W Si										43.Condo Site	
								Validity		8 Other Non Valid		28.Rear Land 1-10										44.Site Improve	
								1.Valid		4.Split 7.Renovate		29.Rear Land 11-2										45.CAMP SITE	
2.Related		5.Partial 8.Other												46.PAVING/00									
3.Distress		6.Exempt 9.Foreclose																					
Verified		5 Public Record																					
1.Buyer		4.Agent 7.Family																					
2.Seller		5.Pub Rec 8.Other																					
3.Lender		6.MLS 9.																					

WISCASSET

Map Lot U03-020


Account 1422

Location 28 SHERMAN LANE

Card 1

Of 2

10/05/2023

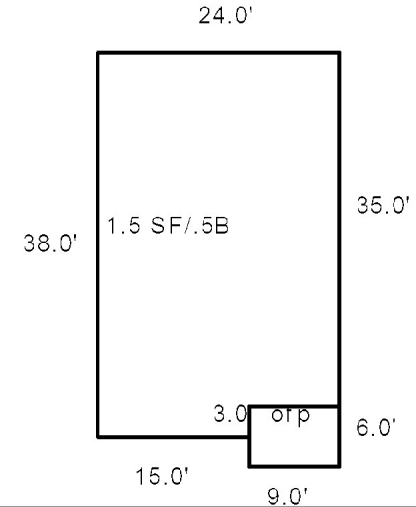
Building Style 7 Modern/Contemp.	SF Bsmt Living 0	Layout 1 Typical
1.Conv. 5.Colonial 9.Other	Fin Bsmt Grade 0 0	1.Typical 4. 7.
2.Ranch 6.Split 10.Double	HEARTH 0	2.Inadeq 5. 8.
3.R Ranch 7.Mod/Cont 11.Multi	Heat Type 100% 8 Floor/Wall Unit	3. 6. 9.
4.Cape 8.Log 12.Cot.	1.HWBB 5.FWA 9.No Heat	Attic 9 None
Dwelling Units 1	2.HWCI 6.GravWA 10.	1.1/4 Fin 4.Full Fin 7.
Other Units 0	3.H Pump 7.Electric 11.	2.1/2 Fin 5.F/Stair 8.
Stories 4 One & 1/2 Story	4.Steam 8.F/Wall 12.	3.3/4 Fin 6. 9.None
1.1 4.1.5 7.	Cool Type 0% 9 None	Insulation 1 Full
2.2 5.1.75 8.	1.Refrig 4.W&C Air 7.	1.Full 4.Minimal 7.
3.3 6.2.5 9.	2.Evapor 5. 8.	2.Heavy 5.Unknown 8.
Exterior Walls 6 BRICK/STONE	3.H Pump 6. 9.None	3.Capped 6. 9.None
1.CLAP 5.T-111 9.OTHER	Kitchen Style 2 TYPICAL	Unfinished % 0%
2.WD SH 6.BR/STONE 10.	1.GOOD 4.Obsolete 7.	Grade & Factor 5 Very Good 100%
3.COMP 7.NOV 11.	2.TYPICAL 5. 8.	1.E Grade 4.B Grade 7.AA+ Grad
4.ASB/ASP 8.AL/VIN 12.	3.OLD TYPE 6. 9.None	2.D Grade 5.A Grade 8.AA++Grad
Roof Surface 1 Asphalt Shingles	Bath(s) Style 2 TYPICAL	3.C Grade 6.AA Grade 9.Same
1.Asphalt 4.Composit 7.	1.GOOD 4.Obsolete 7.	SQFT (Footprint) 836
2.Slate 5.Wood 8.	2.TYPICAL 5. 8.	Condition 6 Good
3.Metal 6.Other 9.	3.Old Type 6. 9.None	1.Poor 4.Avg 7.V G
SF Masonry Trim 0	# Rooms 5	2.Fair 5.Avg+ 8.Exc
OPEN-3-CUSTOM 0	# Bedrooms 2	3.Avg- 6.Good 9.Same
OPEN-4-CUSTOM 0	# Full Baths 1	Phys. % Good 0%
Year Built 2010	# Half Baths 0	Funct. % Good 100%
Year Remodeled 0	# Addn Fixtures 0	Functional Code 9 None
Foundation 1 Concrete	# Fireplaces 0	1.Incomp 4.SMALL 7.LAYOUT
1.Concrete 4.Wood 7.		2.O-Built 5.CDU 8.OTHER
2.C Block 5.Slab 8.		3.Defmaint 6.STYLE 9.None
3.Br/Stone 6.Piers 9.		Econ. % Good 100%
Basement 2 1/2 Basement		Economic Code None
1.1/4 Bmt 4.Full Bmt 7.		0.None 3.Services 9.None
2.1/2 Bmt 5.None 8.		1.Location 4.Traffic 8.
3.3/4 Bmt 6. 9.None		2.Encroach 8.Other 9.
Bsmt Gar # Cars 0		Entrance Code 1 Interior Inspect
Wet Basement 1 Dry Basement		1.Interior 4.Vacant 7.
1.Dry 4. 7.		2.Refusal 5.Estimate 8.
2.Damp 5. 8.		3.Informed 6. 9.
3.Wet 6. 9.		Information Code 1 Owner
		1.Owner 4.Agent 7.
		2.Relative 5.Estimate 8.
		3.Tenant 6.Other 9.

Date Inspected 3/29/2007

Additions, Outbuildings & Improvements

Type	Year	Units	Grade	Cond	Phys.	Funct.	Sound Value	
21 Open Frame	2010	54	4 100	4	0 %	100 %		1.ONE STORY FRAM
24 Frame Shed	2010	192	4 100	4	0 %	100 %		2.TWO STORY FRAM
21 Open Frame	2011	180	4 100	4	0 %	100 %		3.THREE STORY FR
62 Patio	2011	180	4 100	4	0 %	100 %		4.1 & 1/2 STORY
24 Frame Shed	2011	192	4 100	4	0 %	100 %		5.1 & 3/4 STORY
					%	%		6.2 & 1/2 STORY
					%	%		21.Open Frame Por
					%	%		22.Encl Frame Por
					%	%		23.Frame Garage
					%	%		24.Frame Shed
					%	%		25.Frame Bay Wind
					%	%		26.1SFr Overhang
					%	%		27.Unfin Basement
					%	%		28.Unfinished Att
					%	%		29.Finished Attic

SHED 12 X 16



Map Lot U03-020

Account 1422

Location 28 SHERMAN LANE

Card 2 Of 2 10/05/2023

28 SHERMAN LANE, LLC.
256 REED STREET
PORTLAND ME 04103

B4298P45 B4999P8

Previous Owner
PEELE, MICHELLE J.

28 SHERMAN LANE
WISCASSET ME 04578
Sale Date: 4/25/2016

Previous Owner
SHERMAN, GERALD C. (DEWISEE)
STOCKFORD, JAYNE, SHERMAN, ROBIN & DANA
C/O MICHELLE PEELE
SOUTHERN PINES NC 28387
Sale Date: 7/16/2010

Inspection Witnessed By:

X

Date

No./Date	Description	Date Insp.

Notes:

2012-Reduced secondary site adjustment by 50% due to non-developed.

2013-Changed 50% factor to 100% factor to recognize the secondary site is now a developed site. Supplemental tax bill sent for penalty, building construction on farmland exempted land.

WISCASSET

Property Data

Neighborhood	101 VILLAGE		
Tree Growth Year	0		
FARM LAND YEAR	2012		
OPEN SPACE YEAR	0		
Zone/Land Use	14 SHORE RESIDENTIA		
Secondary Zone			
Topography	2 Rolling		
1.Level	4.Below St	7.Steep	
2.Rolling	5.Low	8.Rough	
3.Above St	6.Swampy	9.	
Utilities	4 Drilled Well	6 Septic System	
1.Public	4.Dr Well	7.Cesspool	
2.Water	5.DUG/LAKE	8.	
3.Sewer	6.Septic	9.None	
Street	1 Paved		
1.Paved	4.Proposed	7.	
2.Semi Imp	5.Private	8.	
3.Gravel	6.Pub Eas	9.NoStreet	
TREE GROWTH PLAN	0		
CONSERV EASE	0		
Sale Data			
Sale Date	4/25/2016		
Price	964,750		
Sale Type	2 Land & Buildings		
1.Land	4.Mobile	7.	
2.L & B	5.Other	8.	
3.Building	6.	9.	
Financing	9 Unknown		
1.Convent	4.Seller	7.	
2.FHA/VA	5.Private	8.	
3.Assumed	6.Cash	9.Unknown	
Validity	8 Other Non Valid		
1.Valid	4.Split	7.Renovate	
2.Related	5.Partial	8.Other	
3.Distress	6.Exempt	9.Foreclose	
Verified	5 Public Record		
1.Buyer	4.Agent	7.Family	
2.Seller	5.Pub Rec	8.Other	
3.Lender	6.MLS	9.	

Assessment Record

Year	Land	Buildings	Exempt	Total
2013	57,800	141,800	0	199,600
2014	57,800	141,800	0	199,600
2015	57,800	141,800	0	199,600
2016	57,800	141,800	0	199,600
2017	57,800	141,800	0	199,600
2018	57,800	141,800	0	199,600
2019	57,800	141,800	0	199,600
2020	57,800	141,800	0	199,600
2021	57,800	141,800	0	199,600
2022	57,800	141,800	0	199,600
2023	72,200	177,200	0	249,400

Land Data

Front Foot	Type	Effective		Influence		Influence Codes
		Frontage	Depth	Factor	Code	
11.Regular Lot				%		1.Open Space
12.Delta Triangle				%		2.Neighborhood A
13.Nabla Triangle				%		3.Topography
14.Rear Land				%		4.Size/Shape
15.Front Foot				%		5.Access
				%		6.Restriction
				%		7.Corner/Locatio
				%		8.View/Environ
				%		9.Fract Share
				%		Acres
				%		30.Rear 20+
				%		31.Waterfront Rea
				%		32.Open Space
				%		33.RestrictEsm
				%		34.PASTURE 1
				%		35.HORTICULTURAL-
				%		36.Pasture 3
				%		37.Softwood
				%		38.Mixed Wood
				%		39.Hardwood
				%		40.Wasteland
				%		41.CAMP SITE
				%		42.Mobile Home Si
				%		43.Condo Site
				%		44.Site Improve
				%		45.CAMP SITE
				%		46.PAVING/00
Total Acreage		0.50				


