Map Lot R05-067 Account 681 Location 145 WEST ALNA ROAD Card 1 Of 1 10/10/2023

WENTWORTH-DORAY, SALLY I J/T
WENTWORTH, RONALD N
WISCASSET ME 04578

B3611P32

Previous Owner
DORAY, SALLY I.

PO BOX 335
WISCASSET ME 04578
Sale Date: 12/27/2005

Inspection Witnessed By:

X Date

No./Date	Description	Date Insp.

Notes:

'16 CALL GARAGE COMPLETE.
'15 W/ Mr. & Mrs. add new garage (inc 4/1/15).
2006-PREVIOUS BK1222 PG14 ON 12/20/2004. THIS DEED CREATES JOINT TENANCY.

WISCASSET

Property Data

Neighborhood **105 RURAL NORTH**

Tree Growth Year **0**

FARM LAND YEAR **0**

OPEN SPACE YEAR **0**

Zone/Land Use **21 RURAL**

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 **12/27/2005**

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.

Assessment Record

Year	Land	Buildings	Exempt	Total
2010	36,200	118,900	10,000	145,100
2011	36,200	118,900	10,000	145,100
2012	36,200	118,900	10,000	145,100
2013	36,200	118,900	16,000	139,100
2014	36,200	118,900	16,000	139,100
2015	36,200	146,700	16,000	166,900
2016	36,200	149,800	21,000	165,000
2017	36,200	149,800	26,000	160,000
2018	36,200	149,800	26,000	160,000
2019	36,200	149,800	26,000	160,000
2020	36,200	149,800	31,000	155,000
2021	36,200	149,800	31,000	155,000
2022	36,200	149,800	29,760	156,240
2023	45,200	187,200	31,000	201,400

Land Data

Front Foot	Type	Effective Frontage	Effective Depth	Influence Factor	Influence Code
11.Regular Lot				%	
12.Delta Triangle				%	
13.Nabla Triangle				%	
14.Rear Land				%	
15.Front Foot				%	
				%	
				%	
Square Foot		**Square Feet**			
16.Regular Lot				%	
17.Secondary Site				%	
18.Secondary Site				%	
19.Condominium				%	
20.Base Homesite				%	
				%	
				%	
Fract. Acre		**Acreage/Sites**			
21.HS Size Adj	20	1.00	100	%	0
22.Base Waterfron	21	0.34	100	%	0
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					

Total Acreage 0.34

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 Improveme
45.CAMP SITE
46.PAVING/00

WISCASSET

Map Lot R05-067 | Account 681 | Location 145 WEST ALNA ROAD | Card 1 Of 1 | 10/10/2023

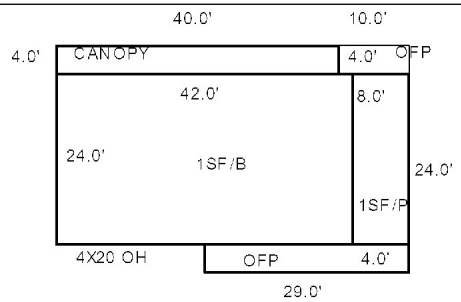
Building Style	**2 Ranch**		
1.Conv.	5.Colonial	9.Other	
2.Ranch	6.Split	10.Double	
3.R Ranch	7.Mod/Cont	11.Multi	
4.Cape	8.Log	12.Cot.	
Dwelling Units	**1**		
Other Units	**0**		
Stories	**1 One Story**		
1.1	4.1.5	7.	
2.2	5.1.75	8.	
3.3	6.2.5	9.	
Exterior Walls	**8 ALUM/VINYL**		
1.CLAP	5.T-111	9.OTHER	
2.WD SH	6.BR/STONE	10.	
3.COMP	7.NOV	11.	
4.ASB/ASP	8.AL/VIN	12.	
Roof Surface	**1 Asphalt Shingles**		
1.Asphalt	4.Composit	7.	
2.Slate	5.Wood	8.	
3.Metal	6.Other	9.	
SF Masonry Trim	**0**		
OPEN-3-CUSTOM	**0**		
OPEN-4-CUSTOM	**0**		
Year Built	**2005**		
Year Remodeled	**0**		
Foundation	**1 Concrete**		
1.Concrete	4.Wood	7.	
2.C Block	5.Slab	8.	
3.Br/Stone	6.Piers	9.	
Basement	**3 3/4 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.	

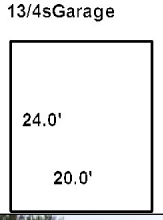
SF Bsmt Living	**0**		
Fin Bsmt Grade	**0 0**		
HEARTH	**0**		
Heat Type	**100%**	**1 Hot Water BB**	
1.HWBB	5.FWA	9.No Heat	
2.HWCI	6.GravWA	10.	
3.H Pump	7.Electric	11.	
4.Steam	8.Fl/Wall	12.	
Cool Type	**100%**	**9 None**	
1.Refrig	4.W&C Air	7.	
2.Evapor	5.	8.	
3.H Pump	6.	9.None	
Kitchen Style	**2 TYPICAL**		
1.GOOD	4.Obsolete	7.	
2.TYPICAL	5.	8.	
3.OLD TYPE	6.	9.None	
Bath(s) Style	**2 TYPICAL**		
1.GOOD	4.Obsolete	7.	
2.TYPICAL	5.	8.	
3.Old Type	6.	9.None	
# Rooms	**5**		
# Bedrooms	**1**		
# Full Baths	**2**		
# Half Baths	**0**		
# Addn Fixtures	**0**		
# Fireplaces	**0**		

TRIO Software
A Division of Harris Computer Systems

Layout	**1 Typical**		
1.Typical	4.	7.	
2.Inadeq	5.	8.	
3.	6.	9.	
Attic	**2 1/2 Finished**		
1.1/4 Fin	4.Full Fin	7.	
2.1/2 Fin	5.Fl/Stair	8.	
3.3/4 Fin	6.	9.None	
Insulation	**1 Full**		
1.Full	4.Minimal	7.	
2.Heavy	5.Unknown	8.	
3.Capped	6.	9.None	
Unfinished %	**0%**		
Grade & Factor	**4 Good 95%**		
1.E Grade	4.B Grade	7.AA+ Grad	
2.D Grade	5.A Grade	8.AA++Grad	
3.C Grade	6.AA Grade	9.Same	
SQFT (Footprint)	**1008**		
Condition	**4 Average**		
1.Poor	4.Avg	7.V G	
2.Fair	5.Avg+	8.Exc	
3.Avg-	6.Good	9.Same	
Phys. % Good	**0%**		
Funct. % Good	**100%**		
Functional Code	**9 None**		
1.Incomp	4.SMALL	7.LAYOUT	
2.O-Built	5.CDU	8.OTHER	
3.Defmaint	6.STYLE	9.None	
Econ. % Good	**100%**		
Economic Code	**None**		
0.None	3.Services	9.None	
1.Location	4.Traffic	8.	
2.Encroach	8.Other	9.	
Entrance Code	**5 Estimated**		
1.Interior	4.Vacant	7.	
2.Refusal	5.Estimate	8.	
3.Informed	6.	9.	
Information Code	**2 Relative**		
1.Owner	4.Agent	7.	
2.Relative	5.Estimate	8.	
3.Tenant	6.Other	9.	

Date Inspected 1/12/2007





Additions, Outbuildings & Improvements

Type	Year	Units	Grade	Cond	Phys.	Funct.	Sound Value
1 ONE STORY	2005	192	4 95	4	0 %	100 %	
21 Open Frame	2005	120	0 0	0	0 %	100 %	
61 Canopy	2005	80	0 0	0	0 %	100 %	
21 Open Frame	2005	40	0 0	0	0 %	100 %	
61 Canopy	2005	160	0 0	0	0 %	100 %	
78 1.75 ST	2014	480	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 R05-068 Account 682 Location 4 HALF PENNY LANE Card 1 Of 1 10/10/2023

HODGDON, CHARLES W
HODGDON, ROBERTA N
4 HALF PENNY LANE
WISCASSET ME 04578
USA
B2885P50

Previous Owner
PICKERING, DOROTHY J

4 HALF PENNY LANE
WISCASSET ME 04578
Sale Date: 9/13/2019

Previous Owner
PICKERING, MAURICE I.
PICKERING, DOROTHY J.

WISCASSET ME 04578
Sale Date: 2/22/2014

Inspection Witnessed By:

X Date

No./Date	Description	Date Insp.

Notes:

2003-PER DEED ADDED .11 AC PREVIOUS BK604 PG15
2013- replaced old garage with new 26 x 32 garage
2014-Maurice Pickering passed away 02/22/14 leaving property to wife.

WISCASSET

Property Data

Neighborhood	**105 RURAL NORTH**
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	**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	**9/13/2019**
Price	**175,000**
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	38,200	100,200	10,000	128,400
2011	38,200	100,200	10,000	128,400
2012	38,200	100,200	10,000	128,400
2013	38,200	110,500	10,000	138,700
2014	38,200	110,500	10,000	138,700
2015	38,200	110,500	10,000	138,700
2016	38,200	110,500	15,000	133,700
2017	38,200	110,500	20,000	128,700
2018	38,200	110,500	20,000	128,700
2019	38,200	110,500	20,000	128,700
2020	38,200	110,500	0	148,700
2021	38,200	110,500	0	148,700
2022	38,200	110,500	0	148,700
2023	47,700	138,100	0	185,800

Land Data

Front Foot	Type	Effective Frontage	Effective Depth	Influence Factor	Influence Code
11.Regular Lot				%	
12.Delta Triangle				%	
13.Nabla Triangle				%	
14.Rear Land				%	
15.Front Foot				%	
				%	
				%	
Square Foot		**Square Feet**			
16.Regular Lot				%	
17.Secondary Site				%	
18.Secondary Site				%	
19.Condominium				%	
20.Base Homesite				%	
				%	
				%	
Fract. Acre		**Acreage/Sites**			
21.HS Size Adj	20	1.00	100	%	0
22.Base Waterfron	21	0.91	100	%	0
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					

Total Acreage 0.91

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 Improveme
45.CAMP SITE
46.PAVING/00

WISCASSET

Map Lot R05-068 | Account 682 | Location 4 HALF PENNY LANE | Card 1 Of 1 | 10/10/2023

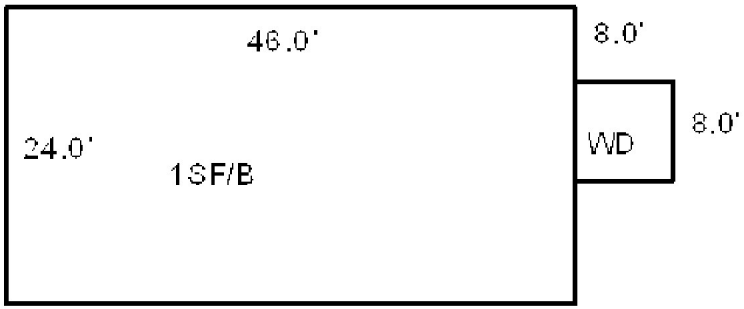
Building Style	**2 Ranch**	
1.Conv.	5.Colonial	9.Other
2.Ranch	6.Split	10.Double
3.R Ranch	7.Mod/Cont	11.Multi
4.Cape	8.Log	12.Cot.
Dwelling Units	**1**	
Other Units	**0**	
Stories	**1 One Story**	
1.1	4.1.5	7.
2.2	5.1.75	8.
3.3	6.2.5	9.
Exterior Walls	**8 ALUM/VINYL**	
1.CLAP	5.T-111	9.OTHER
2.WD SH	6.BR/STONE	10.
3.COMP	7.NOV	11.
4.ASB/ASP	8.AL/VIN	12.
Roof Surface	**1 Asphalt Shingles**	
1.Asphalt	4.Composit	7.
2.Slate	5.Wood	8.
3.Metal	6.Other	9.
SF Masonry Trim	**0**	
OPEN-3-CUSTOM	**0**	
OPEN-4-CUSTOM	**0**	
Year Built	**1965**	
Year Remodeled	**2002**	
Foundation	**2 Concrete Block**	
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	**3 Wet Basement**	
1.Dry	4.	7.
2.Damp	5.	8.
3.Wet	6.	9.

SF Bsmt Living	**0**	
Fin Bsmt Grade	**0 0**	
HEARTH	**0**	
Heat Type	**100%**	**1 Hot Water BB**
1.HWBB	5.FWA	9.No Heat
2.HWCI	6.GravWA	10.
3.H Pump	7.Electric	11.
4.Steam	8.Fl/Wall	12.
Cool Type	**0%**	**9 None**
1.Refrig	4.W&C Air	7.
2.Evapor	5.	8.
3.H Pump	6.	9.None
Kitchen Style	**2 TYPICAL**	
1.GOOD	4.Obsolete	7.
2.TYPICAL	5.	8.
3.OLD TYPE	6.	9.None
Bath(s) Style	**2 TYPICAL**	
1.GOOD	4.Obsolete	7.
2.TYPICAL	5.	8.
3.Old Type	6.	9.None
# Rooms	**5**	
# Bedrooms	**3**	
# Full Baths	**1**	
# Half Baths	**0**	
# Addn Fixtures	**0**	
# Fireplaces	**0**	

TRIO Software
A Division of Harris Computer Systems

Layout	**1 Typical**	
1.Typical	4.	7.
2.Inadeq	5.	8.
3.	6.	9.
Attic	**9 None**	
1.1/4 Fin	4.Full Fin	7.
2.1/2 Fin	5.Fl/Stair	8.
3.3/4 Fin	6.	9.None
Insulation	**1 Full**	
1.Full	4.Minimal	7.
2.Heavy	5.Unknown	8.
3.Capped	6.	9.None
Unfinished %	**0%**	
Grade & Factor	**3 Average 105%**	
1.E Grade	4.B Grade	7.AA+ Grad
2.D Grade	5.A Grade	8.AA++Grad
3.C Grade	6.AA Grade	9.Same
SQFT (Footprint)	**1104**	
Condition	**4 Average**	
1.Poor	4.Avg	7.V G
2.Fair	5.Avg+	8.Exc
3.Avg-	6.Good	9.Same
Phys. % Good	**0%**	
Funct. % Good	**100%**	
Functional Code	**9 None**	
1.Incomp	4.SMALL	7.LAYOUT
2.O-Built	5.CDU	8.OTHER
3.Defmaint	6.STYLE	9.None
Econ. % Good	**100%**	
Economic Code	**None**	
0.None	3.Services	9.None
1.Location	4.Traffic	8.
2.Encroach	8.Other	9.
Entrance Code	**1 Interior Inspect**	
1.Interior	4.Vacant	7.
2.Refusal	5.Estimate	8.
3.Informed	6.	9.
Information Code	**1 Owner**	
1.Owner	4.Agent	7.
2.Relative	5.Estimate	8.
3.Tenant	6.Other	9.