WISCASSET

Map Lot U03-020

Account 1422

Location 28 SHERMAN LANE

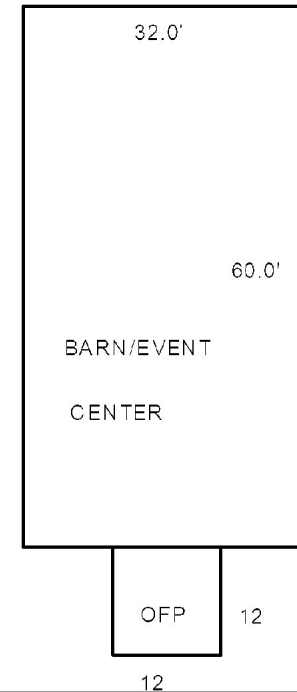
Card 2 Of 2 10/05/2023

Building Style 0	SF Bsmt Living 0	Layout 0
1.Conv. 5.Colonial 9.Other	Fin Bsmt Grade 0 0	1.Typical 4. 7.
2.Ranch 6.Split 10.Double	HEARTH 0	2.Inadeq 5. 8.
3.R Ranch 7.Mod/Cont 11.Multi	Heat Type 100% 0	3. 6. 9.
4.Cape 8.Log 12.Cot.	1.HWBB 5.FWA 9.No Heat	Attic 0
Dwelling Units 0	2.HWCI 6.GravWA 10.	1.1/4 Fin 4.Full Fin 7.
Other Units 0	3.H Pump 7.Electric 11.	2.1/2 Fin 5.F/Stair 8.
Stories 0	4.Steam 8.F/Wall 12.	3.3/4 Fin 6. 9.None
1.1 4.1.5 7.	Cool Type 0% 9 None	Insulation 0
2.2 5.1.75 8.	1.Refrig 4.W&C Air 7.	1.Full 4.Minimal 7.
3.3 6.2.5 9.	2.Evapor 5. 8.	2.Heavy 5.Unknown 8.
Exterior Walls 0	3.H Pump 6. 9.None	3.Capped 6. 9.None
1.CLAP 5.T-111 9.OTHER	Kitchen Style 0	Unfinished % 0%
2.WD SH 6.BR/STONE 10.	1.GOOD 4.Obsolete 7.	Grade & Factor 0 0%
3.COMP 7.NOV 11.	2.TYPICAL 5. 8.	1.E Grade 4.B Grade 7.AA+ Grad
4.ASB/ASP 8.AL/VIN 12.	3.OLD TYPE 6. 9.None	2.D Grade 5.A Grade 8.AA++Grad
Roof Surface 0	Bath(s) Style 0	3.C Grade 6.AA Grade 9.Same
1.Asphalt 4.Composit 7.	1.GOOD 4.Obsolete 7.	SQFT (Footprint) 0
2.Slate 5.Wood 8.	2.TYPICAL 5. 8.	Condition 0
3.Metal 6.Other 9.	3.Old Type 6. 9.None	1.Poor 4.Avg 7.V G
SF Masonry Trim 0	# Rooms 0	2.Fair 5.Avg+ 8.Exc
OPEN-3-CUSTOM 0	# Bedrooms 0	3.Avg- 6.Good 9.Same
OPEN-4-CUSTOM 0	# Full Baths 0	Phys. % Good 0%
Year Built 0	# Half Baths 0	Funct. % Good 100%
Year Remodeled 0	# Addn Fixtures 0	Functional Code 9 None
Foundation 0	# Fireplaces 0	1.Incomp 4.SMALL 7.LAYOUT
1.Concrete 4.Wood 7.		2.O-Built 5.CDU 8.OTHER
2.C Block 5.Slab 8.		3.Defmaint 6.STYLE 9.None
3.Br/Stone 6.Piers 9.		Econ. % Good 100%
Basement 0		Economic Code None
1.1/4 Bmt 4.Full Bmt 7.		0.None 3.Services 9.None
2.1/2 Bmt 5.None 8.		1.Location 4.Traffic 8.
3.3/4 Bmt 6. 9.None		2.Encroach 8.Other 9.
Bsmt Gar # Cars 0		Entrance Code 0
Wet Basement 0		1.Interior 4.Vacant 7.
1.Dry 4. 7.		2.Refusal 5.Estimate 8.
2.Damp 5. 8.		3.Informed 6. 9.
3.Wet 6. 9.		Information Code 0
		1.Owner 4.Agent 7.
		2.Relative 5.Estimate 8.
		3.Tenant 6.Other 9.

Date Inspected 3/29/2007

Additions, Outbuildings & Improvements

Type	Year	Units	Grade	Cond	Phys.	Funct.	Sound Value	
156 1.25 ST	2012	1920	5 100	5	0 %	100 %		1.ONE STORY FRAM
21 Open Frame	2012	180	5 100	5	0 %	100 %		2.TWO STORY FRAM
62 Patio	2012	740	5 100	5	0 %	100 %		3.THREE STORY FR
26 1SFr Overhang	2012	120	5 100	4	0 %	100 %		4.1 & 1/2 STORY
26 1SFr Overhang	2012	120	5 100	4	0 %	100 %		5.1 & 3/4 STORY
1 ONE STORY	2012	440	5 100	5	0 %	100 %		6.2 & 1/2 STORY
24 Frame Shed	2012	8	5 100	5	0 %	100 %		21.Open Frame Por
					%	%		22.Encl Frame Por
					%	%		23.Frame Garage
					%	%		24.Frame Shed
					%	%		25.Frame Bay Wind
					%	%		26.1SFr Overhang
					%	%		27.Unfin Basement
					%	%		28.Unfinished Att
					%	%		29.Finished Attic



Map Lot U03-020-A

Account 2585

Location 9 SHERMAN LANE

Card 1 Of 1 10/05/2023

FIFE, STEPHEN A J/T
BICKFORD, CAROLYN E
WISCASSET ME 04578

B4255P183

Inspection Witnessed By:

X

Date

No./Date	Description	Date Insp.

Notes:

2010-115.49' frontage

2011-Complete home remodel and corrected condition to match other capes in neighborhood (Above Average) as well as to consider remodel. Removed wood deck, removed 1SF/B, removed EFP, and removed shed.

WISCASSET

Property Data

Neighborhood	101 VILLAGE		
Tree Growth Year	0		
FARM LAND YEAR	0		
OPEN SPACE YEAR	0		
Zone/Land Use	21 RURAL		
Secondary Zone			
Topography			
1.Level	4.Below St	7.Steep	
2.Rolling	5.Low	8.Rough	
3.Above St	6.Swampy	9.	
Utilities	2 Public Water		3 Public Sewer
1.Public	4.Dr Well	7.Cesspool	
2.Water	5.DUG/LAKE	8.	
3.Sewer	6.Septic	9.None	
Street	1 Paved		
1.Paved	4.Proposed	7.	
2.Semi Imp	5.Private	8.	
3.Gravel	6.Pub Eas	9.NoStreet	
TREE GROWTH PLAN	0		
CONSERV EASE	0		
Sale Data			
Sale Date	2/24/2010		
Price	130,000		
Sale Type	2 Land & Buildings		
1.Land	4.Mobile	7.	
2.L & B	5.Other	8.	
3.Building	6.	9.	
Financing	9 Unknown		
1.Convent	4.Seller	7.	
2.FHA/VA	5.Private	8.	
3.Assumed	6.Cash	9.Unknown	
Validity	1 Arms Length Sale		
1.Valid	4.Split	7.Renovate	
2.Related	5.Partial	8.Other	
3.Distress	6.Exempt	9.Foreclose	
Verified	5 Public Record		
1.Buyer	4.Agent	7.Family	
2.Seller	5.Pub Rec	8.Other	
3.Lender	6.MLS	9.	

Assessment Record

Year	Land	Buildings	Exempt	Total
2010	123,100	99,800	0	222,900
2011	123,100	104,000	0	227,100
2012	123,100	104,000	0	227,100
2013	123,100	104,000	10,000	217,100
2014	123,100	104,000	10,000	217,100
2015	123,100	104,000	10,000	217,100
2016	123,100	104,000	15,000	212,100
2017	123,100	104,000	20,000	207,100
2018	123,100	104,000	20,000	207,100
2019	123,100	104,000	20,000	207,100
2020	123,100	104,000	25,000	202,100
2021	123,100	104,000	25,000	202,100
2022	123,100	104,000	24,000	203,100
2023	153,900	130,000	25,000	258,900

Land Data

Front Foot	Type	Effective		Influence		Influence Codes
		Frontage	Depth	Factor	Code	
11.Regular Lot				%		1.Open Space
12.Delta Triangle				%		2.Neighborhood A
13.Nabla Triangle				%		3.Topography
14.Rear Land				%		4.Size/Shape
15.Front Foot				%		5.Access
				%		6.Restriction
				%		7.Corner/Locatio
				%		8.View/Environ
				%		9.Fract Share
				%		Acres
				%		30.Rear 20+
				%		31.Waterfront Rea
				%		32.Open Space
				%		33.RestrictEsm
				%		34.PASTURE 1
				%		35.HORTICULTURAL-
				%		36.Pasture 3
				%		37.Softwood
				%		38.Mixed Wood
				%		39.Hardwood
				%		40.Wasteland
				%		41.CAMP SITE
				%		42.Mobile Home Si
				%		43.Condo Site
				%		44.Site Improve
				%		45.CAMP SITE
				%		46.PAVING/00
Total Acreage		2.06				

WISCASSET

Map Lot U03-020-A

Account 2585

Location 9 SHERMAN LANE

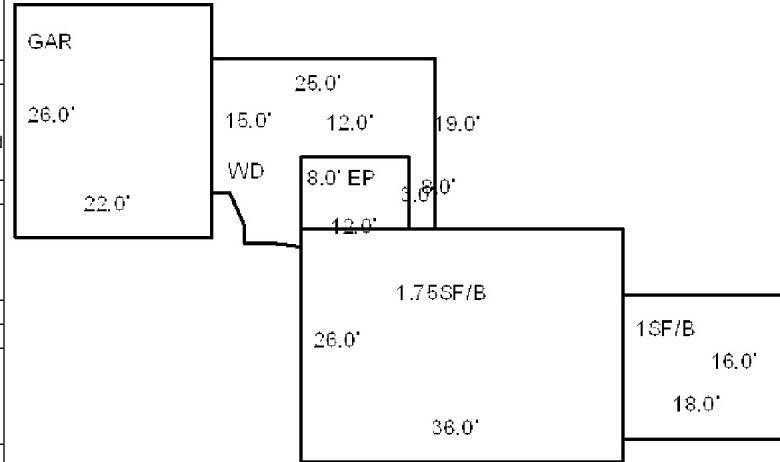
Card 1

Of 1

10/05/2023

Building Style	4 Cape Cod		SF Bsmt Living	0		Layout	1 Typical		
1.Conv.	5.Colonial	9.Other	Fin Bsmt Grade	0 0		1.Typical	4.	7.	
2.Ranch	6.Split	10.Double	HEARTH	0		2.Inadeq	5.	8.	
3.R Ranch	7.Mod/Cont	11.Multi	Heat Type	100%	1 Hot Water BB	3.	6.	9.	
4.Cape	8.Log	12.Cot.	1.HWB	5.FWA	9.No Heat	Attic	9 None		
Dwelling Units	1		2.HWC	6.GravWA	10.	1.1/4 Fin	4.Full Fin	7.	
Other Units	0		3.H Pump	7.Electric	11.	2.1/2 Fin	5.F/Stair	8.	
Stories	5 One & 3/4 Story		4.Steam	8.F/Wall	12.	3.3/4 Fin	6.	9.None	
1.1	4.1.5	7.	Cool Type	0%	9 None	Insulation	1 Full		
2.2	5.1.75	8.	1.Refrig	4.W&C Air	7.	1.Full	4.Minimal	7.	
3.3	6.2.5	9.	2.Evapor	5.	8.	2.Heavy	5.Unknown	8.	
Exterior Walls	2 WOOD SHINGLE		3.H Pump	6.	9.None	3.Capped	6.	9.None	
1.CLAP	5.T-111	9.OTHER	Kitchen Style	2 TYPICAL		Unfinished %	0%		
2.WD SH	6.BR/STONE	10.	1.GOOD	4.Obsolete	7.	Grade & Factor	3 Average 105%		
3.COMP	7.NO	11.	2.TYPICAL	5.	8.	1.E Grade	4.B Grade	7.AA+ Grad	
4.ASB/ASP	8.AL/VIN	12.	3.OLD TYPE	6.	9.None	2.D Grade	5.A Grade	8.AA++ Grad	
Roof Surface	1 Asphalt Shingles		Bath(s) Style	2 TYPICAL		3.C Grade	6.AA Grade	9.Same	
1.Asphalt	4.Composit	7.	1.GOOD	4.Obsolete	7.	SQFT (Footprint)	936		
2.Slate	5.Wood	8.	2.TYPICAL	5.	8.	Condition	5 Above Average		
3.Metal	6.Other	9.	3.Old Type	6.	9.None	1.Poor	4.Avg	7.V G	
SF Masonry Trim	0		# Rooms	6		2.Fair	5.Avg+	8.Exc	
OPEN-3-CUSTOM	0		# Bedrooms	3		3.Avg-	6.Good	9.Same	
OPEN-4-CUSTOM	0		# Full Baths	2		Phys. % Good	0%		
Year Built	1935		# Half Baths	0		Funct. % Good	100%		
Year Remodeled	2010		# Addn Fixtures	0		Functional Code	9 None		
Foundation	1 Concrete		# Fireplaces	0		1.Incomp	4.SMALL	7.LAYOUT	
1.Concrete	4.Wood	7.				2.O-Built	5.CDU	8.OTHER	
2.C Block	5.Slab	8.				3.Defmaint	6.STYLE	9.None	
3.Br/Stone	6.Piers	9.				Econ. % Good	100%		
Basement	4 Full Basement					Economic Code	None		
1.1/4 Bmt	4.Full Bmt	7.				0.None	3.Services	9.None	
2.1/2 Bmt	5.None	8.				1.Location	4.Traffic	8.	
3.3/4 Bmt	6.	9.None				2.Encroach	8.Other	9.	
Bsmt Gar # Cars	0					Entrance Code	0		
Wet Basement	2 Damp Basement					1.Interior	4.Vacant	7.	
1.Dry	4.	7.				2.Refusal	5.Estimate	8.	
2.Damp	5.	8.				3.Informed	6.	9.	
3.Wet	6.	9.				Information Code	0		