GARAGE 20X24



Date Inspected 1/12/2007

Additions, Outbuildings & Improvements

Type	Year	Units	Grade	Cond	Phys.	Funct.	Sound Value
68 Wood Deck	2006	1104	3 100	0	0 %	100 %	
23 Frame Garage	2012	832	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 R05-069 Account 683 Location 111 WEST ALNA ROAD Card 1 Of 1 10/10/2023

LACKIE JR., DANIEL G
LACKIE, JAMIE L
WISCASSET ME 04578

B4167P11 B4899P147

Previous Owner
DEUTSCHE BANK NATIONAL TRUST CO.

1761 E. ST. ANDREW PLACE
SANTA ANA CA 92705
Sale Date: 6/30/2009

Previous Owner
DONOVAN, JERRY R.
C/O DANIEL G. LACKIE, JR.
1251 HARPSWELL ROAD
ORRS ISLAND ME 04066
Sale Date: 6/30/2009

Previous Owner
DONOVAN, JERRY R. J/T
CUSHMAN, CATHY A.

WISCASSET ME 04578
Sale Date: 9/01/2005

Inspection Witnessed By:

X Date

No./Date	Description	Date Insp.

Notes:

6/1/23 W/MRS- ADD GAR.
7/18/22 OWNER NOT HOME, W/BUILDER- ADD ADDN. GAR BEING STARTED.
'15 Upon further review lot scales to 1.85 acres. Adjust for next years taxes. Deed is in rods and does not declare a definitive amount of acreage. I would need a survey to correct any more then from scaling. EB.
2003-FORMER OWNER: RICHARD & STEPHANIE WALSH BK2525 PG333
2005-FORMER OWNER: JERRY R. DONOVAN & CATHY CUSHMAN BK3021 PG234 FOR $125,000

WISCASSET

Property Data

Neighborhood **105 RURAL NORTH**

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 **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 **6/30/2009**

Price **88,000**

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	40,800	94,700	0	135,500
2011	40,800	94,700	0	135,500
2012	40,800	94,700	0	135,500
2013	40,800	94,700	0	135,500
2014	40,800	94,700	0	135,500
2015	40,200	94,700	0	134,900
2016	40,200	94,700	0	134,900
2017	40,200	94,700	0	134,900
2018	40,200	94,700	0	134,900
2019	40,200	94,700	0	134,900
2020	40,200	94,700	0	134,900
2021	40,200	94,700	0	134,900
2022	40,200	131,900	0	172,100
2023	50,300	208,200	0	258,500

Land Data

Front Foot	Type	Effective Frontage	Effective Depth	Influence Factor	Influence Code
11.Regular Lot				%	
12.Delta Triangle				%	
13.Nabla Triangle				%	
14.Rear Land				%	
15.Front Foot				%	
				%	
				%	
Square Foot		**Square Feet**			
16.Regular Lot				%	
17.Secondary Site				%	
18.Secondary Site				%	
19.Condominium				%	
20.Base Homesite				%	
				%	
				%	
Fract. Acre		**Acreage/Sites**			
21.HS Size Adj	20	1.00	100	%	0
22.Base Waterfron	21	1.00	100	%	0
23.Deep WF Size A	28	0.85	100	%	0
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					

Total Acreage 1.85

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 Improveme
45.CAMP SITE
46.PAVING/00

WISCASSET

Map Lot R05-069 | Account 683 | Location 111 WEST ALNA ROAD | Card 1 Of 1 | 10/10/2023

Building Style	**1 Conventional**		
1.Conv.	5.Colonial	9.Other	
2.Ranch	6.Split	10.Double	
3.R Ranch	7.Mod/Cont	11.Multi	
4.Cape	8.Log	12.Cot.	
Dwelling Units	**1**		
Other Units	**0**		
Stories	**4 One & 1/2 Story**		
1.1	4.1.5	7.	
2.2	5.1.75	8.	
3.3	6.2.5	9.	
Exterior Walls	**8 ALUM/VINYL**		
1.CLAP	5.T-111	9.OTHER	
2.WD SH	6.BR/STONE	10.	
3.COMP	7.NOV	11.	
4.ASB/ASP	8.AL/VIN	12.	
Roof Surface	**1 Asphalt Shingles**		
1.Asphalt	4.Composit	7.	
2.Slate	5.Wood	8.	
3.Metal	6.Other	9.	
SF Masonry Trim	**0**		
OPEN-3-CUSTOM	**0**		
OPEN-4-CUSTOM	**0**		
Year Built	**1940**		
Year Remodeled	**0**		
Foundation	**1 Concrete**		
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.	

SF Bsmt Living	**0**		
Fin Bsmt Grade	**0 0**		
HEARTH	**0**		
Heat Type	**100%**	**1 Hot Water BB**	
1.HWBB	5.FWA	9.No Heat	
2.HWCI	6.GravWA	10.	
3.H Pump	7.Electric	11.	
4.Steam	8.Fl/Wall	12.	
Cool Type	**0%**	**9 None**	
1.Refrig	4.W&C Air	7.	
2.Evapor	5.	8.	
3.H Pump	6.	9.None	
Kitchen Style	**2 TYPICAL**		
1.GOOD	4.Obsolete	7.	
2.TYPICAL	5.	8.	
3.OLD TYPE	6.	9.None	
Bath(s) Style	**2 TYPICAL**		
1.GOOD	4.Obsolete	7.	
2.TYPICAL	5.	8.	
3.Old Type	6.	9.None	
# Rooms	**5**		
# Bedrooms	**3**		
# Full Baths	**1**		
# Half Baths	**0**		
# Addn Fixtures	**0**		
# Fireplaces	**0**		

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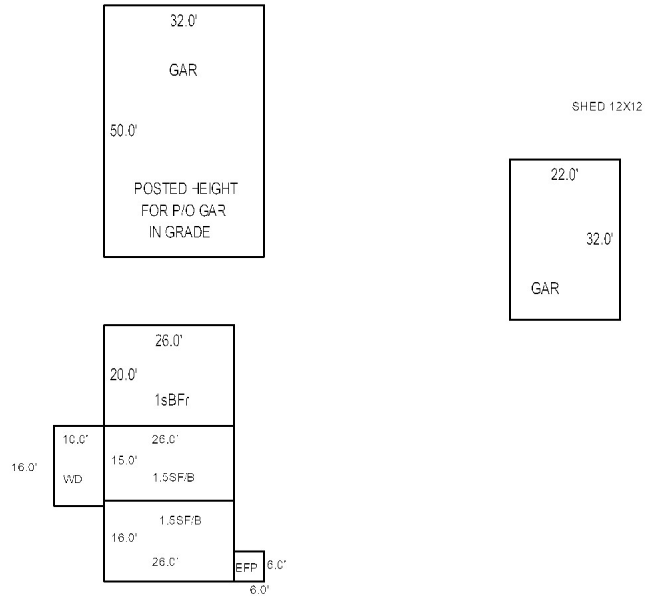
Layout	**1 Typical**		
1.Typical	4.	7.	
2.Inadeq	5.	8.	
3.	6.	9.	
Attic	**9 None**		
1.1/4 Fin	4.Full Fin	7.	
2.1/2 Fin	5.Fl/Stair	8.	
3.3/4 Fin	6.	9.None	
Insulation	**1 Full**		
1.Full	4.Minimal	7.	
2.Heavy	5.Unknown	8.	
3.Capped	6.	9.None	
Unfinished %	**0%**		
Grade & Factor	**3 Average 105%**		
1.E Grade	4.B Grade	7.AA+ Grad	
2.D Grade	5.A Grade	8.AA++Grad	
3.C Grade	6.AA Grade	9.Same	
SQFT (Footprint)	**806**		
Condition	**5 Above Average**		
1.Poor	4.Avg	7.V G	
2.Fair	5.Avg+	8.Exc	
3.Avg-	6.Good	9.Same	
Phys. % Good	**0%**		
Funct. % Good	**100%**		
Functional Code	**9 None**		
1.Incomp	4.SMALL	7.LAYOUT	
2.O-Built	5.CDU	8.OTHER	
3.Defmaint	6.STYLE	9.None	
Econ. % Good	**100%**		
Economic Code	**None**		
0.None	3.Services	9.None	
1.Location	4.Traffic	8.	
2.Encroach	8.Other	9.	
Entrance Code	**5 Estimated**		
1.Interior	4.Vacant	7.	
2.Refusal	5.Estimate	8.	
3.Informed	6.	9.	
Information Code	**5 Estimate**		
1.Owner	4.Agent	7.	
2.Relative	5.Estimate	8.	
3.Tenant	6.Other	9.	



Date Inspected 1/12/2007

Additions, Outbuildings & Improvements

Type	Year	Units	Grade	Cond	Phys.	Funct.	Sound Value
24 Frame Shed	1960	144	2 100	3	0 %	100 %	
23 Frame Garage	1960	704	3 100	4	0 %	100 %	
22 Encl Frame Porch	1960	36	3 100	5	0 %	100 %	
68 Wood Deck	1998	160	3 100	4	0 %	100 %	
11 1	2021	520	0 0	4	0 %	100 %	
23 Frame Garage	2022	1600	2 110	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 R05-070 Account 684 Location 63 WEST ALNA ROAD Card 1 Of 1 10/10/2023

MOULTON, LEAH M
LEWIS, ZACHARY G
427 INDIAN ROAD
DRESDEN ME 04342

B5951P239

Previous Owner
SOULE, RAYMOND A

223 WEST ALNA ROAD
WISCASSET ME 04578
Sale Date: 11/03/2022

Previous Owner
CRONK, SHIRLEY A.

63 WEST ALNA ROAD
WISCASSET ME 04578
Sale Date: 10/04/2002

Inspection Witnessed By:

X Date

No./Date	Description	Date Insp.

Notes:

2003-FORMER OWNER:SHIRLEY CRONK BK536 PG66. SHIRLEY CRONK DECEASED AND PROPERTY WENT TO DAUGHTERS BK2842 PG308. IN OCTOBER 2002 DAUGHTERS LORI & BRENDA SOLD PROPERTY TO RAYMOND SOULE.

WISCASSET

Property Data

Neighborhood **105 RURAL NORTH**

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 **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 **11/03/2022**

Price **269,000**

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	38,800	94,100	0	132,900
2011	38,800	94,100	0	132,900
2012	38,800	94,100	0	132,900
2013	38,800	94,100	0	132,900
2014	38,800	94,100	0	132,900
2015	38,800	94,100	0	132,900
2016	38,800	94,100	0	132,900
2017	38,800	94,100	0	132,900
2018	38,800	94,100	0	132,900
2019	38,800	94,100	0	132,900
2020	38,800	94,100	0	132,900
2021	38,800	94,100	0	132,900
2022	38,800	94,100	0	132,900
2023	48,500	117,700	0	166,200

Land Data

Front Foot	Type	Effective Frontage	Effective Depth	Influence Factor	Influence Code
11.Regular Lot				%	
12.Delta Triangle				%	
13.Nabla Triangle				%	
14.Rear Land				%	
15.Front Foot				%	
				%	
				%	
Square Foot		**Square Feet**			
16.Regular Lot				%	
17.Secondary Site				%	
18.Secondary Site				%	
19.Condominium				%	
20.Base Homesite				%	
				%	
				%	
Fract. Acre		**Acreage/Sites**			
21.HS Size Adj	20	1.00	100	%	0
22.Base Waterfron	21	1.00	100	%	0
23.Deep WF Size A	28	0.16	100	%	0
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					

Total Acreage 1.16

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 Improveme
45.CAMP SITE
46.PAVING/00

WISCASSET

Map Lot R05-070 | Account 684 | Location 63 WEST ALNA ROAD | Card 1 Of 1 | 10/10/2023

Building Style **2 Ranch**		
1.Conv.	5.Colonial	9.Other
2.Ranch	6.Split	10.Double
3.R Ranch	7.Mod/Cont	11.Multi
4.Cape	8.Log	12.Cot.
Dwelling Units **1**		
Other Units **0**		
Stories **1 One Story**		
1.1	4.1.5	7.
2.2	5.1.75	8.
3.3	6.2.5	9.
Exterior Walls **8 ALUM/VINYL**		
1.CLAP	5.T-111	9.OTHER
2.WD SH	6.BR/STONE	10.
3.COMP	7.NOV	11.
4.ASB/ASP	8.AL/VIN	12.
Roof Surface **1 Asphalt Shingles**		
1.Asphalt	4.Composit	7.
2.Slate	5.Wood	8.
3.Metal	6.Other	9.
SF Masonry Trim **0**		
OPEN-3-CUSTOM **0**		
OPEN-4-CUSTOM **0**		
Year Built **1975**		
Year Remodeled **0**		
Foundation **2 Concrete Block**		
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 **1**		
Wet Basement **1 Dry Basement**		
1.Dry	4.	7.
2.Damp	5.	8.
3.Wet	6.	9.

SF Bsmt Living **0**		
Fin Bsmt Grade **0 0**		
HEARTH **0**		
Heat Type **100% 1 Hot Water BB**		
1.HWBB	5.FWA	9.No Heat
2.HWCI	6.GravWA	10.
3.H Pump	7.Electric	11.
4.Steam	8.Fl/Wall	12.
Cool Type **0% 9 None**		
1.Refrig	4.W&C Air	7.
2.Evapor	5.	8.
3.H Pump	6.	9.None
Kitchen Style **2 TYPICAL**		
1.GOOD	4.Obsolete	7.
2.TYPICAL	5.	8.
3.OLD TYPE	6.	9.None
Bath(s) Style **2 TYPICAL**		
1.GOOD	4.Obsolete	7.
2.TYPICAL	5.	8.
3.Old Type	6.	9.None
# Rooms **5**		
# Bedrooms **3**		
# Full Baths **1**		
# Half Baths **0**		
# Addn Fixtures **0**		
# Fireplaces **0**		

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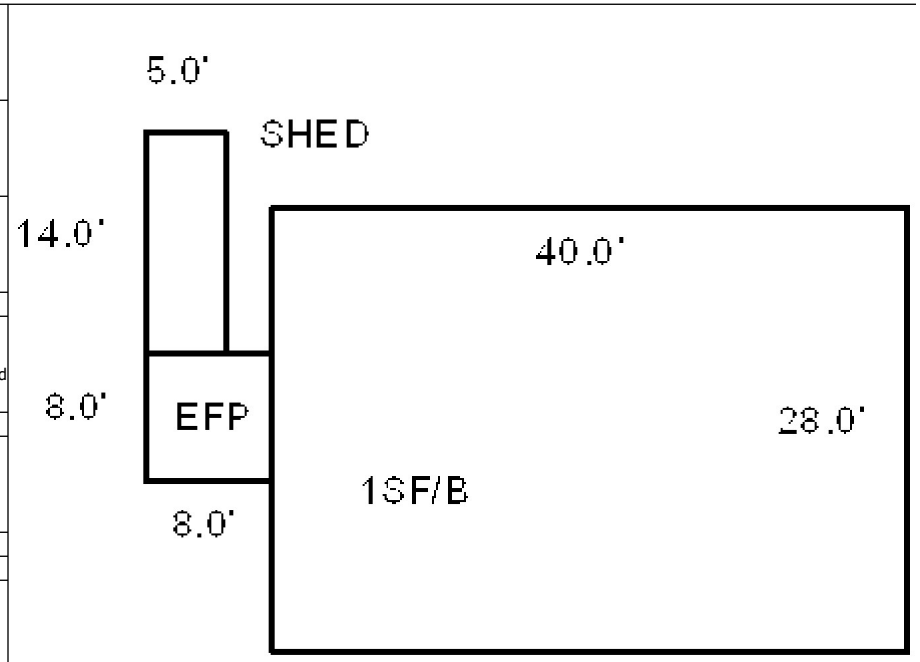
Layout **1 Typical**		
1.Typical	4.	7.
2.Inadeq	5.	8.
3.	6.	9.
Attic **9 None**		
1.1/4 Fin	4.Full Fin	7.
2.1/2 Fin	5.Fl/Stair	8.
3.3/4 Fin	6.	9.None
Insulation **1 Full**		
1.Full	4.Minimal	7.
2.Heavy	5.Unknown	8.
3.Capped	6.	9.None
Unfinished % **0%**		
Grade & Factor **3 Average 105%**		
1.E Grade	4.B Grade	7.AA+ Grad
2.D Grade	5.A Grade	8.AA++Grad
3.C Grade	6.AA Grade	9.Same
SQFT (Footprint) **1120**		
Condition **4 Average**		
1.Poor	4.Avg	7.V G
2.Fair	5.Avg+	8.Exc
3.Avg-	6.Good	9.Same
Phys. % Good **0%**		
Funct. % Good **100%**		
Functional Code **9 None**		
1.Incomp	4.SMALL	7.LAYOUT
2.O-Built	5.CDU	8.OTHER
3.Defmaint	6.STYLE	9.None
Econ. % Good **100%**		
Economic Code **None**		
0.None	3.Services	9.None
1.Location	4.Traffic	8.
2.Encroach	8.Other	9.
Entrance Code **5 Estimated**		
1.Interior	4.Vacant	7.
2.Refusal	5.Estimate	8.
3.Informed	6.	9.
Information Code **5 Estimate**		
1.Owner	4.Agent	7.
2.Relative	5.Estimate	8.
3.Tenant	6.Other	9.



Date Inspected 1/12/2007

Additions, Outbuildings & Improvements

Type	Year	Units	Grade	Cond	Phys.	Funct.	Sound Value
68 Wood Deck	1975	280	3 100	2	0 %	100 %	
22 Encl Frame Porch	2003	64	3 100	4	0 %	100 %	
24 Frame Shed	2003	70	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 R05-071 Account 685 Location 35 WEST ALNA ROAD Card 1 Of 1 10/10/2023

COMEAU, JOHN D J/T
COMEAU, JOANNE M
WISCASSET ME 04578

B3696P230

Previous Owner
PHELPS, WILLIAM T.
PHELPS, E. LAURA

WISCASSET ME 04578
Sale Date: 6/23/2006

Inspection Witnessed By:

X Date

No./Date	Description	Date Insp.

Notes:

08/10/2018 W/ Mrs. Add IGP And Patio
2007-FORMER OWNER WILLIAM & E. LAURA PHELPS, BOUGHT 11/98 FOR $143,000 BK2421 PG59.
2013-Added greenhouse.

WISCASSET

Property Data

Neighborhood **105 RURAL NORTH**

Tree Growth Year **0**

FARM LAND YEAR **0**

OPEN SPACE YEAR **0**

Zone/Land Use **21 RURAL**

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 **6/23/2006**

Price **422,000**

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	48,500	347,300	10,000	385,800
2011	48,500	347,300	10,000	385,800
2012	48,500	347,300	10,000	385,800
2013	48,500	359,200	10,000	397,700
2014	48,500	359,200	10,000	397,700
2015	48,500	359,200	10,000	397,700
2016	48,500	359,200	15,000	392,700
2017	48,500	359,200	20,000	387,700
2018	48,500	370,200	20,000	398,700
2019	48,500	370,200	20,000	398,700
2020	48,500	370,200	25,000	393,700
2021	48,500	370,200	25,000	393,700
2022	48,500	370,200	24,000	394,700
2023	60,600	462,800	25,000	498,400

Land Data

Front Foot	Type	Effective Frontage	Effective Depth	Influence Factor	Influence Code
11.Regular Lot				%	
12.Delta Triangle				%	
13.Nabla Triangle				%	
14.Rear Land				%	
15.Front Foot				%	
				%	
				%	
Square Foot		**Square Feet**			
16.Regular Lot				%	
17.Secondary Site				%	
18.Secondary Site				%	
19.Condominium				%	
20.Base Homesite				%	
				%	
				%	
Fract. Acre		**Acreage/Sites**			
21.HS Size Adj	20	1.00	100	%	0
22.Base Waterfron	21	1.00	100	%	0
23.Deep WF Size A	28	5.00	100	%	0
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					

Total Acreage 6.00

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 Improveme
45.CAMP SITE
46.PAVING/00

WISCASSET

Map Lot R05-071 | Account 685 | Location 35 WEST ALNA ROAD | Card 1 Of 1 | 10/10/2023

Building Style	**1 Conventional**		
1.Conv.	5.Colonial	9.Other	
2.Ranch	6.Split	10.Double	
3.R Ranch	7.Mod/Cont	11.Multi	
4.Cape	8.Log	12.Cot.	
Dwelling Units	**1**		
Other Units	**0**		
Stories	**4 One & 1/2 Story**		
1.1	4.1.5	7.	
2.2	5.1.75	8.	
3.3	6.2.5	9.	
Exterior Walls	**1 CLAPBOARD**		
1.CLAP	5.T-111	9.OTHER	
2.WD SH	6.BR/STONE	10.	
3.COMP	7.NOV	11.	
4.ASB/ASP	8.AL/VIN	12.	
Roof Surface	**1 Asphalt Shingles**		
1.Asphalt	4.Composit	7.	
2.Slate	5.Wood	8.	
3.Metal	6.Other	9.	
SF Masonry Trim	**0**		
OPEN-3-CUSTOM	**0**		
OPEN-4-CUSTOM	**0**		
Year Built	**2001**		
Year Remodeled	**2001**		
Foundation	**3 Brick &/or Stone**		
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	**2 Damp Basement**		
1.Dry	4.	7.	
2.Damp	5.	8.	
3.Wet	6.	9.	

SF Bsmt Living	**0**		
Fin Bsmt Grade	**0 0**		
HEARTH	**1**		
Heat Type	**100%**	**1 Hot Water BB**	
1.HWBB	5.FWA	9.No Heat	
2.HWCI	6.GravWA	10.	
3.H Pump	7.Electric	11.	
4.Steam	8.Fl/Wall	12.	
Cool Type	**0%**	**9 None**	
1.Refrig	4.W&C Air	7.	
2.Evapor	5.	8.	
3.H Pump	6.	9.None	
Kitchen Style	**1 GOOD**		
1.GOOD	4.Obsolete	7.	
2.TYPICAL	5.	8.	
3.OLD TYPE	6.	9.None	
Bath(s) Style	**1 GOOD**		
1.GOOD	4.Obsolete	7.	
2.TYPICAL	5.	8.	
3.Old Type	6.	9.None	
# Rooms	**7**		
# Bedrooms	**3**		
# Full Baths	**2**		
# Half Baths	**0**		
# Addn Fixtures	**0**		
# Fireplaces	**1**		

TRIO Software
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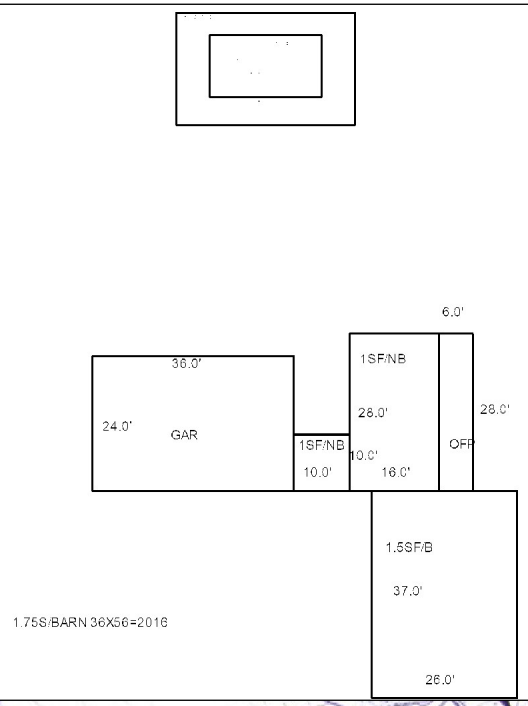
Layout	**1 Typical**		
1.Typical	4.	7.	
2.Inadeq	5.	8.	
3.	6.	9.	
Attic	**9 None**		
1.1/4 Fin	4.Full Fin	7.	
2.1/2 Fin	5.Fl/Stair	8.	
3.3/4 Fin	6.	9.None	
Insulation	**1 Full**		
1.Full	4.Minimal	7.	
2.Heavy	5.Unknown	8.	
3.Capped	6.	9.None	
Unfinished %	**0%**		
Grade & Factor	**5 Very Good 95%**		
1.E Grade	4.B Grade	7.AA+ Grad	
2.D Grade	5.A Grade	8.AA++Grad	
3.C Grade	6.AA Grade	9.Same	
SQFT (Footprint)	**962**		
Condition	**6 Good**		
1.Poor	4.Avg	7.V G	
2.Fair	5.Avg+	8.Exc	
3.Avg-	6.Good	9.Same	
Phys. % Good	**0%**		
Funct. % Good	**100%**		
Functional Code	**9 None**		
1.Incomp	4.SMALL	7.LAYOUT	
2.O-Built	5.CDU	8.OTHER	
3.Defmaint	6.STYLE	9.None	
Econ. % Good	**100%**		
Economic Code	**None**		
0.None	3.Services	9.None	
1.Location	4.Traffic	8.	
2.Encroach	8.Other	9.	
Entrance Code	**1 Interior Inspect**		
1.Interior	4.Vacant	7.	
2.Refusal	5.Estimate	8.	
3.Informed	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	2001	448	5 95	6	0 %	100 %	
1 ONE STORY	2001	100	5 95	6	0 %	100 %	
23 Frame Garage	2001	864	5 95	6	0 %	100 %	
158 1.75 ST	2001	2016	5 95	6	0 %	100 %	
21 Open Frame	2001	168	5 95	6	0 %	100 %	
66 Res. Greenhouse	2012	280	4 100	4	0 %	100 %	
63 Swimming Pool	2017	220	3 100	4	0 %	100 %	
62 Patio	2017	420	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 R05-072 Account 686 Location 1 WEST ALNA ROAD Card 1 Of 1 10/10/2023

FAURER, BRUCE J. & DOUGLAS T. (TRUSTEES)
BOTEN, PATRICIA A. & DANIEL R. TRUSTEES (1/3 INT)
C/O BRUCE FAURER
SNOWMASS VILLAGE CO 81615

B2442P187 B4172P115 B4292P254 B4308P109 B5057P303

Property Data

Neighborhood **105 RURAL NORTH**

Tree Growth Year **0**

FARM LAND YEAR **0**

OPEN SPACE YEAR **0**

Zone/Land Use **21 RURAL**

Secondary Zone

Topography **3 Above Street**

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

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	120,500	69,500	0	190,000
2011	120,500	69,500	0	190,000
2012	120,500	69,500	0	190,000
2013	120,500	69,500	0	190,000
2014	120,500	69,500	0	190,000
2015	120,500	69,500	0	190,000
2016	120,500	69,500	0	190,000
2017	120,500	69,500	0	190,000
2018	120,500	69,500	0	190,000
2019	120,500	69,500	0	190,000
2020	120,500	69,500	0	190,000
2021	120,500	69,500	0	190,000
2022	120,500	69,500	0	190,000
2023	150,600	86,900	0	237,500

Land Data

Front Foot	Type	Effective Frontage	Effective Depth	Influence Factor	Influence Code
11.Regular Lot				%	
12.Delta Triangle				%	
13.Nabla Triangle				%	
14.Rear Land				%	
15.Front Foot				%	
				%	
				%	
Square Foot		**Square Feet**			
16.Regular Lot				%	
17.Secondary Site				%	
18.Secondary Site				%	
19.Condominium				%	
20.Base Homesite				%	
				%	
				%	
Fract. Acre		**Acreage/Sites**			
21.HS Size Adj	20	1.00	300	%	2
22.Base Waterfron	21	1.00	100	%	0
23.Deep WF Size A	28	6.00	100	%	0
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					

Total Acreage 7.00

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 Improveme
45.CAMP SITE
46.PAVING/00

Inspection Witnessed By:

X Date

No./Date	Description	Date Insp.