Shed 8 x 12



Date Inspected

Additions, Outbuildings & Improvements

[illegible]

Map Lot U03-021

Account 1423

Location 141 FEDERAL STREET

Card 1 Of 1 10/05/2023

GOLDSTEIN, JONATHAN
39 KNUBBLE ROAD
GEORGETOWN ME 04548

B5402P294

Previous Owner
COOPER, JEFFREY

PO BOX 72
ORRS ISLAND ME 04066
Sale Date: 6/25/2019

Previous Owner
PIFFATH, CATHERINE

PO BOX 72
ORRS ISLAND ME 04066
Sale Date: 10/29/2015

Previous Owner
HUSSEY, FRED A.(DEVISEE) & THOMAS P.
HART, ROBERTA A.
C/O CATHERINE PIFFATH
ORRS ISLAND ME 04066
Sale Date: 7/26/2006

Inspection Witnessed By:

X

Date

No./Date	Description	Date Insp.

Notes:

'15 Per review adjust barn to fair condition.
7/26/06-FORMER OWNER: ESTATE OF FRED A. HUSSEY
BK466 PG465 AND BK3659 PG180
non-conforming lot
6/30/14-PA application mailed.

WISCASSET

Property Data

Neighborhood	101 VILLAGE		
Tree Growth Year	0		
FARM LAND YEAR	0		
OPEN SPACE YEAR	0		
Zone/Land Use	16 RESIDENTIAL		
Secondary Zone			
Topography	1 Level		
1.Level	4.Below St	7.Steep	
2.Rolling	5.Low	8.Rough	
3.Above St	6.Swampy	9.	
Utilities	1 All Public		
1.Public	4.Dr Well	7.Cesspool	
2.Water	5.DUG/LAKE	8.	
3.Sewer	6.Septic	9.None	
Street	1 Paved		
1.Paved	4.Proposed	7.	
2.Semi Imp	5.Private	8.	
3.Gravel	6.Pub Eas	9.NoStreet	
TREE GROWTH PLAN	0		
CONSERV EASE	0		
Sale Data			
Sale Date	6/25/2019		
Price	15,000		
Sale Type	2 Land & Buildings		
1.Land	4.Mobile	7.	
2.L & B	5.Other	8.	
3.Building	6.	9.	
Financing	9 Unknown		
1.Convent	4.Seller	7.	
2.FHA/VA	5.Private	8.	
3.Assumed	6.Cash	9.Unknown	
Validity	3 Distressed Sale		
1.Valid	4.Split	7.Renovate	
2.Related	5.Partial	8.Other	
3.Distress	6.Exempt	9.Foreclose	
Verified	5 Public Record		
1.Buyer	4.Agent	7.Family	
2.Seller	5.Pub Rec	8.Other	
3.Lender	6.MLS	9.	

Assessment Record

Year	Land	Buildings	Exempt	Total
2010	13,500	24,100	0	37,600
2011	13,500	24,100	0	37,600
2012	13,500	24,100	0	37,600
2013	13,500	24,100	0	37,600
2014	13,500	24,100	0	37,600
2015	13,500	24,100	0	37,600
2016	13,500	15,500	0	29,000
2017	13,500	15,500	0	29,000
2018	13,500	15,500	0	29,000
2019	13,500	15,500	0	29,000
2020	13,500	15,500	0	29,000
2021	13,500	15,500	0	29,000
2022	13,500	15,500	0	29,000
2023	16,900	19,400	0	36,300

Land Data

Front Foot	Type	Effective		Influence		Influence Codes
		Frontage	Depth	Factor	Code	
11.Regular Lot				%		1.Open Space
12.Delta Triangle				%		2.Neighborhood A
13.Nabla Triangle				%		3.Topography
14.Rear Land				%		4.Size/Shape
15.Front Foot				%		5.Access
				%		6.Restriction
				%		7.Corner/Locatio
				%		8.View/Environ
				%		9.Fract Share
				%		Acres
				%		30.Rear 20+
				%		31.Waterfront Rea
				%		32.Open Space
				%		33.RestrictEsm
				%		34.PASTURE 1
				%		35.HORTICULTURAL-
				%		36.Pasture 3
20		1.00	10	%	6	37.Softwood
21		0.23	100	%	0	38.Mixed Wood
				%		39.Hardwood
				%		40.Wasteland
				%		41.CAMP SITE
				%		42.Mobile Home Si
				%		43.Condo Site
				%		44.Site Improve
				%		45.CAMP SITE
				%		46.PAVING/00
Total Acreage		0.23				

WISCASSET

Map Lot U03-021

Account 1423

Location 141 FEDERAL STREET

Card 1

Of 1

10/05/2023

Building Style	SF Bsmt Living	Layout
1.Conv. 5.Colonial 9.Other	Fin Bsmt Grade	1.Typical 4. 7.
2.Ranch 6.Split 10.Double	HEARTH	2.Inadeq 5. 8.
3.R Ranch 7.Mod/Cont 11.Multi	Heat Type 100%	3. 6. 9.
4.Cape 8.Log 12.Cot.	1.HWBB 5.FWA 9.No Heat	Attic
Dwelling Units	2.HWCI 6.GravWA 10.	1.1/4 Fin 4.Full Fin 7.
Other Units	3.H Pump 7.Electric 11.	2.1/2 Fin 5.F/Stair 8.
Stories	4.Steam 8.F/Wall 12.	3.3/4 Fin 6. 9.None
1.1 4.1.5 7.	Cool Type 0%	Insulation
2.2 5.1.75 8.	1.Refrig 4.W&C Air 7.	1.Full 4.Minimal 7.
3.3 6.2.5 9.	2.Evapor 5. 8.	2.Heavy 5.Unknown 8.
Exterior Walls	3.H Pump 6. 9.None	3.Capped 6. 9.None
1.CLAP 5.T-111 9.OTHER	Kitchen Style	Unfinished %
2.WD SH 6.BR/STONE 10.	1.GOOD 4.Obsolete 7.	Grade & Factor
3.COMP 7.NOV 11.	2.TYPICAL 5. 8.	1.E Grade 4.B Grade 7.AA+ Grad
4.ASB/ASP 8.AL/VIN 12.	3.OLD TYPE 6. 9.None	2.D Grade 5.A Grade 8.AA++Grad
Roof Surface	Bath(s) Style	3.C Grade 6.AA Grade 9.Same
1.Asphalt 4.Composit 7.	1.GOOD 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
OPEN-3-CUSTOM	# Bedrooms	3.Avg- 6.Good 9.Same
OPEN-4-CUSTOM	# Full Baths	Phys. % Good
Year Built	# Half Baths	Funct. % Good
Year Remodeled	# Addn Fixtures	Functional Code
Foundation	# Fireplaces	1.Incomp 4.SMALL 7.LAYOUT
1.Concrete 4.Wood 7.		2.O-Built 5.CDU 8.OTHER
2.C Block 5.Slab 8.		3.Defmaint 6.STYLE 9.None
3.Br/Stone 6.Piers 9.		Econ. % Good
Basement		Economic Code
1.1/4 Bmt 4.Full Bmt 7.		0.None 3.Services 9.None
2.1/2 Bmt 5.None 8.		1.Location 4.Traffic 8.
3.3/4 Bmt 6. 9.None		2.Encroach 8.Other 9.
Bsmt Gar # Cars		Entrance Code 5 Estimated
Wet Basement		1.Interior 4.Vacant 7.
1.Dry 4. 7.		2.Refusal 5.Estimate 8.
2.Damp 5. 8.		3.Informed 6. 9.
3.Wet 6. 9.		Information Code 5 Estimate
		1.Owner 4.Agent 7.
		2.Relative 5.Estimate 8.
		3.Tenant 6.Other 9.

Date Inspected 12/02/2006

Additions, Outbuildings & Improvements

Type	Year	Units	Grade	Cond	Phys.	Funct.	Sound Value	
75 1 STORY	1878	3102	3 100	2	0 %	50 %		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.Frame Garage
					%	%		24.Frame Shed
					%	%		25.Frame Bay Wind
					%	%		26.1SFr Overhang
					%	%		27.Unfin Basement
					%	%		28.Unfinished Att
					%	%		29.Finished Attic

32.0'	15.0'
1.5 S/S	
66.0'	66.0'
	66.0'
	1 SF/S
32.0'	15.0'



Map Lot U03-022

Account 1424

Location 145 FEDERAL STREET

Card 1 Of 1 10/05/2023

MCDERMOTT-CASTRO, MARY F J/T
CASTRO, SARAH E
WISCASSET ME 04578

B4799P87

Previous Owner
HUSSEY, FRED A.(DEWISEE) & THOMAS P.
HART, ROBERTA A.
C/O MARY F. MCDERMOTT-CASTRO
WISCASSET ME 04578
Sale Date: 7/10/2014

Previous Owner
HUSSEY, FRED A.

145 FEDERAL STREET
WISCASSET ME 04578
Sale Date: 3/31/2006

Inspection Witnessed By:

X

Date

No./Date	Description	Date Insp.

Notes:

2006-MRS. HUSSEY PASSED AWAY 3/31/06. REMOVED
HOMESTEAD AND VET. EX. ROBERTA A. HART ADDRESS IS
367 GARDINER ROAD DRESDEN, ME 04342
10/25/07-CHANGED ADDRESS TO MAIL TO DAUGHTER:
ROBERTA A. HART

WISCASSET

Property Data

Neighborhood 101 VILLAGE		
Tree Growth Year 0		
FARM LAND YEAR 0		
OPEN SPACE YEAR 0		
Zone/Land Use 16 RESIDENTIAL		
Secondary Zone		
Topography 1 Level		
1.Level	4.Below St	7.Steep
2.Rolling	5.Low	8.Rough
3.Above St	6.Swampy	9.
Utilities 1 All Public		
1.Public	4.Dr Well	7.Cesspool
2.Water	5.DUG/LAKE	8.
3.Sewer	6.Septic	9.None
Street 1 Paved		
1.Paved	4.Proposed	7.
2.Semi Imp	5.Private	8.
3.Gravel	6.Pub Eas	9.NoStreet
TREE GROWTH PLAN 0		
CONSERV EASE 0		
Sale Data		
Sale Date 7/10/2014		
Price 180,000		
Sale Type 2 Land & Buildings		
1.Land	4.Mobile	7.
2.L & B	5.Other	8.
3.Building	6.	9.
Financing 9 Unknown		
1.Convent	4.Seller	7.
2.FHA/VA	5.Private	8.
3.Assumed	6.Cash	9.Unknown
Validity 1 Arms Length Sale		
1.Valid	4.Split	7.Renovate
2.Related	5.Partial	8.Other
3.Distress	6.Exempt	9.Foreclose
Verified 5 Public Record		
1.Buyer	4.Agent	7.Family
2.Seller	5.Pub Rec	8.Other
3.Lender	6.MLS	9.