Notes:

2011-Deed done adding The Bruce J. Faurer Trust, dated October 20, 2009 and The Douglas T. Faurer Trust, dated October 20, 2009.

WISCASSET

WISCASSET

Map Lot R05-072 | Account 686 | Location 1 WEST ALNA ROAD | Card 1 Of 1 | 10/10/2023

Building Style **8 Log**		
1.Conv.	5.Colonial	9.Other
2.Ranch	6.Split	10.Double
3.R Ranch	7.Mod/Cont	11.Multi
4.Cape	8.Log	12.Cot.
Dwelling Units **1**		
Other Units **0**		
Stories **1 One Story**		
1.1	4.1.5	7.
2.2	5.1.75	8.
3.3	6.2.5	9.
Exterior Walls **9 OTHER**		
1.CLAP	5.T-111	9.OTHER
2.WD SH	6.BR/STONE	10.
3.COMP	7.NOV	11.
4.ASB/ASP	8.AL/VIN	12.
Roof Surface **1 Asphalt Shingles**		
1.Asphalt	4.Composit	7.
2.Slate	5.Wood	8.
3.Metal	6.Other	9.
SF Masonry Trim **0**		
OPEN-3-CUSTOM **0**		
OPEN-4-CUSTOM **0**		
Year Built **1940**		
Year Remodeled **0**		
Foundation **6 Piers**		
1.Concrete	4.Wood	7.
2.C Block	5.Slab	8.
3.Br/Stone	6.Piers	9.
Basement **9 No 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 **9 No Basement**		
1.Dry	4.	7.
2.Damp	5.	8.
3.Wet	6.	9.

SF Bsmt Living **0**		
Fin Bsmt Grade **0 0**		
HEARTH **0**		
Heat Type **100%** **9 Not Heated**		
1.HWBB	5.FWA	9.No Heat
2.HWCI	6.GravWA	10.
3.H Pump	7.Electric	11.
4.Steam	8.Fl/Wall	12.
Cool Type **0%** **9 None**		
1.Refrig	4.W&C Air	7.
2.Evapor	5.	8.
3.H Pump	6.	9.None
Kitchen Style **2 TYPICAL**		
1.GOOD	4.Obsolete	7.
2.TYPICAL	5.	8.
3.OLD TYPE	6.	9.None
Bath(s) Style **2 TYPICAL**		
1.GOOD	4.Obsolete	7.
2.TYPICAL	5.	8.
3.Old Type	6.	9.None
# Rooms **4**		
# Bedrooms **2**		
# Full Baths **1**		
# Half Baths **0**		
# Addn Fixtures **0**		
# Fireplaces **1**		

TRIO Software
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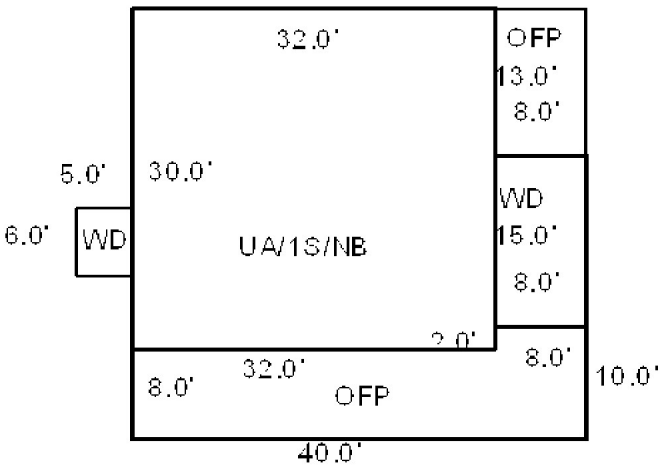
Layout **1 Typical**		
1.Typical	4.	7.
2.Inadeq	5.	8.
3.	6.	9.
Attic **5 Floor & Stairs**		
1.1/4 Fin	4.Full Fin	7.
2.1/2 Fin	5.Fl/Stair	8.
3.3/4 Fin	6.	9.None
Insulation **9 None**		
1.Full	4.Minimal	7.
2.Heavy	5.Unknown	8.
3.Capped	6.	9.None
Unfinished % **0%**		
Grade & Factor **4 Good 95%**		
1.E Grade	4.B Grade	7.AA+ Grad
2.D Grade	5.A Grade	8.AA++Grad
3.C Grade	6.AA Grade	9.Same
SQFT (Footprint) **960**		
Condition **4 Average**		
1.Poor	4.Avg	7.V G
2.Fair	5.Avg+	8.Exc
3.Avg-	6.Good	9.Same
Phys. % Good **0%**		
Funct. % Good **100%**		
Functional Code **9 None**		
1.Incomp	4.SMALL	7.LAYOUT
2.O-Built	5.CDU	8.OTHER
3.Defmaint	6.STYLE	9.None
Econ. % Good **100%**		
Economic Code **None**		
0.None	3.Services	9.None
1.Location	4.Traffic	8.
2.Encroach	8.Other	9.
Entrance Code **5 Estimated**		
1.Interior	4.Vacant	7.
2.Refusal	5.Estimate	8.
3.Informed	6.	9.
Information Code **5 Estimate**		
1.Owner	4.Agent	7.
2.Relative	5.Estimate	8.
3.Tenant	6.Other	9.



SHED 19X20

Date Inspected 1/12/2007

Additions, Outbuildings & Improvements

Type	Year	Units	Grade	Cond	Phys.	Funct.	Sound Value
21 Open Frame	1940	104	0 0	0	0 %	0 %	
21 Open Frame	1940	328	0 0	0	0 %	0 %	
68 Wood Deck	1940	120	0 0	0	0 %	0 %	
24 Frame Shed	1940	380	2 100	2	0 %	100 %	
68 Wood Deck	1940	30	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 R05-073 Account 687 Location 52 WHITES LANE Card 1 Of 1 10/10/2023

SHELDON, FRANK W
5 DENNISON AVE
FREEPORT ME 04032

B1858P240

Property Data

Neighborhood **105 RURAL NORTH**

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 **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

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	147,500	97,400	10,000	234,900
2011	147,500	97,400	10,000	234,900
2012	147,500	97,400	10,000	234,900
2013	147,500	97,400	10,000	234,900
2014	147,500	97,400	10,000	234,900
2015	147,500	97,400	10,000	234,900
2016	147,500	97,400	15,000	229,900
2017	147,500	97,400	20,000	224,900
2018	147,500	97,400	20,000	224,900
2019	147,500	97,400	20,000	224,900
2020	147,500	97,400	0	244,900
2021	147,500	97,400	0	244,900
2022	147,500	97,400	0	244,900
2023	184,400	119,100	0	303,500

Land Data

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	Effective Frontage	Effective Depth	Influence Factor	Influence Code
			%	
			%	
			%	
			%	
			%	
			%	
			%	
	Square Feet			
			%	
			%	
			%	
			%	
			%	
			%	
			%	
	Acreage/Sites			
20	1.00	300	%	2
21	1.00	100	%	0
28	10.00	100	%	0
29	10.00	100	%	0
30	18.00	100	%	0
			%	
			%	

Total Acreage 39.00

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 Improveme
45.CAMP SITE
46.PAVING/00

Inspection Witnessed By:

X Date

No./Date	Description	Date Insp.

Notes:
6/1/23 W/MR- ADD SV SHED.

WISCASSET

WISCASSET

Map Lot R05-073 | Account 687 | Location 52 WHITES LANE | Card 1 Of 1 | 10/10/2023

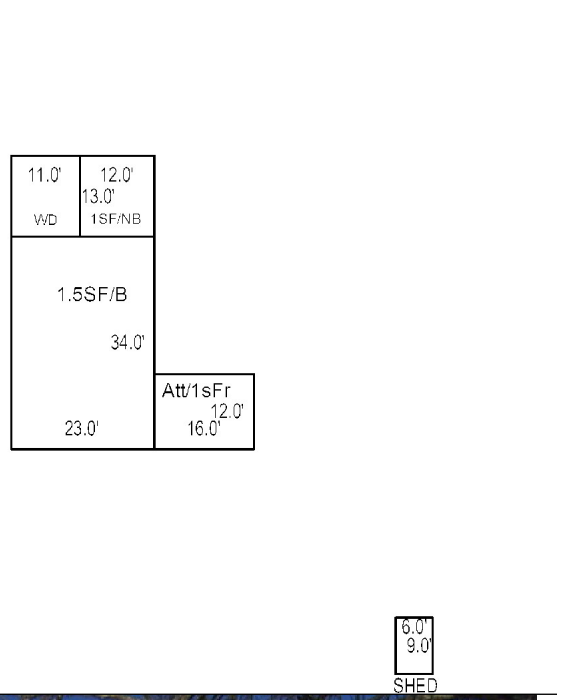
Building Style	**4 Cape Cod**		
1.Conv.	5.Colonial	9.Other	
2.Ranch	6.Split	10.Double	
3.R Ranch	7.Mod/Cont	11.Multi	
4.Cape	8.Log	12.Cot.	
Dwelling Units	**1**		
Other Units	**0**		
Stories	**4 One & 1/2 Story**		
1.1	4.1.5	7.	
2.2	5.1.75	8.	
3.3	6.2.5	9.	
Exterior Walls	**2 WOOD SHINGLE**		
1.CLAP	5.T-111	9.OTHER	
2.WD SH	6.BR/STONE	10.	
3.COMP	7.NOV	11.	
4.ASB/ASP	8.AL/VIN	12.	
Roof Surface	**1 Asphalt Shingles**		
1.Asphalt	4.Composit	7.	
2.Slate	5.Wood	8.	
3.Metal	6.Other	9.	
SF Masonry Trim	**0**		
OPEN-3-CUSTOM	**0**		
OPEN-4-CUSTOM	**0**		
Year Built	**1900**		
Year Remodeled	**0**		
Foundation	**3 Brick &/or Stone**		
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.	

SF Bsmt Living	**0**		
Fin Bsmt Grade	**0 0**		
HEARTH	**1**		
Heat Type	**100%**	**1 Hot Water BB**	
1.HWBB	5.FWA	9.No Heat	
2.HWCI	6.GravWA	10.	
3.H Pump	7.Electric	11.	
4.Steam	8.Fl/Wall	12.	
Cool Type	**0%**	**9 None**	
1.Refrig	4.W&C Air	7.	
2.Evapor	5.	8.	
3.H Pump	6.	9.None	
Kitchen Style	**2 TYPICAL**		
1.GOOD	4.Obsolete	7.	
2.TYPICAL	5.	8.	
3.OLD TYPE	6.	9.None	
Bath(s) Style	**2 TYPICAL**		
1.GOOD	4.Obsolete	7.	
2.TYPICAL	5.	8.	
3.Old Type	6.	9.None	
# Rooms	**6**		
# Bedrooms	**3**		
# Full Baths	**1**		
# Half Baths	**1**		
# Addn Fixtures	**0**		
# Fireplaces	**2**		

TRIO Software
A Division of Harris Computer Systems

Layout	**1 Typical**		
1.Typical	4.	7.	
2.Inadeq	5.	8.	
3.	6.	9.	
Attic	**9 None**		
1.1/4 Fin	4.Full Fin	7.	
2.1/2 Fin	5.Fl/Stair	8.	
3.3/4 Fin	6.	9.None	
Insulation	**1 Full**		
1.Full	4.Minimal	7.	
2.Heavy	5.Unknown	8.	
3.Capped	6.	9.None	
Unfinished %	**0%**		
Grade & Factor	**4 Good 95%**		
1.E Grade	4.B Grade	7.AA+ Grad	
2.D Grade	5.A Grade	8.AA++Grad	
3.C Grade	6.AA Grade	9.Same	
SQFT (Footprint)	**782**		
Condition	**4 Average**		
1.Poor	4.Avg	7.V G	
2.Fair	5.Avg+	8.Exc	
3.Avg-	6.Good	9.Same	
Phys. % Good	**0%**		
Funct. % Good	**100%**		
Functional Code	**9 None**		
1.Incomp	4.SMALL	7.LAYOUT	
2.O-Built	5.CDU	8.OTHER	
3.Defmaint	6.STYLE	9.None	
Econ. % Good	**100%**		
Economic Code	**None**		
0.None	3.Services	9.None	
1.Location	4.Traffic	8.	
2.Encroach	8.Other	9.	
Entrance Code	**5 Estimated**		
1.Interior	4.Vacant	7.	
2.Refusal	5.Estimate	8.	
3.Informed	6.	9.	
Information Code	**5 Estimate**		
1.Owner	4.Agent	7.	
2.Relative	5.Estimate	8.	
3.Tenant	6.Other	9.	

Date Inspected 1/17/2007



Additions, Outbuildings & Improvements

Type	Year	Units	Grade	Cond	Phys.	Funct.	Sound Value
29 Finished Attic	1900	238	0 0	0	0 %	0 %	
1 ONE STORY	1900	238	0 0	0	0 %	0 %	
1 ONE STORY	1900	156	0 0	0	0 %	0 %	
24 Frame Shed	0				%	%	300
					%	%	
					%	%	
					%	%	
					%	%	
					%	%	
					%	%	

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 R05-073-001 Account 688 Location 11 UPLAND ROAD Card 1 Of 1 10/10/2023

FAGERSTROM, DANA CLARK J/T
FAGERSTROM, JANE ALICE
WISCASSET ME 04578

B484P127

Previous Owner
VLCEK, CHARLES A. J/T
VLCEK, CANDACE J.
C/O DANA & JANE FAGERSTROM
FLEMINGTON NJ 08822
Sale Date: 7/30/2014

Previous Owner
SWANSON, KARIN

PO BOX 1281
DAMARISCOTTA ME 04543
Sale Date: 4/29/2005

Previous Owner
SHERMAN, THEODORE V JR
C/O KARIN SWANSON
PO BOX 1281
DAMARISCOTTA ME 04543
Sale Date: 7/29/2002

Inspection Witnessed By:

X Date

No./Date	Description	Date Insp.

Notes:

2003-FORMER OWNER THEODORE V. SHERMAN JR. BK2273 PG395. SOLD IN 2002 FOR 80,000.
2004-SPLIT OFF 8.50 ACRES TO LOTS 73B AND 73C ALSO ADDED NEW HOME 60% DONE, 40% FUNC.
2005-PER SURVEY CHANGED ACREAGE FROM 35.62 TO 34.52
2006-PREVIOUS OWNER: KARIN SWANSON BK2888 PG298 SOLD 4.2 ACRES AND THEN CREATED SUBDIVISION OF 8 MORE LOTS IN UPLAND SUBDIVISION - THIS IS NOW LOT #1 IN SUB. NEW 911 ADDRESS IS: 11 UPLAND ROAD.
06/15/2012 WISCASSET
2012-Per owner, change address back to 11 Upland Road

Property Data

Neighborhood **105 RURAL NORTH**

Tree Growth Year **0**

FARM LAND YEAR **0**

OPEN SPACE YEAR **0**

Zone/Land Use **21 RURAL**

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 **7/30/2014**

Price **320,000**

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	79,900	213,400	0	293,300
2011	79,900	213,400	0	293,300
2012	62,400	213,400	0	275,800
2013	62,400	213,400	0	275,800
2014	62,400	214,300	0	276,700
2015	62,400	214,300	0	276,700
2016	62,400	214,300	0	276,700
2017	62,400	214,300	0	276,700
2018	62,400	214,300	0	276,700
2019	62,400	214,300	0	276,700
2020	62,400	214,300	0	276,700
2021	62,400	214,300	0	276,700
2022	62,400	214,300	0	276,700
2023	78,000	267,800	25,000	320,800

Land Data

Front Foot	Type	Effective Frontage	Effective Depth	Influence Factor	Influence Code
11.Regular Lot				%	
12.Delta Triangle				%	
13.Nabla Triangle				%	
14.Rear Land				%	
15.Front Foot				%	
				%	
				%	
Square Foot		**Square Feet**			
16.Regular Lot				%	
17.Secondary Site				%	
18.Secondary Site				%	
19.Condominium				%	
20.Base Homesite				%	
				%	
				%	
Fract. Acre		**Acreage/Sites**			
21.HS Size Adj	20	1.00		150 %	2
22.Base Waterfron	21	1.00		100 %	0
23.Deep WF Size A	28	3.20		100 %	0
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					

Total Acreage 4.20

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 Improveme
45.CAMP SITE
46.PAVING/00

WISCASSET

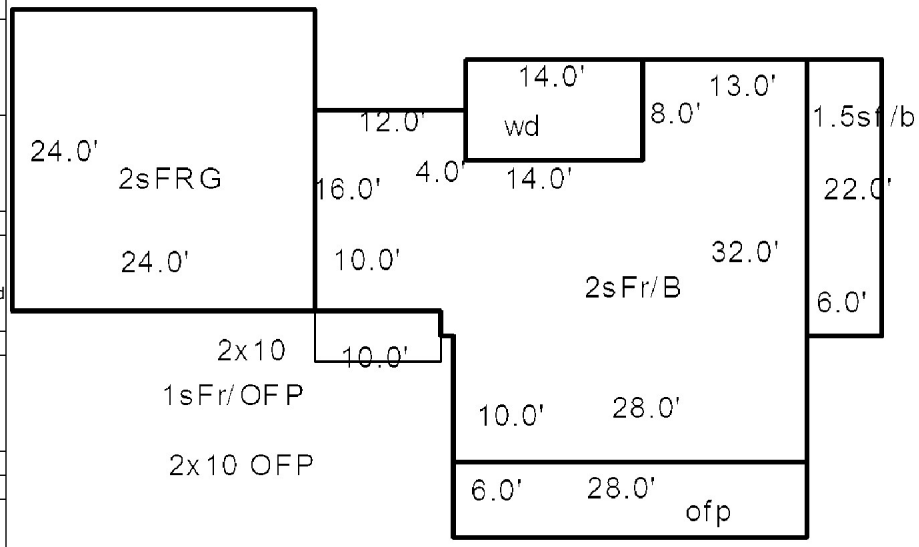
Map Lot R05-073-001 | Account 688 | Location 11 UPLAND ROAD | Card 1 Of 1 | 10/10/2023

Building Style	**4 Cape Cod**		
1.Conv.	5.Colonial	9.Other	
2.Ranch	6.Split	10.Double	
3.R Ranch	7.Mod/Cont	11.Multi	
4.Cape	8.Log	12.Cot.	
Dwelling Units	**1**		
Other Units	**0**		
Stories	**5 One & 3/4 Story**		
1.1	4.1.5	7.	
2.2	5.1.75	8.	
3.3	6.2.5	9.	
Exterior Walls	**8 ALUM/VINYL**		
1.CLAP	5.T-111	9.OTHER	
2.WD SH	6.BR/STONE	10.	
3.COMP	7.NOV	11.	
4.ASB/ASP	8.AL/VIN	12.	
Roof Surface	**1 Asphalt Shingles**		
1.Asphalt	4.Composit	7.	
2.Slate	5.Wood	8.	
3.Metal	6.Other	9.	
SF Masonry Trim	**0**		
OPEN-3-CUSTOM	**0**		
OPEN-4-CUSTOM	**0**		
Year Built	**2004**		
Year Remodeled	**0**		
Foundation	**1 Concrete**		
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.	

SF Bsmt Living	**0**		
Fin Bsmt Grade	**0 0**		
HEARTH	**9**		
Heat Type	**100%**	**1 Hot Water BB**	
1.HWBB	5.FWA	9.No Heat	
2.HWCI	6.GravWA	10.	
3.H Pump	7.Electric	11.	
4.Steam	8.Fl/Wall	12.	
Cool Type	**100%**	**9 None**	
1.Refrig	4.W&C Air	7.	
2.Evapor	5.	8.	
3.H Pump	6.	9.None	
Kitchen Style	**2 TYPICAL**		
1.GOOD	4.Obsolete	7.	
2.TYPICAL	5.	8.	
3.OLD TYPE	6.	9.None	
Bath(s) Style	**2 TYPICAL**		
1.GOOD	4.Obsolete	7.	
2.TYPICAL	5.	8.	
3.Old Type	6.	9.None	
# Rooms	**7**		
# Bedrooms	**3**		
# Full Baths	**2**		
# Half Baths	**1**		
# Addn Fixtures	**1**		
# Fireplaces	**0**		

TRIO Software
A Division of Harris Computer Systems

Layout	**1 Typical**		
1.Typical	4.	7.	
2.Inadeq	5.	8.	
3.	6.	9.	
Attic	**9 None**		
1.1/4 Fin	4.Full Fin	7.	
2.1/2 Fin	5.Fl/Stair	8.	
3.3/4 Fin	6.	9.None	
Insulation	**1 Full**		
1.Full	4.Minimal	7.	
2.Heavy	5.Unknown	8.	
3.Capped	6.	9.None	
Unfinished %	**0%**		
Grade & Factor	**4 Good 110%**		
1.E Grade	4.B Grade	7.AA+ Grad	
2.D Grade	5.A Grade	8.AA++Grad	
3.C Grade	6.AA Grade	9.Same	
SQFT (Footprint)	**972**		
Condition	**6 Good**		
1.Poor	4.Avg	7.V G	
2.Fair	5.Avg+	8.Exc	
3.Avg-	6.Good	9.Same	
Phys. % Good	**0%**		
Funct. % Good	**100%**		
Functional Code	**9 None**		
1.Incomp	4.SMALL	7.LAYOUT	
2.O-Built	5.CDU	8.OTHER	
3.Defmaint	6.STYLE	9.None	
Econ. % Good	**100%**		
Economic Code	**None**		
0.None	3.Services	9.None	
1.Location	4.Traffic	8.	
2.Encroach	8.Other	9.	
Entrance Code	**1 Interior Inspect**		
1.Interior	4.Vacant	7.	
2.Refusal	5.Estimate	8.	
3.Informed	6.	9.	
Information Code	**1 Owner**		
1.Owner	4.Agent	7.	
2.Relative	5.Estimate	8.	
3.Tenant	6.Other	9.	



Date Inspected 1/12/2007

Additions, Outbuildings & Improvements

Type	Year	Units	Grade	Cond	Phys.	Funct.	Sound Value
14 1.5 Story/BSMT	2004	132	0 0	0	0 %	100 %	
90 BSMT ENTRY.....	2004	30	0 0	0	0 %	100 %	
43 2S Frame Garage	2004	576	0 0	0	0 %	100 %	
21 Open Frame	2004	40	0 0	0	0 %	100 %	
21 Open Frame	2004	40	0 0	0	0 %	0 %	
1 ONE STORY	2004	20	0 0	0	0 %	0 %	
68 Wood Deck	2004	96	0 0	0	0 %	0 %	
24 Frame Shed	2013	112	0 0	0	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 R05-073-002 Account 2041 Location UPLAND ROAD Card 1 Of 1 10/10/2023

BELL, STEPHEN J J/T
BELL, KATHY J
GALLOWAY NJ 08205

B4670P190

Previous Owner
SWANSON, KARIN
C/O STEVE & JEANNIE BELL
406 S. NECTAR AVENUE
GALLOWAY NJ 08205
Sale Date: 6/04/2013

Inspection Witnessed By:

X Date

No./Date	Description	Date Insp.

Notes:

'21 PER REVIEW THIS SUBDIVISION NEEDS VACANCY DISCOUNT UNTIL BUILT. ADJUST TO 100% FUNCTIONAL 2006-LOT #2 UPLAND SUB. PLAN.
2012-Corrected land factor to be consistent with undeveloped other lots, road paved and all underground power.
2014-Former owner: Karin Swanson BK PG

WISCASSET

Property Data

Neighborhood **105 RURAL NORTH**

Tree Growth Year **0**

FARM LAND YEAR **0**

OPEN SPACE YEAR **0**

Zone/Land Use **21 RURAL**

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 **9 NoWater/NoSewer**

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 **6/04/2013**

Price **25,000**

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 **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	63,200	0	0	63,200
2011	63,200	0	0	63,200
2012	54,500	0	0	54,500
2013	54,500	0	0	54,500
2014	54,500	0	0	54,500
2015	54,500	0	0	54,500
2016	54,500	0	0	54,500
2017	54,500	0	0	54,500
2018	54,500	0	0	54,500
2019	54,500	0	0	54,500
2020	54,500	0	0	54,500
2021	45,700	0	0	45,700
2022	45,700	0	0	45,700
2023	57,100	0	0	57,100

Land Data

Front Foot	Type	Effective Frontage	Effective Depth	Influence Factor	Influence Code
11.Regular Lot				%	
12.Delta Triangle				%	
13.Nabla Triangle				%	
14.Rear Land				%	
15.Front Foot				%	
				%	
				%	
Square Foot		**Square Feet**			
16.Regular Lot				%	
17.Secondary Site				%	
18.Secondary Site				%	
19.Condominium				%	
20.Base Homesite				%	
				%	
				%	
Fract. Acre		**Acreage/Sites**			
21.HS Size Adj	20	1.00	100	%	2
22.Base Waterfron	21	1.00	100	%	0
23.Deep WF Size A	28	3.60	100	%	0
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					

Total Acreage 4.60

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 Improveme
45.CAMP SITE
46.PAVING/00

WISCASSET

Map Lot R05-073-002 | Account 2041 | Location UPLAND ROAD | Card 1 Of 1 | 10/10/2023

Building Style		
1.Conv.	5.Colonial	9.Other
2.Ranch	6.Split	10.Double
3.R Ranch	7.Mod/Cont	11.Multi
4.Cape	8.Log	12.Cot.

Dwelling Units

Other Units

Stories		
1.1	4.1.5	7.
2.2	5.1.75	8.
3.3	6.2.5	9.

Exterior Walls		
1.CLAP	5.T-111	9.OTHER
2.WD SH	6.BR/STONE	10.
3.COMP	7.NOV	11.
4.ASB/ASP	8.AL/VIN	12.

Roof Surface		
1.Asphalt	4.Composit	7.
2.Slate	5.Wood	8.
3.Metal	6.Other	9.

SF Masonry Trim

OPEN-3-CUSTOM

OPEN-4-CUSTOM

Year Built

Year Remodeled

Foundation		
1.Concrete	4.Wood	7.
2.C Block	5.Slab	8.
3.Br/Stone	6.Piers	9.

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

Wet Basement		
1.Dry	4.	7.
2.Damp	5.	8.
3.Wet	6.	9.

SF Bsmt Living

Fin Bsmt Grade

HEARTH

Heat Type **100%**		
1.HWBB	5.FWA	9.No Heat
2.HWCI	6.GravWA	10.
3.H Pump	7.Electric	11.
4.Steam	8.Fl/Wall	12.

Cool Type **100%**		
1.Refrig	4.W&C Air	7.
2.Evapor	5.	8.
3.H Pump	6.	9.None

Kitchen Style		
1.GOOD	4.Obsolete	7.
2.TYPICAL	5.	8.
3.OLD TYPE	6.	9.None

Bath(s) Style		
1.GOOD	4.Obsolete	7.
2.TYPICAL	5.	8.
3.Old Type	6.	9.None

Rooms

Bedrooms

Full Baths

Half Baths

Addn Fixtures

Fireplaces

TRIO Software
A Division of Harris Computer Systems

Layout		
1.Typical	4.	7.
2.Inadeq	5.	8.
3.	6.	9.