Assessment Record

Year	Land	Buildings	Exempt	Total
2010	119,200	109,700	0	228,900
2011	119,200	109,700	0	228,900
2012	119,200	109,700	0	228,900
2013	119,200	109,700	0	228,900
2014	119,200	109,700	0	228,900
2015	119,200	109,700	0	228,900
2016	119,200	109,700	0	228,900
2017	119,200	109,700	0	228,900
2018	119,200	109,700	0	228,900
2019	119,200	109,700	20,000	208,900
2020	119,200	109,700	25,000	203,900
2021	119,200	109,700	25,000	203,900
2022	119,200	109,700	24,000	204,900
2023	149,100	137,100	25,000	261,200

Land Data

Front Foot	Type	Effective		Influence		Influence Codes
		Frontage	Depth	Factor	Code	
11.Regular Lot				%		1.Open Space
12.Delta Triangle				%		2.Neighborhood A
13.Nabla Triangle				%		3.Topography
14.Rear Land				%		4.Size/Shape
15.Front Foot				%		5.Access
				%		6.Restriction
				%		7.Corner/Locatio
				%		8.View/Environ
				%		9.Fract Share
				%		Acres
				%		30.Rear 20+
				%		31.Waterfront Rea
				%		32.Open Space
				%		33.RestrictEsm
				%		34.PASTURE 1
				%		35.HORTICULTURAL-
				%		36.Pasture 3
				%		37.Softwood
				%		38.Mixed Wood
				%		39.Hardwood
				%		40.Wasteland
				%		41.CAMP SITE
				%		42.Mobile Home Si
				%		43.Condo Site
				%		44.Site Improve
				%		45.CAMP SITE
				%		46.PAVING/00
Total Acreage		0.84				


WISCASSET

Map Lot U03-022

Account 1424

Location 145 FEDERAL STREET

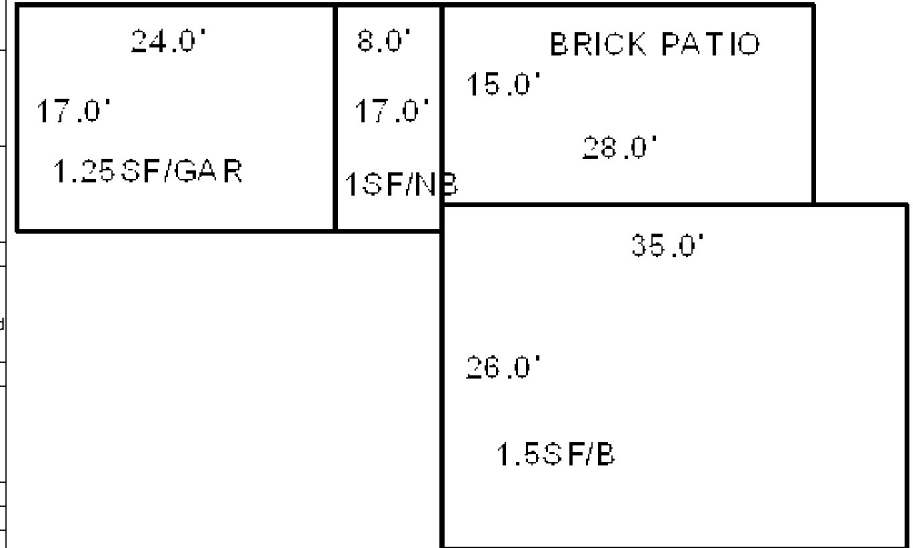
Card 1 Of 1 10/05/2023

Building Style 4 Cape Cod	SF Bsmt Living 0	Layout 1 Typical
1.Conv. 5.Colonial 9.Other	Fin Bsmt Grade 0 0	1.Typical 4. 7.
2.Ranch 6.Split 10.Double	HEARTH 0	2.Inadeq 5. 8.
3.R Ranch 7.Mod/Cont 11.Multi	Heat Type 100% 5 Forced Warm Air	3. 6. 9.
4.Cape 8.Log 12.Cot.	1.HWBB 5.FWA 9.No Heat	Attic 9 None
Dwelling Units 1	2.HWCI 6.GravWA 10.	1.1/4 Fin 4.Full Fin 7.
Other Units 0	3.H Pump 7.Electric 11.	2.1/2 Fin 5.F/Stair 8.
Stories 4 One & 1/2 Story	4.Steam 8.F/Wall 12.	3.3/4 Fin 6. 9.None
1.1 4.1.5 7.	Cool Type 0% 9 None	Insulation 1 Full
2.2 5.1.75 8.	1.Refrig 4.W&C Air 7.	1.Full 4.Minimal 7.
3.3 6.2.5 9.	2.Evapor 5. 8.	2.Heavy 5.Unknown 8.
Exterior Walls 1 CLAPBOARD	3.H Pump 6. 9.None	3.Capped 6. 9.None
1.CLAP 5.T-111 9.OTHER	Kitchen Style 2 TYPICAL	Unfinished % 0%
2.WD SH 6.BR/STONE 10.	1.GOOD 4.Obsolete 7.	Grade & Factor 4 Good 100%
3.COMP 7.NOV 11.	2.TYPICAL 5. 8.	1.E Grade 4.B Grade 7.AA+ Grad
4.ASB/ASP 8.AL/VIN 12.	3.OLD TYPE 6. 9.None	2.D Grade 5.A Grade 8.AA++Grad
Roof Surface 1 Asphalt Shingles	Bath(s) Style 2 TYPICAL	3.C Grade 6.AA Grade 9.Same
1.Asphalt 4.Composit 7.	1.GOOD 4.Obsolete 7.	SQFT (Footprint) 903
2.Slate 5.Wood 8.	2.TYPICAL 5. 8.	Condition 4 Average
3.Metal 6.Other 9.	3.Old Type 6. 9.None	1.Poor 4.Avg 7.V G
SF Masonry Trim 0	# Rooms 7	2.Fair 5.Avg+ 8.Exc
OPEN-3-CUSTOM 0	# Bedrooms 3	3.Avg- 6.Good 9.Same
OPEN-4-CUSTOM 0	# Full Baths 2	Phys. % Good 0%
Year Built 1857	# Half Baths 0	Funct. % Good 100%
Year Remodeled 0	# Addn Fixtures 0	Functional Code 9 None
Foundation 3 Brick &/or Stone	# Fireplaces 0	1.Incomp 4.SMALL 7.LAYOUT
1.Concrete 4.Wood 7.		2.O-Built 5.CDU 8.OTHER
2.C Block 5.Slab 8.		3.Defmaint 6.STYLE 9.None
3.Br/Stone 6.Piers 9.		Econ. % Good 100%
Basement 4 Full Basement		Economic Code None
1.1/4 Bmt 4.Full Bmt 7.		0.None 3.Services 9.None
2.1/2 Bmt 5.None 8.		1.Location 4.Traffic 8.
3.3/4 Bmt 6. 9.None		2.Encroach 8.Other 9.
Bsmt Gar # Cars 0		Entrance Code 1 Interior Inspect
Wet Basement 2 Damp Basement		1.Interior 4.Vacant 7.
1.Dry 4. 7.		2.Refusal 5.Estimate 8.
2.Damp 5. 8.		3.Informed 6. 9.
3.Wet 6. 9.		Information Code 4 Agent
		1.Owner 4.Agent 7.
		2.Relative 5.Estimate 8.
		3.Tenant 6.Other 9.

Date Inspected 1/27/2007

Additions, Outbuildings & Improvements

Type	Year	Units	Grade	Cond	Phys.	Funct.	Sound Value	
1 ONE STORY	1857	136	3 100	0	0 %	0 %		1.ONE STORY FRAM
76 1.25 ST	1945	408	0 0	0	0 %	0 %		2.TWO STORY FRAM
62 Patio	1962	420	3 100	4	0 %	100 %		3.THREE STORY FR
21 Open Frame	1857	7	0 0	0	0 %	0 %		4.1 & 1/2 STORY
					%	%		5.1 & 3/4 STORY
					%	%		6.2 & 1/2 STORY
					%	%		21.Open Frame Por
					%	%		22.Encl Frame Por
					%	%		23.Frame Garage
					%	%		24.Frame Shed
					%	%		25.Frame Bay Wind
					%	%		26.1SFr Overhang
					%	%		27.Unfin Basement
					%	%		28.Unfinished Att
					%	%		29.Finished Attic



OP 2X7



WISCASSET

Map Lot U03-023


Account 1425

Location 139 FEDERAL STREET

Card 1

Of 1

10/05/2023

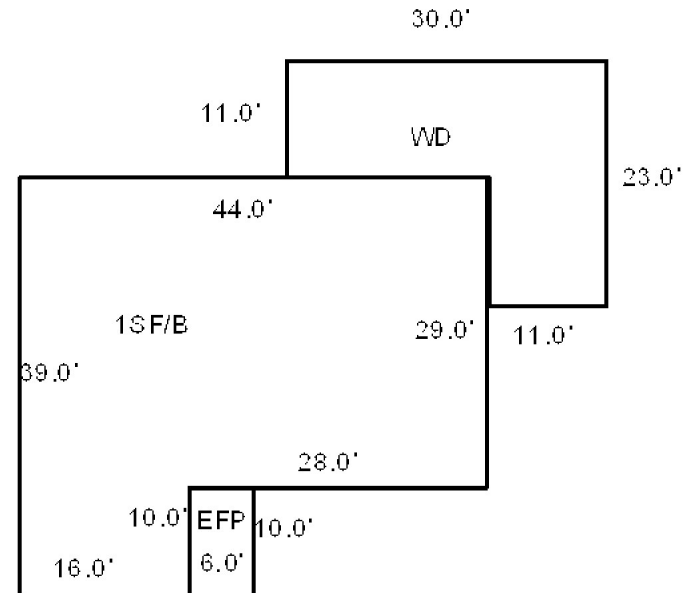
Building Style 2 Ranch	SF Bsmt Living 0	Layout 1 Typical
1.Conv. 5.Colonial 9.Other	Fin Bsmt Grade 0 0	1.Typical 4. 7.
2.Ranch 6.Split 10.Double	HEARTH 1	2.Inadeq 5. 8.
3.R Ranch 7.Mod/Cont 11.Multi	Heat Type 100% 1 Hot Water BB	3. 6. 9.
4.Cape 8.Log 12.Cot.	1.HWBB 5.FWA 9.No Heat	Attic 9 None
Dwelling Units 1	2.HWCI 6.GravWA 10.	1.1/4 Fin 4.Full Fin 7.
Other Units 0	3.H Pump 7.Electric 11.	2.1/2 Fin 5.F/Stair 8.
Stories 1 One Story	4.Steam 8.F/Wall 12.	3.3/4 Fin 6. 9.None
1.1 4.1.5 7.	Cool Type 0% 9 None	Insulation 1 Full
2.2 5.1.75 8.	1.Refrig 4.W&C Air 7.	1.Full 4.Minimal 7.
3.3 6.2.5 9.	2.Evapor 5. 8.	2.Heavy 5.Unknown 8.
Exterior Walls 1 CLAPBOARD	3.H Pump 6. 9.None	3.Capped 6. 9.None
1.CLAP 5.T-111 9.OTHER	Kitchen Style 2 TYPICAL	Unfinished % 0%
2.WD SH 6.BR/STONE 10.	1.GOOD 4.Obsolete 7.	Grade & Factor 3 Average 105%
3.COMP 7.NOV 11.	2.TYPICAL 5. 8.	1.E Grade 4.B Grade 7.AA+ Grad
4.ASB/ASP 8.AL/VIN 12.	3.OLD TYPE 6. 9.None	2.D Grade 5.A Grade 8.AA++Grad
Roof Surface 1 Asphalt Shingles	Bath(s) Style 2 TYPICAL	3.C Grade 6.AA Grade 9.Same
1.Asphalt 4.Composit 7.	1.GOOD 4.Obsolete 7.	SQFT (Footprint) 1436
2.Slate 5.Wood 8.	2.TYPICAL 5. 8.	Condition 4 Average
3.Metal 6.Other 9.	3.Old Type 6. 9.None	1.Poor 4.Avg 7.V G
SF Masonry Trim 0	# Rooms 6	2.Fair 5.Avg+ 8.Exc
OPEN-3-CUSTOM 0	# Bedrooms 3	3.Avg- 6.Good 9.Same
OPEN-4-CUSTOM 0	# Full Baths 2	Phys. % Good 0%
Year Built 1958	# Half Baths 0	Funct. % Good 100%
Year Remodeled 0	# Addn Fixtures 0	Functional Code 9 None
Foundation 1 Concrete	# Fireplaces 1	1.Incomp 4.SMALL 7.LAYOUT
1.Concrete 4.Wood 7.		2.O-Built 5.CDU 8.OTHER
2.C Block 5.Slab 8.		3.Defmaint 6.STYLE 9.None
3.Br/Stone 6.Piers 9.		Econ. % Good 100%
Basement 4 Full Basement		Economic Code None
1.1/4 Bmt 4.Full Bmt 7.		0.None 3.Services 9.None
2.1/2 Bmt 5.None 8.		1.Location 4.Traffic 8.
3.3/4 Bmt 6. 9.None		2.Encroach 8.Other 9.
Bsmt Gar # Cars 0		Entrance Code 5 Estimated
Wet Basement 1 Dry Basement		1.Interior 4.Vacant 7.
1.Dry 4. 7.		2.Refusal 5.Estimate 8.
2.Damp 5. 8.		3.Informed 6. 9.
3.Wet 6. 9.		Information Code 5 Estimate
		1.Owner 4.Agent 7.
		2.Relative 5.Estimate 8.
		3.Tenant 6.Other 9.

Date Inspected 12/02/2006

Additions, Outbuildings & Improvements

Type	Year	Units	Grade	Cond	Phys.	Funct.	Sound Value	
22 Encl Frame Porch	1958	60	3 100	4	0 %	100 %		1.ONE STORY FRAM
23 Frame Garage	1970	528	3 100	4	0 %	100 %		2.TWO STORY FRAM
68 Wood Deck	2007	462	3 100	4	0 %	100 %		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.Frame Garage
					%	%		24.Frame Shed
					%	%		25.Frame Bay Wind
					%	%		26.1SFr Overhang
					%	%		27.Unfin Basement
					%	%		28.Unfinished Att
					%	%		29.Finished Attic

GARAGE 22X24



WISCASSET

Property Data			Assessment Record						
Neighborhood 101 VILLAGE			Year	Land	Buildings	Exempt	Total		
			2010	250,600	205,700	456,300	0		
Tree Growth Year 0			2011	250,600	205,700	456,300	0		
FARM LAND YEAR 0			2012	250,600	205,700	456,300	0		
OPEN SPACE YEAR 0			2013	250,600	205,700	456,300	0		
Zone/Land Use 14 SHORE RESIDENTIA			2014	250,600	205,700	456,300	0		
Secondary Zone			2015	250,600	205,700	456,300	0		
			2016	250,600	205,700	456,300	0		
Topography 1 Level			2017	250,600	205,700	456,300	0		
1.Level	4.Below St	7.Steep	2018	250,600	205,700	456,300	0		
2.Rolling	5.Low	8.Rough	2019	250,600	205,700	456,300	0		
3.Above St	6.Swampy	9.	2020	250,600	205,700	456,300	0		
Utilities 1 All Public			2021	250,600	205,700	456,300	0		
1.Public	4.Dr Well	7.Cesspool	2022	250,600	205,700	456,300	0		
2.Water	5.DUG/LAKE	8.	2023	313,300	257,100	570,400	0		
3.Sewer	6.Septic	9.None	Land Data						
Street 1 Paved			Front Foot	Type	Effective		Influence		Influence Codes
1.Paved	4.Proposed	7.			Frontage	Depth	Factor	Code	
2.Semi Imp	5.Private	8.					%		
3.Gravel	6.Pub Eas	9.NoStreet					%		
TREE GROWTH PLAN 0							%		
CONSERV EASE 0							%		
Sale Data							%		
Sale Date					%				
Price					%				
Sale Type					%				
1.Land	4.Mobile	7.	Square Foot		Square Feet				
2.L & B	5.Other	8.					%		
3.Building	6.	9.					%		
Financing							%		
1.Convent	4.Seller	7.					%		
2.FHA/VA	5.Private	8.					%		
3.Assumed	6.Cash	9.Unknown					%		
Validity			Fract. Acre		Acreage/Sites				
1.Valid	4.Split	7.Renovate			26	1.00	100	%	0
2.Related	5.Partial	8.Other			27	1.00	100	%	0
3.Distress	6.Exempt	9.Foreclose			31	4.47	100	%	0
Verified								%	
1.Buyer	4.Agent	7.Family						%	
2.Seller	5.Pub Rec	8.Other						%	
3.Lender	6.MLS	9.				%			
				Total Acreage		5.47			


WISCASSET

Map Lot U03-024

Account 1426

Location 133 FEDERAL STREET

Card 1 Of 1 10/05/2023

Building Style 9 Other	SF Bsmt Living 0	Layout 2 Inadequate
1.Conv. 5.Colonial 9.Other	Fin Bsmt Grade 0 0	1.Typical 4. 7.
2.Ranch 6.Split 10.Double	HEARTH 0	2.Inadeq 5. 8.
3.R Ranch 7.Mod/Cont 11.Multi	Heat Type 100% 9 Not Heated	3. 6. 9.
4.Cape 8.Log 12.Cot.	1.HWBB 5.FWA 9.No Heat	Attic 5 Floor & Stairs
Dwelling Units 0	2.HWCI 6.GravWA 10.	1.1/4 Fin 4.Full Fin 7.
Other Units 1	3.H Pump 7.Electric 11.	2.1/2 Fin 5.F/Stair 8.
Stories 2 Two Story	4.Steam 8.F/Wall 12.	3.3/4 Fin 6. 9.None
1.1 4.1.5 7.	Cool Type 0% 9 None	Insulation 4 Minimal
2.2 5.1.75 8.	1.Refrig 4.W&C Air 7.	1.Full 4.Minimal 7.
3.3 6.2.5 9.	2.Evapor 5. 8.	2.Heavy 5.Unknown 8.
Exterior Walls 6 BRICK/STONE	3.H Pump 6. 9.None	3.Capped 6. 9.None
1.CLAP 5.T-111 9.OTHER	Kitchen Style 4 Obsolete	Unfinished % 0%
2.WD SH 6.BR/STONE 10.	1.GOOD 4.Obsolete 7.	Grade & Factor 4 Good 105%
3.COMP 7.NOV 11.	2.TYPICAL 5. 8.	1.E Grade 4.B Grade 7.AA+ Grad
4.ASB/ASP 8.AL/VIN 12.	3.OLD TYPE 6. 9.None	2.D Grade 5.A Grade 8.AA++Grad
Roof Surface 1 Asphalt Shingles	Bath(s) Style 4 Obsolete	3.C Grade 6.AA Grade 9.Same
1.Asphalt 4.Composit 7.	1.GOOD 4.Obsolete 7.	SQFT (Footprint) 2808
2.Slate 5.Wood 8.	2.TYPICAL 5. 8.	Condition 4 Average
3.Metal 6.Other 9.	3.Old Type 6. 9.None	1.Poor 4.Avg 7.V G
SF Masonry Trim 0	# Rooms 20	2.Fair 5.Avg+ 8.Exc
OPEN-3-CUSTOM 0	# Bedrooms 16	3.Avg- 6.Good 9.Same
OPEN-4-CUSTOM 0	# Full Baths 1	Phys. % Good 0%
Year Built 1811	# Half Baths 0	Funct. % Good 75%
Year Remodeled 0	# Addn Fixtures 0	Functional Code 6 STYLE
Foundation 3 Brick &/or Stone	# Fireplaces 4	1.Incomp 4.SMALL 7.LAYOUT
1.Concrete 4.Wood 7.		2.O-Built 5.CDU 8.OTHER
2.C Block 5.Slab 8.		3.Defmaint 6.STYLE 9.None
3.Br/Stone 6.Piers 9.		Econ. % Good 100%
Basement 9 No Basement		Economic Code None
1.1/4 Bmt 4.Full Bmt 7.		0.None 3.Services 9.None
2.1/2 Bmt 5.None 8.		1.Location 4.Traffic 8.
3.3/4 Bmt 6. 9.None		2.Encroach 8.Other 9.
Bsmt Gar # Cars 0		Entrance Code 5 Estimated
Wet Basement 9 No Basement		1.Interior 4.Vacant 7.
1.Dry 4. 7.		2.Refusal 5.Estimate 8.
2.Damp 5. 8.		3.Informed 6. 9.
3.Wet 6. 9.		Information Code 5 Estimate
		1.Owner 4.Agent 7.
		2.Relative 5.Estimate 8.
		3.Tenant 6.Other 9.

Date Inspected 12/02/2006

Additions, Outbuildings & Improvements

Type	Year	Units	Grade	Cond	Phys.	Funct.	Sound Value	
1 ONE STORY	0	416	0 0	0	0 %	0 %		1.ONE STORY FRAM
24 Frame Shed	1984	80	0 0	0	0 %	0 %		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.Frame Garage
					%	%		24.Frame Shed
					%	%		25.Frame Bay Wind
					%	%		26.1SFr Overhang
					%	%		27.Unfin Basement
					%	%		28.Unfinished Att
					%	%		29.Finished Attic

SHED 8X10

26.0'
16.0'
1 S/F/NB

36.0'

UA/2sB1/B

78.0'

01/27/2007

Map Lot U03-025

Account 1427

Location 127 FEDERAL STREET

Card 1 Of 1 10/05/2023

SHEEPSCOT VALLEY
CHILDREN'S HOUSE, INC.
WISCASSET ME 04578

B2085P131 B3609P304

Inspection Witnessed By:

X

Date

No./Date	Description	Date Insp.

Notes:

2006-THIS LOT WAS COMBINED WITH LOT 26A AND 26A
DELETED IN ENTIRITY. THIS LOT IS NOW 3.48 ACRES.
ORIGINALLY BOUGHT 9/1995 FOR \$250,000. CORRECTED
ZONE, NOW COMBINED, TO SHORELAND RESIDENTIAL.

WISCASSET

Property Data

Neighborhood 101 VILLAGE		
Tree Growth Year 0		
FARM LAND YEAR 0		
OPEN SPACE YEAR 0		
Zone/Land Use 14 SHORE RESIDENTIA		
Secondary Zone		
Topography 1 Level		
1.Level	4.Below St	7.Steep
2.Rolling	5.Low	8.Rough
3.Above St	6.Swampy	9.
Utilities 3 Public Sewer		
1.Public	4.Dr Well	7.Cesspool
2.Water	5.DUG/LAKE	8.
3.Sewer	6.Septic	9.None
Street 1 Paved		
1.Paved	4.Proposed	7.
2.Semi Imp	5.Private	8.
3.Gravel	6.Pub Eas	9.NoStreet
TREE GROWTH PLAN 0		
CONSERV EASE 0		
Sale Data		
Sale Date 9/01/1995		
Price 250,000		
Sale Type 2 Land & Buildings		
1.Land	4.Mobile	7.
2.L & B	5.Other	8.
3.Building	6.	9.
Financing 9 Unknown		
1.Convent	4.Seller	7.
2.FHA/VA	5.Private	8.
3.Assumed	6.Cash	9.Unknown
Validity 1 Arms Length Sale		
1.Valid	4.Split	7.Renovate
2.Related	5.Partial	8.Other
3.Distress	6.Exempt	9.Foreclose
Verified 5 Public Record		
1.Buyer	4.Agent	7.Family
2.Seller	5.Pub Rec	8.Other
3.Lender	6.MLS	9.