Attic		
1.1/4 Fin	4.Full Fin	7.
2.1/2 Fin	5.Fl/Stair	8.
3.3/4 Fin	6.	9.None

Insulation		
1.Full	4.Minimal	7.
2.Heavy	5.Unknown	8.
3.Capped	6.	9.None

Unfinished %

Grade & Factor		
1.E Grade	4.B Grade	7.AA+ Grad
2.D Grade	5.A Grade	8.AA++Grad
3.C Grade	6.AA Grade	9.Same

SQFT (Footprint)

Condition		
1.Poor	4.Avg	7.V G
2.Fair	5.Avg+	8.Exc
3.Avg-	6.Good	9.Same

Phys. % Good

Funct. % Good

Functional Code		
1.Incomp	4.SMALL	7.LAYOUT
2.O-Built	5.CDU	8.OTHER
3.Defmaint	6.STYLE	9.None

Econ. % Good

Economic Code		
0.None	3.Services	9.None
1.Location	4.Traffic	8.
2.Encroach	8.Other	9.

Entrance Code **4 Unoccupied**		
1.Interior	4.Vacant	7.
2.Refusal	5.Estimate	8.
3.Informed	6.	9.

Information Code **5 Estimate**		
1.Owner	4.Agent	7.
2.Relative	5.Estimate	8.
3.Tenant	6.Other	9.

Date Inspected 1/12/2007

Additions, Outbuildings & Improvements

Type	Year	Units	Grade	Cond	Phys.	Funct.	Sound Value
					%	%	
					%	%	
					%	%	
					%	%	
					%	%	
					%	%	
					%	%	
					%	%	
					%	%	
					%	%	

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 R05-073-003 Account 2056 Location 20 UPLAND ROAD Card 1 Of 1 10/10/2023

SMITH, STEPHEN D
SMITH, RHEA
20 UPLAND RD
WISCASST ME 04578
USA
B5421P189

Previous Owner
COSTA, FAUSTO J/T
COSTA, ISABEL

WISCASSET ME 04578
Sale Date: 6/23/2017

Previous Owner
MULLIGAN, BRIAN W. J/T
MULLIGAN, ROSALIE R.
C/O FAUSTO & ISABEL COSTA
WISCASSET ME 04578
Sale Date: 5/11/2012

Previous Owner
MODULAR HOME SOLUTIONS, LLC
C/O BRIAN W. & ROSALIE R. MULLIGAN
616 HIGH STREET
BATH ME 04530
Sale Date: 6/26/2007

Inspection Witnessed By:

X Date

No./Date	Description	Date Insp.

Notes:

'21 BILLED TO WRONG OWNER ABATE AND SUPPLEMENT WITH HOMESTEAD EXEMPTION
2006-LOT #3 UPLAND SUB. PLAN.
2007-PREVIOUS OWNER: KARIN SWANSON BK2888 PG298 SOLD 5/15/06 FOR $54,000 TO MODULAR HOME SOLUTIONS, LLC BK3676 PG74 WHO SOLD 6/26/07 TO MULLIGAN FOR $55,000.
2012-Corrected land factor to be consistent with other lots, road paved and all underground power.
2013-Owner Owner: Brian & Rosalie Mulligan Bk3872 Pg93. Sold 5/11/12 for $230,000. Added 10 x 12 shed and also

WISCASSET

Property Data

Neighborhood	**105 RURAL NORTH**
Tree Growth Year	**0**
FARM LAND YEAR	**0**
OPEN SPACE YEAR	**0**
Zone/Land Use	**21 RURAL**
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 **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	**8/19/2019**
Price	**290,000**
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	54,900	145,600	0	200,500
2011	54,900	145,600	0	200,500
2012	63,600	145,600	0	209,200
2013	62,100	146,200	10,000	198,300
2014	62,100	146,200	10,000	198,300
2015	62,100	146,200	10,000	198,300
2016	62,100	146,200	15,000	193,300
2017	62,100	146,200	20,000	188,300
2018	62,100	146,200	0	208,300
2019	62,100	146,200	20,000	188,300
2020	62,100	146,200	0	208,300
2021	62,100	146,200	25,000	183,300
2022	62,100	146,200	24,000	184,300
2023	77,600	182,800	25,000	235,400

Land Data

Front Foot	Type	Effective Frontage	Effective Depth	Influence Factor	Influence Code
11.Regular Lot				%	
12.Delta Triangle				%	
13.Nabla Triangle				%	
14.Rear Land				%	
15.Front Foot				%	
				%	
				%	
Square Foot		**Square Feet**			
16.Regular Lot				%	
17.Secondary Site				%	
18.Secondary Site				%	
19.Condominium				%	
20.Base Homesite				%	
				%	
				%	
Fract. Acre		**Acreage/Sites**			
21.HS Size Adj	20	1.00	150	%	2
22.Base Waterfron	21	1.00	100	%	0
23.Deep WF Size A	28	3.80	80	%	3
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					

Total Acreage 4.80

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 Improveme
45.CAMP SITE
46.PAVING/00

WISCASSET

Map Lot R05-073-003 | Account 2056 | Location 20 UPLAND ROAD | Card 1 Of 1 | 10/10/2023

Building Style	**4 Cape Cod**	
1.Conv.	5.Colonial	9.Other
2.Ranch	6.Split	10.Double
3.R Ranch	7.Mod/Cont	11.Multi
4.Cape	8.Log	12.Cot.
Dwelling Units	**1**	
Other Units	**0**	
Stories	**4 One & 1/2 Story**	
1.1	4.1.5	7.
2.2	5.1.75	8.
3.3	6.2.5	9.
Exterior Walls	**8 ALUM/VINYL**	
1.CLAP	5.T-111	9.OTHER
2.WD SH	6.BR/STONE	10.
3.COMP	7.NOV	11.
4.ASB/ASP	8.AL/VIN	12.
Roof Surface	**1 Asphalt Shingles**	
1.Asphalt	4.Composit	7.
2.Slate	5.Wood	8.
3.Metal	6.Other	9.
SF Masonry Trim	**0**	
OPEN-3-CUSTOM	**0**	
OPEN-4-CUSTOM	**0**	
Year Built	**2007**	
Year Remodeled	**0**	
Foundation	**1 Concrete**	
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.

SF Bsmt Living	**0**	
Fin Bsmt Grade	**0 0**	
HEARTH	**0**	
Heat Type	**100%**	**1 Hot Water BB**
1.HWBB	5.FWA	9.No Heat
2.HWCI	6.GravWA	10.
3.H Pump	7.Electric	11.
4.Steam	8.Fl/Wall	12.
Cool Type	**0%**	**9 None**
1.Refrig	4.W&C Air	7.
2.Evapor	5.	8.
3.H Pump	6.	9.None
Kitchen Style	**1 GOOD**	
1.GOOD	4.Obsolete	7.
2.TYPICAL	5.	8.
3.OLD TYPE	6.	9.None
Bath(s) Style	**1 GOOD**	
1.GOOD	4.Obsolete	7.
2.TYPICAL	5.	8.
3.Old Type	6.	9.None
# Rooms	**7**	
# Bedrooms	**3**	
# Full Baths	**2**	
# Half Baths	**0**	
# Addn Fixtures	**0**	
# Fireplaces	**0**	

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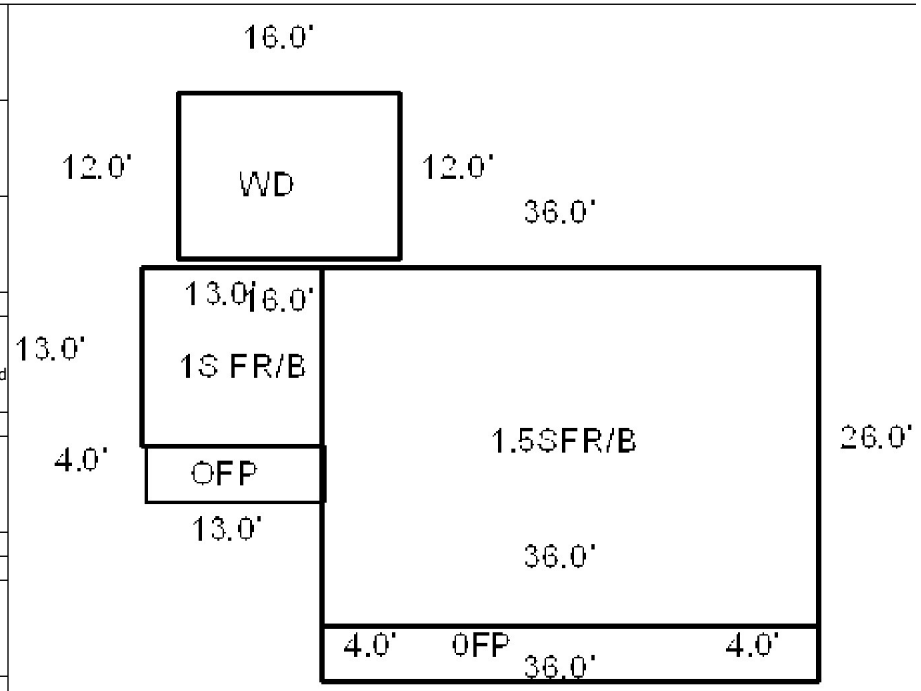
Layout	**1 Typical**	
1.Typical	4.	7.
2.Inadeq	5.	8.
3.	6.	9.
Attic	**9 None**	
1.1/4 Fin	4.Full Fin	7.
2.1/2 Fin	5.Fl/Stair	8.
3.3/4 Fin	6.	9.None
Insulation	**1 Full**	
1.Full	4.Minimal	7.
2.Heavy	5.Unknown	8.
3.Capped	6.	9.None
Unfinished %	**0%**	
Grade & Factor	**4 Good 100%**	
1.E Grade	4.B Grade	7.AA+ Grad
2.D Grade	5.A Grade	8.AA++Grad
3.C Grade	6.AA Grade	9.Same
SQFT (Footprint)	**936**	
Condition	**4 Average**	
1.Poor	4.Avg	7.V G
2.Fair	5.Avg+	8.Exc
3.Avg-	6.Good	9.Same
Phys. % Good	**0%**	
Funct. % Good	**100%**	
Functional Code	**9 None**	
1.Incomp	4.SMALL	7.LAYOUT
2.O-Built	5.CDU	8.OTHER
3.Defmaint	6.STYLE	9.None
Econ. % Good	**100%**	
Economic Code	**None**	
0.None	3.Services	9.None
1.Location	4.Traffic	8.
2.Encroach	8.Other	9.
Entrance Code	**5 Estimated**	
1.Interior	4.Vacant	7.
2.Refusal	5.Estimate	8.
3.Informed	6.	9.
Information Code	**5 Estimate**	
1.Owner	4.Agent	7.
2.Relative	5.Estimate	8.
3.Tenant	6.Other	9.



Date Inspected 8/18/2008

Additions, Outbuildings & Improvements

Type	Year	Units	Grade	Cond	Phys.	Funct.	Sound Value
11 1	2007	169	4 100	4	0 %	100 %	
21 Open Frame	2007	52	4 100	4	0 %	100 %	
21 Open Frame	2007	144	4 100	4	0 %	100 %	
68 Wood Deck	2007	192	4 100	4	0 %	100 %	
24 Frame Shed	2012	120	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 R05-073-004 Account 2057 Location 34 UPLAND ROAD Card 1 Of 1 10/10/2023

RAMSDEN, CHRISTOPHER P II
HART, KATRINA R
34 UPLAND ROAD
WISCASSET ME 04578

B5520P101

Previous Owner
BOSSE, CHASE M
HUGHES, NICOLE L
34 UPLAND ROAD
WISCASSET ME 04578
Sale Date: 5/13/2020

Previous Owner
SWANSON, KARIN

54 CLARK'S POINT ROAD
WISCASSET ME 04578
Sale Date: 7/10/2018

Inspection Witnessed By:

X Date

No./Date	Description	Date Insp.

Notes:

5/13/19 w/ Mr.(upset about taxes) add new house
2006-LOT#4 UPLAND SUB. PLAN
5/8/13-Divorce decree recorded.

WISCASSET

Property Data

Neighborhood **105 RURAL NORTH**

Tree Growth Year **0**

FARM LAND YEAR **0**

OPEN SPACE YEAR **0**

Zone/Land Use **21 RURAL**

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 **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 **5/13/2020**

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	55,300	0	0	55,300
2011	55,300	0	0	55,300
2012	55,300	0	0	55,300
2013	55,300	0	0	55,300
2014	55,300	0	0	55,300
2015	55,300	0	0	55,300
2016	55,300	0	0	55,300
2017	55,300	0	0	55,300
2018	55,300	0	0	55,300
2019	55,300	118,800	0	174,100
2020	55,300	118,800	0	174,100
2021	55,300	118,800	0	174,100
2022	55,300	118,800	0	174,100
2023	69,100	148,500	0	217,600

Land Data

Front Foot	Type	Effective Frontage	Effective Depth	Influence Factor	Influence Code
11.Regular Lot				%	
12.Delta Triangle				%	
13.Nabla Triangle				%	
14.Rear Land				%	
15.Front Foot				%	
				%	
				%	
Square Foot		**Square Feet**			
16.Regular Lot				%	
17.Secondary Site				%	
18.Secondary Site				%	
19.Condominium				%	
20.Base Homesite				%	
				%	
				%	
Fract. Acre		**Acreage/Sites**			
21.HS Size Adj	20	1.00	125	%	2
22.Base Waterfron	21	1.00	100	%	0
23.Deep WF Size A	28	4.00	100	%	0
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					

Total Acreage 5.00

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 Improveme
45.CAMP SITE
46.PAVING/00

WISCASSET

Map Lot R05-073-004 | Account 2057 | Location 34 UPLAND ROAD | Card 1 Of 1 | 10/10/2023

Building Style	**2 Ranch**	
1.Conv.	5.Colonial	9.Other
2.Ranch	6.Split	10.Double
3.R Ranch	7.Mod/Cont	11.Multi
4.Cape	8.Log	12.Cot.
Dwelling Units	**1**	
Other Units	**0**	
Stories	**1 One Story**	
1.1	4.1.5	7.
2.2	5.1.75	8.
3.3	6.2.5	9.
Exterior Walls	**8 ALUM/VINYL**	
1.CLAP	5.T-111	9.OTHER
2.WD SH	6.BR/STONE	10.
3.COMP	7.NOV	11.
4.ASB/ASP	8.AL/VIN	12.
Roof Surface	**1 Asphalt Shingles**	
1.Asphalt	4.Composit	7.
2.Slate	5.Wood	8.
3.Metal	6.Other	9.
SF Masonry Trim	**0**	
OPEN-3-CUSTOM	**0**	
OPEN-4-CUSTOM	**0**	
Year Built	**2018**	
Year Remodeled	**0**	
Foundation	**1 Concrete**	
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.