Assessment Record

Year	Land	Buildings	Exempt	Total
2010	224,700	233,000	457,700	0
2011	224,700	233,000	457,700	0
2012	224,700	233,000	457,700	0
2013	224,700	233,000	457,700	0
2014	224,700	233,000	457,700	0
2015	224,700	233,000	457,700	0
2016	224,700	233,000	457,700	0
2017	224,700	233,000	457,700	0
2018	224,700	233,000	457,700	0
2019	224,700	233,000	457,700	0
2020	224,700	233,000	457,700	0
2021	224,700	233,000	457,700	0
2022	224,700	233,000	457,700	0
2023	280,900	291,300	572,200	0

Land Data

Front Foot	Type	Effective		Influence		Influence Codes
		Frontage	Depth	Factor	Code	
11.Regular Lot				%		1.Open Space
12.Delta Triangle				%		2.Neighborhood A
13.Nabla Triangle				%		3.Topography
14.Rear Land				%		4.Size/Shape
15.Front Foot				%		5.Access
				%		6.Restriction
				%		7.Corner/Locatio
				%		8.View/Environ
				%		9.Fract Share
				%		Acres
				%		30.Rear 20+
				%		31.Waterfront Rea
				%		32.Open Space
				%		33.RestrictEsm
				%		34.PASTURE 1
				%		35.HORTICULTURAL-
				%		36.Pasture 3
				%		37.Softwood
				%		38.Mixed Wood
				%		39.Hardwood
				%		40.Wasteland
				%		41.CAMP SITE
				%		42.Mobile Home Si
				%		43.Condo Site
				%		44.Site Improve
				%		45.CAMP SITE
				%		46.PAVING/00
		Total Acreage		3.48		

WISCASSET

Map Lot U03-025


Account 1427

Location 127 FEDERAL STREET

Card 1

Of 1

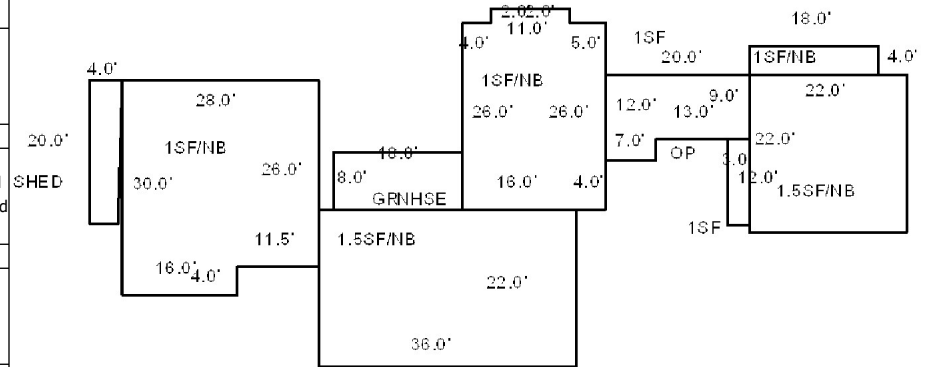
10/05/2023

Building Style 9 Other	SF Bsmt Living 0	Layout 1 Typical
1.Conv. 5.Colonial 9.Other	Fin Bsmt Grade 0 0	1.Typical 4. 7.
2.Ranch 6.Split 10.Double	HEARTH 0	2.Inadeq 5. 8.
3.R Ranch 7.Mod/Cont 11.Multi	Heat Type 100% 1 Hot Water BB	3. 6. 9.
4.Cape 8.Log 12.Cot.	1.HWBB 5.FWA 9.No Heat	Attic 9 None
Dwelling Units 0	2.HWCI 6.GravWA 10.	1.1/4 Fin 4.Full Fin 7.
Other Units 1	3.H Pump 7.Electric 11.	2.1/2 Fin 5.F/Stair 8.
Stories 4 One & 1/2 Story	4.Steam 8.F/Wall 12.	3.3/4 Fin 6. 9.None
1.1 4.1.5 7.	Cool Type 0% 9 None	Insulation 1 Full
2.2 5.1.75 8.	1.Refrig 4.W&C Air 7.	1.Full 4.Minimal 7.
3.3 6.2.5 9.	2.Evapor 5. 8.	2.Heavy 5.Unknown 8.
Exterior Walls 1 CLAPBOARD	3.H Pump 6. 9.None	3.Capped 6. 9.None
1.CLAP 5.T-111 9.OTHER	Kitchen Style 2 TYPICAL	Unfinished % 0%
2.WD SH 6.BR/STONE 10.	1.GOOD 4.Obsolete 7.	Grade & Factor 3 Average 105%
3.COMP 7.NOV 11.	2.TYPICAL 5. 8.	1.E Grade 4.B Grade 7.AA+ Grad
4.ASB/ASP 8.AL/VIN 12.	3.OLD TYPE 6. 9.None	2.D Grade 5.A Grade 8.AA++Grad
Roof Surface 3 Sheet Metal	Bath(s) Style 2 TYPICAL	3.C Grade 6.AA Grade 9.Same
1.Asphalt 4.Composit 7.	1.GOOD 4.Obsolete 7.	SQFT (Footprint) 1477
2.Slate 5.Wood 8.	2.TYPICAL 5. 8.	Condition 4 Average
3.Metal 6.Other 9.	3.Old Type 6. 9.None	1.Poor 4.Avg 7.V G
SF Masonry Trim 0	# Rooms 7	2.Fair 5.Avg+ 8.Exc
OPEN-3-CUSTOM 0	# Bedrooms 0	3.Avg- 6.Good 9.Same
OPEN-4-CUSTOM 0	# Full Baths 1	Phys. % Good 0%
Year Built 1980	# Half Baths 3	Funct. % Good 100%
Year Remodeled 0	# Addn Fixtures 0	Functional Code 9 None
Foundation 5 Concrete Slab	# Fireplaces 0	1.Incomp 4.SMALL 7.LAYOUT
1.Concrete 4.Wood 7.		2.O-Built 5.CDU 8.OTHER
2.C Block 5.Slab 8.		3.Defmaint 6.STYLE 9.None
3.Br/Stone 6.Piers 9.		Econ. % Good 100%
Basement 9 No Basement		Economic Code None
1.1/4 Bmt 4.Full Bmt 7.		0.None 3.Services 9.None
2.1/2 Bmt 5.None 8.		1.Location 4.Traffic 8.
3.3/4 Bmt 6. 9.None		2.Encroach 8.Other 9.
Bsmt Gar # Cars 0		Entrance Code 5 Estimated
Wet Basement 1 Dry Basement		1.Interior 4.Vacant 7.
1.Dry 4. 7.		2.Refusal 5.Estimate 8.
2.Damp 5. 8.		3.Informed 6. 9.
3.Wet 6. 9.		Information Code 5 Estimate
		1.Owner 4.Agent 7.
		2.Relative 5.Estimate 8.
		3.Tenant 6.Other 9.

Date Inspected 12/02/2006

Additions, Outbuildings & Improvements

Type	Year	Units	Grade	Cond	Phys.	Funct.	Sound Value	
1 ONE STORY	0	792	0 0	0	0 %	0 %		1.ONE STORY FRAM
1 ONE STORY	0	594	0 0	0	0 %	0 %		2.TWO STORY FRAM
1 ONE STORY	0	240	0 0	0	0 %	0 %		3.THREE STORY FR
1 ONE STORY	0	72	0 0	0	0 %	0 %		4.1 & 1/2 STORY
1 ONE STORY	0	36	0 0	0	0 %	0 %		5.1 & 3/4 STORY
21 Open Frame	0	27	0 0	0	0 %	0 %		6.2 & 1/2 STORY
24 Frame Shed	0	80	0 0	0	0 %	0 %		21.Open Frame Por
66 Res. Greenhouse	0	144	0 0	0	0 %	0 %		22.Encl Frame Por
					%	%		23.Frame Garage
					%	%		24.Frame Shed
					%	%		25.Frame Bay Wind
					%	%		26.1SFr Overhang
					%	%		27.Unfin Basement
					%	%		28.Unfinished Att
					%	%		29.Finished Attic



Map Lot U03-026

Account 1428

Location 121 FEDERAL STREET

Card 1 Of 1 10/05/2023

NADEAU, DAVID A
NADEAU, JOYCE
7690 WEXFORD WAY
PORT SAINT LUCIE FL 34986

B2101P44 B3076P261 B5141P159

Previous Owner
PRINGLE, JOHN S. J/T
PRINGLE, MARGARET E.

WISCASSET ME 04578
Sale Date: 5/31/2017

Inspection Witnessed By:

X

Date

No./Date	Description	Date Insp.

Notes:

WISCASSET

Property Data			Assessment Record						
Neighborhood 101 VILLAGE			Year	Land	Buildings	Exempt	Total		
			2010	182,200	184,600	10,000	356,800		
Tree Growth Year 0			2011	182,200	184,600	10,000	356,800		
FARM LAND YEAR 0			2012	182,200	184,600	10,000	356,800		
OPEN SPACE YEAR 0			2013	182,200	184,600	10,000	356,800		
Zone/Land Use 16 RESIDENTIAL			2014	182,200	184,600	10,000	356,800		
			2015	182,200	184,600	10,000	356,800		
Secondary Zone			2016	182,200	184,600	15,000	351,800		
Topography 1 Level			2017	182,200	184,600	20,000	346,800		
1.Level	4.Below St	7.Steep	2018	182,200	184,600	0	366,800		
2.Rolling	5.Low	8.Rough	2019	182,200	184,600	0	366,800		
3.Above St	6.Swampy	9.	2020	182,200	184,600	0	366,800		
Utilities 1 All Public			2021	182,200	184,600	0	366,800		
1.Public	4.Dr Well	7.Cesspool	2022	182,200	184,600	0	366,800		
2.Water	5.DUG/LAKE	8.	2023	227,700	230,800	0	458,500		
3.Sewer	6.Septic	9.None	Land Data						
Street 1 Paved									
1.Paved	4.Proposed	7.	Front Foot	Type	Effective		Influence		Influence Codes
2.Semi Imp	5.Private	8.			Frontage	Depth	Factor	Code	
3.Gravel	6.Pub Eas	9.NoStreet							
TREE GROWTH PLAN 0									
CONSERV EASE 0									
Sale Data									
Sale Date 5/31/2017									
Price 275,000									
Sale Type 2 Land & Buildings									
1.Land	4.Mobile	7.							
2.L & B	5.Other	8.							
3.Building	6.	9.							
Financing 9 Unknown									
1.Convent	4.Seller	7.							
2.FHA/VA	5.Private	8.							
3.Assumed	6.Cash	9.Unknown							
Validity 1 Arms Length Sale									
1.Valid	4.Split	7.Renovate							
2.Related	5.Partial	8.Other							
3.Distress	6.Exempt	9.Foreclose							
Verified 5 Public Record									
1.Buyer	4.Agent	7.Family							
2.Seller	5.Pub Rec	8.Other							
3.Lender	6.MLS	9.							

WISCASSET

Map Lot U03-026

Account 1428

Location 121 FEDERAL STREET

Card 1

Of 1

10/05/2023

Building Style 5 Colonial	SF Bsmt Living 0	Layout 1 Typical
1.Conv. 5.Colonial 9.Other	Fin Bsmt Grade 0 0	1.Typical 4. 7.
2.Ranch 6.Split 10.Double	HEARTH 0	2.Inadeq 5. 8.
3.R Ranch 7.Mod/Cont 11.Multi	Heat Type 100% 5 Forced Warm Air	3. 6. 9.
4.Cape 8.Log 12.Cot.	1.HWBB 5.FWA 9.No Heat	Attic 5 Floor & Stairs
Dwelling Units 1	2.HWCI 6.GravWA 10.	1.1/4 Fin 4.Full Fin 7.
Other Units 0	3.H Pump 7.Electric 11.	2.1/2 Fin 5.F/Stair 8.
Stories 2 Two Story	4.Steam 8.F/Wall 12.	3.3/4 Fin 6. 9.None
1.1 4.1.5 7.	Cool Type 0% 9 None	Insulation 4 Minimal
2.2 5.1.75 8.	1.Refrig 4.W&C Air 7.	1.Full 4.Minimal 7.
3.3 6.2.5 9.	2.Evapor 5. 8.	2.Heavy 5.Unknown 8.
Exterior Walls 1 CLAPBOARD	3.H Pump 6. 9.None	3.Capped 6. 9.None
1.CLAP 5.T-111 9.OTHER	Kitchen Style 2 TYPICAL	Unfinished % 0%
2.WD SH 6.BR/STONE 10.	1.GOOD 4.Obsolete 7.	Grade & Factor 4 Good 100%
3.COMP 7.NOV 11.	2.TYPICAL 5. 8.	1.E Grade 4.B Grade 7.AA+ Grad
4.ASB/ASP 8.AL/VIN 12.	3.OLD TYPE 6. 9.None	2.D Grade 5.A Grade 8.AA++Grad
Roof Surface 1 Asphalt Shingles	Bath(s) Style 1 GOOD	3.C Grade 6.AA Grade 9.Same
1.Asphalt 4.Composit 7.	1.GOOD 4.Obsolete 7.	SQFT (Footprint) 840
2.Slate 5.Wood 8.	2.TYPICAL 5. 8.	Condition 4 Average
3.Metal 6.Other 9.	3.Old Type 6. 9.None	1.Poor 4.Avg 7.V G
SF Masonry Trim 0	# Rooms 9	2.Fair 5.Avg+ 8.Exc
OPEN-3-CUSTOM 0	# Bedrooms 4	3.Avg- 6.Good 9.Same
OPEN-4-CUSTOM 0	# Full Baths 3	Phys. % Good 0%
Year Built 1825	# Half Baths 0	Funct. % Good 100%
Year Remodeled 1993	# Addn Fixtures 1	Functional Code 9 None
Foundation 3 Brick &/or Stone	# Fireplaces 2	1.Incomp 4.SMALL 7.LAYOUT
1.Concrete 4.Wood 7.		2.O-Built 5.CDU 8.OTHER
2.C Block 5.Slab 8.		3.Defmaint 6.STYLE 9.None
3.Br/Stone 6.Piers 9.		Econ. % Good 100%
Basement 4 Full Basement		Economic Code None
1.1/4 Bmt 4.Full Bmt 7.		0.None 3.Services 9.None
2.1/2 Bmt 5.None 8.		1.Location 4.Traffic 8.
3.3/4 Bmt 6. 9.None		2.Encroach 8.Other 9.
Bsmt Gar # Cars 0		Entrance Code 1 Interior Inspect
Wet Basement 2 Damp Basement		1.Interior 4.Vacant 7.
1.Dry 4. 7.		2.Refusal 5.Estimate 8.
2.Damp 5. 8.		3.Informed 6. 9.
3.Wet 6. 9.		Information Code 1 Owner
		1.Owner 4.Agent 7.
		2.Relative 5.Estimate 8.
		3.Tenant 6.Other 9.

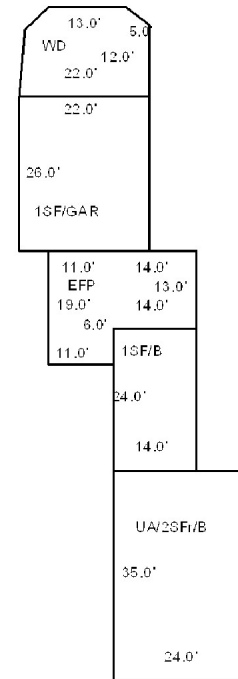


Date Inspected 12/02/2006

Additions, Outbuildings & Improvements

Type	Year	Units	Grade	Cond	Phys.	Funct.	Sound Value
11 1	1993	434	0 0	0	0 %	0 %	
1 ONE STORY	0	359	0 0	0	0 %	0 %	
91 1S AD/GAR.....	0	594	0 0	0	0 %	0 %	
68 Wood Deck	0	320	0 0	0	0 %	0 %	
24 Frame Shed	0	72	2 100	4	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.Frame Garage
24.Frame Shed
25.Frame Bay Wind
26.1SFr Overhang
27.Unfin Basement
28.Unfinished Att
29.Finished Attic



Map Lot U03-027

Account 1430

Location 113 FEDERAL STREET

Card 1 Of 1 10/05/2023

WINTERS, CRAIG W WISCASSET ME 04578			Property Data			Assessment Record							
			Neighborhood 101 VILLAGE			Year	Land	Buildings	Exempt	Total			
			Tree Growth Year 0			2010	209,500	207,100	10,000	406,600			
			FARM LAND YEAR 0			2011	209,500	207,100	10,000	406,600			
			OPEN SPACE YEAR 0			2012	209,500	207,100	10,000	406,600			
B2595P98			Zone/Land Use 14 SHORE RESIDENTIA			2013	209,500	207,100	10,000	406,600			
			Secondary Zone			2014	209,500	207,100	10,000	406,600			
						2015	209,500	207,100	10,000	406,600			
			Topography 1 Level			2016	209,500	207,100	15,000	401,600			
						1.Level 4.Below St 7.Steep	2017	209,500	130,700	20,000	320,200		
2.Rolling 5.Low 8.Rough	2018	209,500				130,700	20,000	320,200					
3.Above St 6.Swampy 9.	2019	209,500				130,700	20,000	320,200					
Utilities 1 All Public	2020	209,500				130,700	25,000	315,200					
1.Public 4.Dr Well 7.Cesspool	2021	209,500				130,700	25,000	315,200					
			2.Water 5.DUG/LAKE 8.	2022	209,500	130,700	24,000	316,200					
			3.Sewer 6.Septic 9.None	2023	261,900	163,300	25,000	400,200					
			Street 1 Paved			Land Data							
			1.Paved 4.Proposed 7.	Front Foot									
			2.Semi Imp 5.Private 8.			Frontage	Depth	Factor	Code				
Inspection Witnessed By:			3.Gravel 6.Pub Eas 9.NoStreet	11.Regular Lot						1.Open Space			
			TREE GROWTH PLAN 0	12.Delta Triangle						2.Neighborhood A			
			CONSERV EASE 0	13.Nabla Triangle						3.Topography			
			Sale Data			14.Rear Land						4.Size/Shape	
						15.Front Foot							5.Access
X													

WISCASSET

Map Lot U03-027


Account 1430

Location 113 FEDERAL STREET

Card 1

Of 1

10/05/2023

Building Style 1 Conventional	SF Bsmt Living 0	Layout 1 Typical
1.Conv. 5.Colonial 9.Other	Fin Bsmt Grade 0 0	1.Typical 4. 7.
2.Ranch 6.Split 10.Double	HEARTH 0	2.Inadeq 5. 8.
3.R Ranch 7.Mod/Cont 11.Multi	Heat Type 100% 1 Hot Water BB	3. 6. 9.
4.Cape 8.Log 12.Cot.	1.HWBB 5.FWA 9.No Heat	Attic 9 None
Dwelling Units 1	2.HWCI 6.GravWA 10.	1.1/4 Fin 4.Full Fin 7.
Other Units 0	3.H Pump 7.Electric 11.	2.1/2 Fin 5.F/Stair 8.
Stories 2 Two Story	4.Steam 8.F/Wall 12.	3.3/4 Fin 6. 9.None
1.1 4.1.5 7.	Cool Type 0% 9 None	Insulation 1 Full
2.2 5.1.75 8.	1.Refrig 4.W&C Air 7.	1.Full 4.Minimal 7.
3.3 6.2.5 9.	2.Evapor 5. 8.	2.Heavy 5.Unknown 8.
Exterior Walls 2 WOOD SHINGLE	3.H Pump 6. 9.None	3.Capped 6. 9.None
1.CLAP 5.T-111 9.OTHER	Kitchen Style 2 TYPICAL	Unfinished % 0%
2.WD SH 6.BR/STONE 10.	1.GOOD 4.Obsolete 7.	Grade & Factor 4 Good 100%
3.COMP 7.NOV 11.	2.TYPICAL 5. 8.	1.E Grade 4.B Grade 7.AA+ Grad
4.ASB/ASP 8.AL/VIN 12.	3.OLD TYPE 6. 9.None	2.D Grade 5.A Grade 8.AA++Grad
Roof Surface 1 Asphalt Shingles	Bath(s) Style 2 TYPICAL	3.C Grade 6.AA Grade 9.Same
1.Asphalt 4.Composit 7.	1.GOOD 4.Obsolete 7.	SQFT (Footprint) 720
2.Slate 5.Wood 8.	2.TYPICAL 5. 8.	Condition 2 Fair
3.Metal 6.Other 9.	3.Old Type 6. 9.None	1.Poor 4.Avg 7.V G
SF Masonry Trim 0	# Rooms 6	2.Fair 5.Avg+ 8.Exc
OPEN-3-CUSTOM 0	# Bedrooms 3	3.Avg- 6.Good 9.Same
OPEN-4-CUSTOM 0	# Full Baths 2	Phys. % Good 0%
Year Built 1928	# Half Baths 1	Funct. % Good 100%
Year Remodeled 0	# Addn Fixtures 0	Functional Code 9 None
Foundation 1 Concrete	# Fireplaces 0	1.Incomp 4.SMALL 7.LAYOUT
1.Concrete 4.Wood 7.		2.O-Built 5.CDU 8.OTHER
2.C Block 5.Slab 8.		3.Defmaint 6.STYLE 9.None
3.Br/Stone 6.Piers 9.		Econ. % Good 100%
Basement 4 Full Basement		Economic Code None
1.1/4 Bmt 4.Full Bmt 7.		0.None 3.Services 9.None
2.1/2 Bmt 5.None 8.		1.Location 4.Traffic 8.
3.3/4 Bmt 6. 9.None		2.Encroach 8.Other 9.
Bsmt Gar # Cars 0		Entrance Code 1 Interior Inspect
Wet Basement 3 Wet Basement		1.Interior 4.Vacant 7.
1.Dry 4. 7.		2.Refusal 5.Estimate 8.
2.Damp 5. 8.		3.Informed 6. 9.
3.Wet 6. 9.		Information Code 1 Owner
		1.Owner 4.Agent 7.
		2.Relative 5.Estimate 8.
		3.Tenant 6.Other 9.

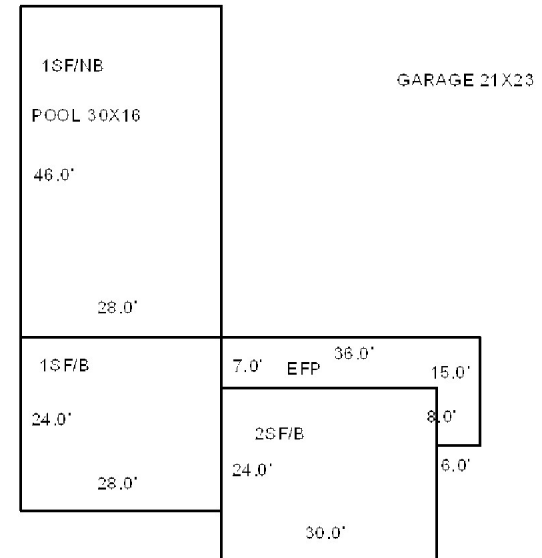
Date Inspected 12/02/2006

Additions, Outbuildings & Improvements

Type	Year	Units	Grade	Cond	Phys.	Funct.	Sound Value	
1 ONE STORY	0	90	0 0	0	0 %	0 %		1.ONE STORY FRAM
11 1	0	672	0 0	0	0 %	0 %		2.TWO STORY FRAM
22 Encl Frame Porch	0	252	3 100	4	0 %	100 %		3.THREE STORY FR
22 Encl Frame Porch	1980	1288	3 100	2	0 %	50 %		4.1 & 1/2 STORY
23 Frame Garage	1950	483	3 100	2	0 %	100 %		5.1 & 3/4 STORY
157 1.50 ST	1950	1081	3 100	4	0 %	100 %		6.2 & 1/2 STORY
24 Frame Shed	0	100	2 100	3	0 %	100 %		21.Open Frame Por
					%	%		22.Encl Frame Por
					%	%		23.Frame Garage
					%	%		24.Frame Shed
					%	%		25.Frame Bay Wind
					%	%		26.1SFr Overhang
					%	%		27.Unfin Basement
					%	%		28.Unfinished Att
					%	%		29.Finished Attic

1.5\$FBARN 23X47

SHED 10X10



Map Lot U03-027-A

Account 2526

Location FEDERAL STREET

Card 1 Of 1 10/05/2023

WISCASSET, WATERVILLE & FARMINGTON
RAILWAY MUSEUM
ALNA ME 04535 0242

B3957P103

Inspection Witnessed By:

X

Date

No./Date	Description	Date Insp.