SF Bsmt Living	**0**	
Fin Bsmt Grade	**0 0**	
HEARTH	**0**	
Heat Type	**100%**	**1 Hot Water BB**
1.HWBB	5.FWA	9.No Heat
2.HWCI	6.GravWA	10.
3.H Pump	7.Electric	11.
4.Steam	8.Fl/Wall	12.
Cool Type	**0%**	**9 None**
1.Refrig	4.W&C Air	7.
2.Evapor	5.	8.
3.H Pump	6.	9.None
Kitchen Style	**2 TYPICAL**	
1.GOOD	4.Obsolete	7.
2.TYPICAL	5.	8.
3.OLD TYPE	6.	9.None
Bath(s) Style	**2 TYPICAL**	
1.GOOD	4.Obsolete	7.
2.TYPICAL	5.	8.
3.Old Type	6.	9.None
# Rooms	**0**	
# Bedrooms	**3**	
# Full Baths	**2**	
# Half Baths	**0**	
# Addn Fixtures	**0**	
# Fireplaces	**0**	

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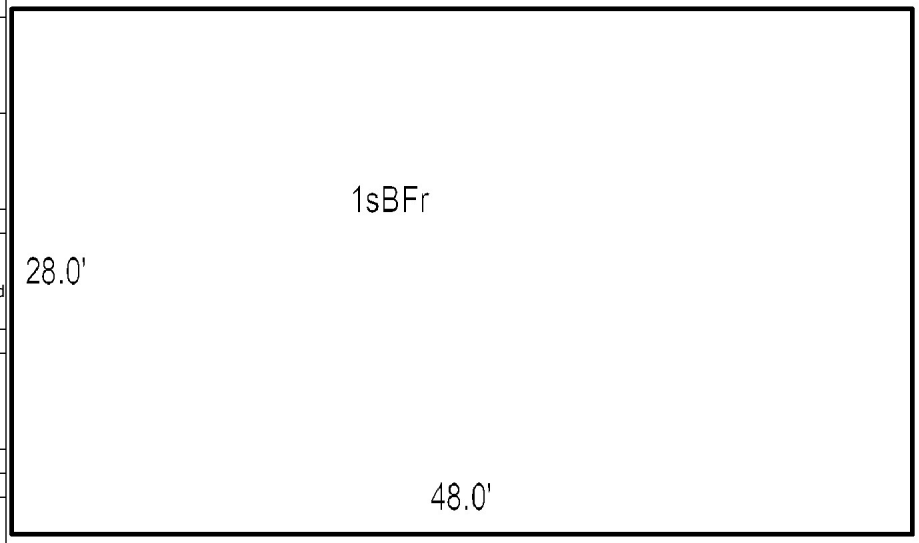
Layout	**1 Typical**	
1.Typical	4.	7.
2.Inadeq	5.	8.
3.	6.	9.
Attic	**9 None**	
1.1/4 Fin	4.Full Fin	7.
2.1/2 Fin	5.Fl/Stair	8.
3.3/4 Fin	6.	9.None
Insulation	**1 Full**	
1.Full	4.Minimal	7.
2.Heavy	5.Unknown	8.
3.Capped	6.	9.None
Unfinished %	**0%**	
Grade & Factor	**3 Average 100%**	
1.E Grade	4.B Grade	7.AA+ Grad
2.D Grade	5.A Grade	8.AA++Grad
3.C Grade	6.AA Grade	9.Same
SQFT (Footprint)	**1344**	
Condition	**4 Average**	
1.Poor	4.Avg	7.V G
2.Fair	5.Avg+	8.Exc
3.Avg-	6.Good	9.Same
Phys. % Good	**0%**	
Funct. % Good	**100%**	
Functional Code	**9 None**	
1.Incomp	4.SMALL	7.LAYOUT
2.O-Built	5.CDU	8.OTHER
3.Defmaint	6.STYLE	9.None
Econ. % Good	**100%**	
Economic Code	**None**	
0.None	3.Services	9.None
1.Location	4.Traffic	8.
2.Encroach	8.Other	9.
Entrance Code	**4 Unoccupied**	
1.Interior	4.Vacant	7.
2.Refusal	5.Estimate	8.
3.Informed	6.	9.
Information Code	**5 Estimate**	
1.Owner	4.Agent	7.
2.Relative	5.Estimate	8.
3.Tenant	6.Other	9.



Date Inspected 1/12/2007

Additions, Outbuildings & Improvements

Type	Year	Units	Grade	Cond	Phys.	Funct.	Sound Value
					%	%	
					%	%	
					%	%	
					%	%	
					%	%	
					%	%	
					%	%	
					%	%	
					%	%	
					%	%	

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 R05-073-005 Account 2058 Location 5 UPLAND ROAD Card 1 Of 1 10/10/2023

KING, CATHRYN H
KING, MICHAEL P
5 BRAMBLE LANE
WEST GROVE PA 19390

B5857P216

Previous Owner
JARVIS, LEAH P
5 TRAVELER'S WAY

CHELSEA ME 04330
Sale Date: 3/11/2022

Previous Owner
DOYLE, MARIE E
51 SENOTT ROAD

WHITEFIELD ME 04353
Sale Date: 12/19/2019

Previous Owner
SWANSON, KARIN

54 CLARK'S POINT ROAD
WISCASSET ME 04578
Sale Date: 7/19/2018

Inspection Witnessed By:

X Date

No./Date	Description	Date Insp.

Notes:

'21 PER REVIEW OF ABATEMENT REQUEST ADJUST VACANT LOTS DOWN TO REPRESENT AVERAGE NEIGHBORHOOD UNTIL DEVELOPED.
2006-LOT #5 UPLAND SUB. PLAN
5/8/13-Divorce decree recorded.

WISCASSET

Property Data

Neighborhood **105 RURAL NORTH**

Tree Growth Year **0**

FARM LAND YEAR **0**

OPEN SPACE YEAR **0**

Zone/Land Use **21 RURAL**

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 **9 NoWater/NoSewer**

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 **3/11/2022**

Price **37,500**

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 **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	53,700	0	0	53,700
2011	53,700	0	0	53,700
2012	53,700	0	0	53,700
2013	53,700	0	0	53,700
2014	53,700	0	0	53,700
2015	53,700	0	0	53,700
2016	53,700	0	0	53,700
2017	53,700	0	0	53,700
2018	53,700	0	0	53,700
2019	53,700	0	0	53,700
2020	53,700	0	0	53,700
2021	44,900	0	0	44,900
2022	44,900	0	0	44,900
2023	56,100	0	0	56,100

Land Data

Front Foot	Type	Effective Frontage	Effective Depth	Influence Factor	Influence Code
11.Regular Lot				%	
12.Delta Triangle				%	
13.Nabla Triangle				%	
14.Rear Land				%	
15.Front Foot				%	
				%	
				%	
Square Foot		**Square Feet**			
16.Regular Lot				%	
17.Secondary Site				%	
18.Secondary Site				%	
19.Condominium				%	
20.Base Homesite				%	
				%	
				%	
Fract. Acre		**Acreage/Sites**			
21.HS Size Adj	20	1.00	100	%	0
22.Base Waterfron	21	1.00	100	%	0
23.Deep WF Size A	28	3.20	100	%	0
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					

Total Acreage 4.20

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 Improveme
45.CAMP SITE
46.PAVING/00

WISCASSET

Map Lot R05-073-005 | Account 2058 | Location 5 UPLAND ROAD | Card 1 Of 1 | 10/10/2023

Building Style		
1.Conv.	5.Colonial	9.Other
2.Ranch	6.Split	10.Double
3.R Ranch	7.Mod/Cont	11.Multi
4.Cape	8.Log	12.Cot.

Dwelling Units

Other Units

Stories		
1.1	4.1.5	7.
2.2	5.1.75	8.
3.3	6.2.5	9.

Exterior Walls		
1.CLAP	5.T-111	9.OTHER
2.WD SH	6.BR/STONE	10.
3.COMP	7.NOV	11.
4.ASB/ASP	8.AL/VIN	12.

Roof Surface		
1.Asphalt	4.Composit	7.
2.Slate	5.Wood	8.
3.Metal	6.Other	9.

SF Masonry Trim

OPEN-3-CUSTOM

OPEN-4-CUSTOM

Year Built

Year Remodeled

Foundation		
1.Concrete	4.Wood	7.
2.C Block	5.Slab	8.
3.Br/Stone	6.Piers	9.

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

Wet Basement		
1.Dry	4.	7.
2.Damp	5.	8.
3.Wet	6.	9.

SF Bsmt Living

Fin Bsmt Grade

HEARTH

Heat Type **100%**		
1.HWBB	5.FWA	9.No Heat
2.HWCI	6.GravWA	10.
3.H Pump	7.Electric	11.
4.Steam	8.Fl/Wall	12.

Cool Type **0%**		
1.Refrig	4.W&C Air	7.
2.Evapor	5.	8.
3.H Pump	6.	9.None

Kitchen Style		
1.GOOD	4.Obsolete	7.
2.TYPICAL	5.	8.
3.OLD TYPE	6.	9.None

Bath(s) Style		
1.GOOD	4.Obsolete	7.
2.TYPICAL	5.	8.
3.Old Type	6.	9.None

Rooms

Bedrooms

Full Baths

Half Baths

Addn Fixtures

Fireplaces

TRIO Software
A Division of Harris Computer Systems

Layout		
1.Typical	4.	7.
2.Inadeq	5.	8.
3.	6.	9.

Attic		
1.1/4 Fin	4.Full Fin	7.
2.1/2 Fin	5.Fl/Stair	8.
3.3/4 Fin	6.	9.None

Insulation		
1.Full	4.Minimal	7.
2.Heavy	5.Unknown	8.
3.Capped	6.	9.None

Unfinished %

Grade & Factor		
1.E Grade	4.B Grade	7.AA+ Grad
2.D Grade	5.A Grade	8.AA++Grad
3.C Grade	6.AA Grade	9.Same

SQFT (Footprint)

Condition		
1.Poor	4.Avg	7.V G
2.Fair	5.Avg+	8.Exc
3.Avg-	6.Good	9.Same

Phys. % Good

Funct. % Good

Functional Code		
1.Incomp	4.SMALL	7.LAYOUT
2.O-Built	5.CDU	8.OTHER
3.Defmaint	6.STYLE	9.None

Econ. % Good

Economic Code		
0.None	3.Services	9.None
1.Location	4.Traffic	8.
2.Encroach	8.Other	9.

Entrance Code **4 Unoccupied**		
1.Interior	4.Vacant	7.
2.Refusal	5.Estimate	8.
3.Informed	6.	9.

Information Code **5 Estimate**		
1.Owner	4.Agent	7.
2.Relative	5.Estimate	8.
3.Tenant	6.Other	9.

Date Inspected 1/12/2007

Additions, Outbuildings & Improvements

Type	Year	Units	Grade	Cond	Phys.	Funct.	Sound Value
					%	%	
					%	%	
					%	%	
					%	%	
					%	%	
					%	%	
					%	%	
					%	%	
					%	%	
					%	%	

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 R05-073-006 Account 2059 Location 56 UPLAND ROAD Card 1 Of 1 10/10/2023

SHEA, MICHAEL
TOOTHAKER, ELIZABETH
15 CAPTAIN'S WAY APT 301
BRUNSWICK ME 04011

B5757P50

Previous Owner
DORSEY, MATTHEW
68 CLARKS POINT ROAD

WISCASSET ME 04578
Sale Date: 8/12/2021

Previous Owner
SWANSON, KARIN

54 CLARK'S POINT ROAD
WISCASSET ME 04578
Sale Date: 12/20/2019

Inspection Witnessed By:

X Date

No./Date	Description	Date Insp.

Notes:

'21 PER REVIEW THIS SUBDIVISION NEEDS VACANCY DISCOUNT UNTIL BUILT. ADJUST TO 100% FUNCTIONAL
2006-LOT #6 UPLAND SUB. PLAN
2012-Corrected land factor to be consistent with other undeveloped lots, road paved and all underground power.
5/8/13-Divorce decree recorded.