Notes:

2008-200' shore frontage. Sent tax exemption application and received notice from Alan Fisher in Alna that they don't intend to file for tax exempt status at this time.
2009-Application for exemption from local taxation approved.

WISCASSET

Property Data

Neighborhood 101 VILLAGE		
Tree Growth Year 0		
FARM LAND YEAR 0		
OPEN SPACE YEAR 0		
Zone/Land Use 14 SHORE RESIDENTIA		
Secondary Zone		
Topography 1 Level		
1.Level	4.Below St	7.Steep
2.Rolling	5.Low	8.Rough
3.Above St	6.Swampy	9.
Utilities		
1.Public	4.Dr Well	7.Cesspool
2.Water	5.DUG/LAKE	8.
3.Sewer	6.Septic	9.None
Street		
1.Paved	4.Proposed	7.
2.Semi Imp	5.Private	8.
3.Gravel	6.Pub Eas	9.NoStreet
TREE GROWTH PLAN 0		
CONSERV EASE 0		
Sale Data		
Sale Date		
Price		
Sale Type		
1.Land	4.Mobile	7.
2.L & B	5.Other	8.
3.Building	6.	9.
Financing		
1.Convent	4.Seller	7.
2.FHA/VA	5.Private	8.
3.Assumed	6.Cash	9.Unknown
Validity		
1.Valid	4.Split	7.Renovate
2.Related	5.Partial	8.Other
3.Distress	6.Exempt	9.Foreclose
Verified		
1.Buyer	4.Agent	7.Family
2.Seller	5.Pub Rec	8.Other
3.Lender	6.MLS	9.

Assessment Record

Year	Land	Buildings	Exempt	Total
2010	26,300	0	26,300	0
2011	26,300	0	26,300	0
2012	26,300	0	26,300	0
2013	26,300	0	26,300	0
2014	26,300	0	26,300	0
2015	26,300	0	26,300	0
2016	26,300	0	26,300	0
2017	26,300	0	26,300	0
2018	26,300	0	26,300	0
2019	26,300	0	26,300	0
2020	26,300	0	26,300	0
2021	26,300	0	26,300	0
2022	26,300	0	26,300	0
2023	32,800	0	32,800	0

Land Data

Front Foot	Type	Effective		Influence		Influence Codes
		Frontage	Depth	Factor	Code	
11.Regular Lot				%		1.Open Space
12.Delta Triangle				%		2.Neighborhood A
13.Nabla Triangle				%		3.Topography
14.Rear Land				%		4.Size/Shape
15.Front Foot				%		5.Access
				%		6.Restriction
				%		7.Corner/Locatio
				%		8.View/Environ
				%		9.Fract Share
				%		Acres
				%		30.Rear 20+
				%		31.Waterfront Rea
				%		32.Open Space
				%		33.RestrictEsm
				%		34.PASTURE 1
				%		35.HORTICULTURAL-
				%		36.Pasture 3
				%		37.Softwood
				%		38.Mixed Wood
				%		39.Hardwood
				%		40.Wasteland
				%		41.CAMP SITE
				%		42.Mobile Home Si
				%		43.Condo Site
				%		44.Site Improve
				%		45.CAMP SITE
				%		46.PAVING/00
Total Acreage		0.50				

WISCASSET

Map Lot U03-027-A

Account 2526

Location FEDERAL STREET

Card 1 Of 1 10/05/2023

Building Style			SF Bsmt Living			Layout		
1.Conv.	5.Colonial	9.Other	Fin Bsmt Grade			1.Typical 4. 7.		
2.Ranch	6.Split	10.Double	HEARTH			2.Inadeq 5. 8.		
3.R Ranch	7.Mod/Cont	11.Multi	Heat Type 100%			3. 6. 9.		
4.Cape	8.Log	12.Cot.	1.HWBB 5.FWA 9.No Heat			Attic		
Dwelling Units			2.HWCI 6.GravWA 10.			1.1/4 Fin 4.Full Fin 7.		
Other Units			3.H Pump 7.Electric 11.			2.1/2 Fin 5.F/Stair 8.		
Stories			4.Steam 8.F/Wall 12.			3.3/4 Fin 6. 9.None		
1.1	4.1.5	7.	Cool Type 0%			Insulation		
2.2	5.1.75	8.	1.Refrig 4.W&C Air 7.			1.Full 4.Minimal 7.		
3.3	6.2.5	9.	2.Evapor 5. 8.			2.Heavy 5.Unknown 8.		
Exterior Walls			3.H Pump 6. 9.None			3.Capped 6. 9.None		
1.CLAP	5.T-111	9.OTHER	Kitchen Style			Unfinished %		
2.WD SH	6.BR/STONE	10.	1.GOOD 4.Obsolete 7.			Grade & Factor		
3.COMP	7.NOV	11.	2.TYPICAL 5. 8.			1.E Grade 4.B Grade 7.AA+ Grad		
4.ASB/ASP	8.AL/VIN	12.	3.OLD TYPE 6. 9.None			2.D Grade 5.A Grade 8.AA++Grad		
Roof Surface			Bath(s) Style			3.C Grade 6.AA Grade 9.Same		
1.Asphalt	4.Composit	7.	1.GOOD 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		
OPEN-3-CUSTOM			# Bedrooms			3.Avg- 6.Good 9.Same		
OPEN-4-CUSTOM			# Full Baths			Phys. % Good		
Year Built			# Half Baths			Funct. % Good		
Year Remodeled			# Addn Fixtures			Functional Code		
Foundation			# Fireplaces			1.Incomp 4.SMALL 7.LAYOUT		
1.Concrete	4.Wood	7.				2.O-Built 5.CDU 8.OTHER		
2.C Block	5.Slab	8.				3.Defmoint 6.STYLE 9.None		
3.Br/Stone	6.Piers	9.				Econ. % Good		
Basement						Economic Code		
1.1/4 Bmt	4.Full Bmt	7.				0.None 3.Services 9.None		
2.1/2 Bmt	5.None	8.				1.Location 4.Traffic 8.		
3.3/4 Bmt	6.	9.None				2.Encroach 8.Other 9.		
Bsmt Gar # Cars						Entrance Code 0		
Wet Basement						1.Interior 4.Vacant 7.		
1.Dry	4.	7.				2.Refusal 5.Estimate 8.		
2.Damp	5.	8.	3.Informed 6. 9.					
3.Wet	6.	9.	Information Code 0					
Date Inspected			1.Owner 4.Agent 7.			2.Relative 5.Estimate 8.		
			2.Relative 5.Estimate 8.			3.Tenant 6.Other 9.		
Additions, Outbuildings & Improvements								1.ONE STORY FRAM
Type	Year	Units	Grade	Cond	Phys.	Funct.	Sound Value	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.Frame Garage
					%	%		24.Frame Shed
					%	%		25.Frame Bay Wind
					%	%		26.1SFr Overhang
					%	%		27.Unfin Basement
					%	%		28.Unfinished Att
					%	%		29.Finished Attic

WISCASSET

WISCASSET

Map Lot U03-028

Account 1431

Location 111 FEDERAL STREET

Card 1

Of 1

10/05/2023

Building Style 1 Conventional	SF Bsmt Living 0	Layout 1 Typical
1.Conv. 5.Colonial 9.Other	Fin Bsmt Grade 0 0	1.Typical 4. 7.
2.Ranch 6.Split 10.Double	HEARTH 0	2.Inadeq 5. 8.
3.R Ranch 7.Mod/Cont 11.Multi	Heat Type 100% 5 Forced Warm Air	3. 6. 9.
4.Cape 8.Log 12.Cot.	1.HWBB 5.FWA 9.No Heat	Attic 5 Floor & Stairs
Dwelling Units 1	2.HWCI 6.GravWA 10.	1.1/4 Fin 4.Full Fin 7.
Other Units 0	3.H Pump 7.Electric 11.	2.1/2 Fin 5.F/Stair 8.
Stories 2 Two Story	4.Steam 8.F/Wall 12.	3.3/4 Fin 6. 9.None
1.1 4.1.5 7.	Cool Type 0% 9 None	Insulation 3 Capped Only
2.2 5.1.75 8.	1.Refrig 4.W&C Air 7.	1.Full 4.Minimal 7.
3.3 6.2.5 9.	2.Evapor 5. 8.	2.Heavy 5.Unknown 8.
Exterior Walls 1 CLAPBOARD	3.H Pump 6. 9.None	3.Capped 6. 9.None
1.CLAP 5.T-111 9.OTHER	Kitchen Style 3 OLD STYLE	Unfinished % 0%
2.WD SH 6.BR/STONE 10.	1.GOOD 4.Obsolete 7.	Grade & Factor 4 Good 95%
3.COMP 7.NOV 11.	2.TYPICAL 5. 8.	1.E Grade 4.B Grade 7.AA+ Grad
4.ASB/ASP 8.AL/VIN 12.	3.OLD TYPE 6. 9.None	2.D Grade 5.A Grade 8.AA++Grad
Roof Surface 1 Asphalt Shingles	Bath(s) Style 2 TYPICAL	3.C Grade 6.AA Grade 9.Same
1.Asphalt 4.Composit 7.	1.GOOD 4.Obsolete 7.	SQFT (Footprint) 728
2.Slate 5.Wood 8.	2.TYPICAL 5. 8.	Condition 4 Average
3.Metal 6.Other 9.	3.Old Type 6. 9.None	1.Poor 4.Avg 7.V G
SF Masonry Trim 0	# Rooms 7	2.Fair 5.Avg+ 8.Exc
OPEN-3-CUSTOM 0	# Bedrooms 4	3.Avg- 6.Good 9.Same
OPEN-4-CUSTOM 0	# Full Baths 1	Phys. % Good 0%
Year Built 1916	# Half Baths 0	Funct. % Good 100%
Year Remodeled 0	# Addn Fixtures 0	Functional Code 9 None
Foundation 3 Brick &/or Stone	# Fireplaces 0	1.Incomp 4.SMALL 7.LAYOUT
1.Concrete 4.Wood 7.		2.O-Built 5.CDU 8.OTHER
2.C Block 5.Slab 8.		3.Defmaint 6.STYLE 9.None
3.Br/Stone 6.Piers 9.		Econ. % Good 100%
Basement 4 Full Basement		Economic Code None
1.1/4 Bmt 4.Full Bmt 7.		0.None 3.Services 9.None
2.1/2 Bmt 5.None 8.		1.Location 4.Traffic 8.
3.3/4 Bmt 6. 9.None		2.Encroach 8.Other 9.
Bsmt Gar # Cars 0		Entrance Code 1 Interior Inspect
Wet Basement 1 Dry Basement		1.Interior 4.Vacant 7.
1.Dry 4. 7.		2.Refusal 5.Estimate 8.
2.Damp 5. 8.		3.Informed 6. 9.
3.Wet 6. 9.		Information Code 1 Owner
		1.Owner 4.Agent 7.
		2.Relative 5.Estimate 8.
		3.Tenant 6.Other 9.

Date Inspected 12/02/2006

Additions, Outbuildings & Improvements

Type	Year	Units	Grade	Cond	Phys.	Funct.	Sound Value
11 1	0	234	0 0	0	0 %	0 %	
21 Open Frame	0	161	0 0	0	0 %	0 %	
68 Wood Deck	0	72	0 0	0	0 %	0 %	
159 2.00 ST	1910	484	3 100	4	0 %	100 %	
					%	%	
					%	%	
					%	%	
					%	%	
					%	%	
					%	%	
					%	%	

2SGARAGE/BARN 32X22