WISCASSET

Property Data

Neighborhood **105 RURAL NORTH**

Tree Growth Year **0**

FARM LAND YEAR **0**

OPEN SPACE YEAR **0**

Zone/Land Use **21 RURAL**

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 **9 NoWater/NoSewer**

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 **8/12/2021**

Price **22,000**

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 **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	60,000	0	0	60,000
2011	60,000	0	0	60,000
2012	51,300	0	0	51,300
2013	51,300	0	0	51,300
2014	51,300	0	0	51,300
2015	51,300	0	0	51,300
2016	51,300	0	0	51,300
2017	51,300	0	0	51,300
2018	51,300	0	0	51,300
2019	51,300	0	0	51,300
2020	51,300	0	0	51,300
2021	42,500	0	0	42,500
2022	42,500	0	0	42,500
2023	53,100	0	0	53,100

Land Data

Front Foot	Type	Effective Frontage	Effective Depth	Influence Factor	Influence Code
11.Regular Lot				%	
12.Delta Triangle				%	
13.Nabla Triangle				%	
14.Rear Land				%	
15.Front Foot				%	
				%	
				%	
Square Foot		**Square Feet**			
16.Regular Lot				%	
17.Secondary Site				%	
18.Secondary Site				%	
19.Condominium				%	
20.Base Homesite				%	
				%	
				%	
Fract. Acre		**Acreage/Sites**			
21.HS Size Adj	20	1.00	100	%	2
22.Base Waterfron	21	1.00	100	%	0
23.Deep WF Size A	28	2.00	100	%	0
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					

Total Acreage 3.00

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 Improveme
45.CAMP SITE
46.PAVING/00

WISCASSET

Map Lot R05-073-006 | Account 2059 | Location 56 UPLAND ROAD | Card 1 Of 1 | 10/10/2023

Building Style		
1.Conv.	5.Colonial	9.Other
2.Ranch	6.Split	10.Double
3.R Ranch	7.Mod/Cont	11.Multi
4.Cape	8.Log	12.Cot.

Dwelling Units
Other Units

Stories		
1.1	4.1.5	7.
2.2	5.1.75	8.
3.3	6.2.5	9.

Exterior Walls		
1.CLAP	5.T-111	9.OTHER
2.WD SH	6.BR/STONE	10.
3.COMP	7.NOV	11.
4.ASB/ASP	8.AL/VIN	12.

Roof Surface		
1.Asphalt	4.Composit	7.
2.Slate	5.Wood	8.
3.Metal	6.Other	9.

SF Masonry Trim
OPEN-3-CUSTOM
OPEN-4-CUSTOM
Year Built
Year Remodeled

Foundation		
1.Concrete	4.Wood	7.
2.C Block	5.Slab	8.
3.Br/Stone	6.Piers	9.

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

Wet Basement		
1.Dry	4.	7.
2.Damp	5.	8.
3.Wet	6.	9.

SF Bsmt Living
Fin Bsmt Grade
HEARTH

Heat Type **100%**		
1.HWBB	5.FWA	9.No Heat
2.HWCI	6.GravWA	10.
3.H Pump	7.Electric	11.
4.Steam	8.Fl/Wall	12.

Cool Type **0%**		
1.Refrig	4.W&C Air	7.
2.Evapor	5.	8.
3.H Pump	6.	9.None

Kitchen Style		
1.GOOD	4.Obsolete	7.
2.TYPICAL	5.	8.
3.OLD TYPE	6.	9.None

Bath(s) Style		
1.GOOD	4.Obsolete	7.
2.TYPICAL	5.	8.
3.Old Type	6.	9.None

Rooms
Bedrooms
Full Baths
Half Baths
Addn Fixtures
Fireplaces

TRIO Software
A Division of Harris Computer Systems

Layout		
1.Typical	4.	7.
2.Inadeq	5.	8.
3.	6.	9.

Attic		
1.1/4 Fin	4.Full Fin	7.
2.1/2 Fin	5.Fl/Stair	8.
3.3/4 Fin	6.	9.None

Insulation		
1.Full	4.Minimal	7.
2.Heavy	5.Unknown	8.
3.Capped	6.	9.None

Unfinished %

Grade & Factor		
1.E Grade	4.B Grade	7.AA+ Grad
2.D Grade	5.A Grade	8.AA++Grad
3.C Grade	6.AA Grade	9.Same

SQFT (Footprint)

Condition		
1.Poor	4.Avg	7.V G
2.Fair	5.Avg+	8.Exc
3.Avg-	6.Good	9.Same

Phys. % Good
Funct. % Good

Functional Code		
1.Incomp	4.SMALL	7.LAYOUT
2.O-Built	5.CDU	8.OTHER
3.Defmaint	6.STYLE	9.None

Econ. % Good

Economic Code		
0.None	3.Services	9.None
1.Location	4.Traffic	8.
2.Encroach	8.Other	9.

Entrance Code **4 Unoccupied**		
1.Interior	4.Vacant	7.
2.Refusal	5.Estimate	8.
3.Informed	6.	9.

Information Code **5 Estimate**		
1.Owner	4.Agent	7.
2.Relative	5.Estimate	8.
3.Tenant	6.Other	9.

Date Inspected 1/12/2007

Additions, Outbuildings & Improvements

Type	Year	Units	Grade	Cond	Phys.	Funct.	Sound Value
					%	%	
					%	%	
					%	%	
					%	%	
					%	%	
					%	%	
					%	%	
					%	%	
					%	%	
					%	%	

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 R05-073-007 Account 2061 Location UPLAND ROAD Card 1 Of 1 10/10/2023

JONES, MARSI
JONES, THOMAS
4495 NORTH BROOK DRIVE
BLOOMINGTON IN 47404

B5656P209

Previous Owner
SWANSON, KARIN

54 CLARK'S POINT ROAD
WISCASSET ME 04578
Sale Date: 1/29/2021

Inspection Witnessed By:

X Date

No./Date	Description	Date Insp.

Notes:

'21 PER REVIEW THIS SUBDIVISION NEEDS VACANCY DISCOUNT UNTIL BUILT. ADJUST TO 100% FUNCTIONAL
2006-LOT #7 UPLAND SUB. PLAN
2012-corrected land factor to be consistent with other undeveloped lots, road paved and all underground power.
5/8/13-Divorce decree recorded.

WISCASSET

Property Data

Neighborhood **105 RURAL NORTH**

Tree Growth Year **0**

FARM LAND YEAR **0**

OPEN SPACE YEAR **0**

Zone/Land Use **21 RURAL**

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 **9 NoWater/NoSewer**

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 **1/29/2021**

Price **22,500**

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 **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	76,900	0	0	76,900
2011	76,900	0	0	76,900
2012	50,700	0	0	50,700
2013	50,700	0	0	50,700
2014	50,700	0	0	50,700
2015	50,700	0	0	50,700
2016	50,700	0	0	50,700
2017	50,700	0	0	50,700
2018	50,700	0	0	50,700
2019	50,700	0	0	50,700
2020	50,700	0	0	50,700
2021	41,900	0	0	41,900
2022	41,900	0	0	41,900
2023	52,400	0	0	52,400

Land Data

Front Foot	Type	Effective Frontage	Effective Depth	Influence Factor	Influence Code
11.Regular Lot				%	
12.Delta Triangle				%	
13.Nabla Triangle				%	
14.Rear Land				%	
15.Front Foot				%	
				%	
				%	
Square Foot		**Square Feet**			
16.Regular Lot				%	
17.Secondary Site				%	
18.Secondary Site				%	
19.Condominium				%	
20.Base Homesite				%	
				%	
				%	
Fract. Acre		**Acreage/Sites**			
21.HS Size Adj	20	1.00	100	%	2
22.Base Waterfron	21	1.00	100	%	0
23.Deep WF Size A	28	1.70	100	%	0
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					

Total Acreage 2.70

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 Improveme
45.CAMP SITE
46.PAVING/00

WISCASSET

Map Lot R05-073-007 | Account 2061 | Location UPLAND ROAD | Card 1 Of 1 | 10/10/2023

Building Style		
1.Conv.	5.Colonial	9.Other
2.Ranch	6.Split	10.Double
3.R Ranch	7.Mod/Cont	11.Multi
4.Cape	8.Log	12.Cot.

Dwelling Units

Other Units

Stories		
1.1	4.1.5	7.
2.2	5.1.75	8.
3.3	6.2.5	9.

Exterior Walls		
1.CLAP	5.T-111	9.OTHER
2.WD SH	6.BR/STONE	10.
3.COMP	7.NOV	11.
4.ASB/ASP	8.AL/VIN	12.

Roof Surface		
1.Asphalt	4.Composit	7.
2.Slate	5.Wood	8.
3.Metal	6.Other	9.

SF Masonry Trim

OPEN-3-CUSTOM

OPEN-4-CUSTOM

Year Built

Year Remodeled

Foundation		
1.Concrete	4.Wood	7.
2.C Block	5.Slab	8.
3.Br/Stone	6.Piers	9.

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

Wet Basement		
1.Dry	4.	7.
2.Damp	5.	8.
3.Wet	6.	9.

SF Bsmt Living

Fin Bsmt Grade

HEARTH

Heat Type **100%**		
1.HWBB	5.FWA	9.No Heat
2.HWCI	6.GravWA	10.
3.H Pump	7.Electric	11.
4.Steam	8.Fl/Wall	12.

Cool Type **0%**		
1.Refrig	4.W&C Air	7.
2.Evapor	5.	8.
3.H Pump	6.	9.None

Kitchen Style		
1.GOOD	4.Obsolete	7.
2.TYPICAL	5.	8.
3.OLD TYPE	6.	9.None

Bath(s) Style		
1.GOOD	4.Obsolete	7.
2.TYPICAL	5.	8.
3.Old Type	6.	9.None

Rooms

Bedrooms

Full Baths

Half Baths

Addn Fixtures

Fireplaces

TRIO Software
A Division of Harris Computer Systems

Layout		
1.Typical	4.	7.
2.Inadeq	5.	8.
3.	6.	9.

Attic		
1.1/4 Fin	4.Full Fin	7.
2.1/2 Fin	5.Fl/Stair	8.
3.3/4 Fin	6.	9.None

Insulation		
1.Full	4.Minimal	7.
2.Heavy	5.Unknown	8.
3.Capped	6.	9.None

Unfinished %

Grade & Factor		
1.E Grade	4.B Grade	7.AA+ Grad
2.D Grade	5.A Grade	8.AA++Grad
3.C Grade	6.AA Grade	9.Same

SQFT (Footprint)

Condition		
1.Poor	4.Avg	7.V G
2.Fair	5.Avg+	8.Exc
3.Avg-	6.Good	9.Same

Phys. % Good

Funct. % Good

Functional Code		
1.Incomp	4.SMALL	7.LAYOUT
2.O-Built	5.CDU	8.OTHER
3.Defmaint	6.STYLE	9.None

Econ. % Good

Economic Code		
0.None	3.Services	9.None
1.Location	4.Traffic	8.
2.Encroach	8.Other	9.

Entrance Code **4 Unoccupied**		
1.Interior	4.Vacant	7.
2.Refusal	5.Estimate	8.
3.Informed	6.	9.

Information Code **5 Estimate**		
1.Owner	4.Agent	7.
2.Relative	5.Estimate	8.
3.Tenant	6.Other	9.

Date Inspected 1/12/2007

Additions, Outbuildings & Improvements

Type	Year	Units	Grade	Cond	Phys.	Funct.	Sound Value
					%	%	
					%	%	
					%	%	
					%	%	
					%	%	
					%	%	
					%	%	
					%	%	
					%	%	
					%	%	

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 R05-073-008 Account 2062 Location 29 UPLAND ROAD Card 1 Of 1 10/10/2023

BARDSLEY, CRAIG S
BARDSLEY, DINA L
PO BOX 1443
POCASSET MA 02559

B5741P1

Previous Owner
HUTCHINS, ALEXANDER C

PO BOX 558
SOUTHPORT ME 04576
Sale Date: 7/06/2021

Previous Owner
SWANSON, KARIN

PO BOX 1281
DAMARISCOTTA ME 04543
Sale Date: 11/10/2016

Inspection Witnessed By:

X Date

No./Date	Description	Date Insp.

Notes:

'21 PER REVIEW THIS SUBDIVISION NEEDS VACANCY DISCOUNT UNTIL BUILT. ADJUST TO 100% FUNCTIONAL
2006-LOT #8 UPLAND SUB. PLAN
5/18/13-Divorce decree recorded.

WISCASSET

Property Data

Neighborhood	**105 RURAL NORTH**
Tree Growth Year	**0**
FARM LAND YEAR	**0**
OPEN SPACE YEAR	**0**
Zone/Land Use	**21 RURAL**
Secondary Zone	
Topography	**3 Above Street**

1.Level 4.Below St 7.Steep
2.Rolling 5.Low 8.Rough
3.Above St 6.Swampy 9.

Utilities	**9 NoWater/NoSewer**

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	**7/06/2021**
Price	**30,000**
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	**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	74,300	0	0	74,300
2011	74,300	0	0	74,300
2012	48,100	0	0	48,100
2013	48,100	0	0	48,100
2014	48,100	0	0	48,100
2015	48,100	0	0	48,100
2016	48,100	0	0	48,100
2017	48,100	0	0	48,100
2018	48,100	0	0	48,100
2019	48,100	0	0	48,100
2020	48,100	0	0	48,100
2021	39,300	0	0	39,300
2022	39,300	0	0	39,300
2023	49,100	0	0	49,100

Land Data

Front Foot	Type	Effective Frontage	Effective Depth	Influence Factor	Influence Code
11.Regular Lot				%	
12.Delta Triangle				%	
13.Nabla Triangle				%	
14.Rear Land				%	
15.Front Foot				%	
				%	
				%	
Square Foot		**Square Feet**			
16.Regular Lot				%	
17.Secondary Site				%	
18.Secondary Site				%	
19.Condominium				%	
20.Base Homesite				%	
				%	
				%	
Fract. Acre		**Acreage/Sites**			
21.HS Size Adj	20	1.00	100	%	2
22.Base Waterfron	21	1.00	100	%	0
23.Deep WF Size A	28	0.40	100	%	0
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					

Total Acreage 1.40

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 Improveme
45.CAMP SITE
46.PAVING/00

WISCASSET

Map Lot R05-073-008 | Account 2062 | Location 29 UPLAND ROAD | Card 1 Of 1 | 10/10/2023

Building Style		
1.Conv.	5.Colonial	9.Other
2.Ranch	6.Split	10.Double
3.R Ranch	7.Mod/Cont	11.Multi
4.Cape	8.Log	12.Cot.

Dwelling Units

Other Units

Stories		
1.1	4.1.5	7.
2.2	5.1.75	8.
3.3	6.2.5	9.

Exterior Walls		
1.CLAP	5.T-111	9.OTHER
2.WD SH	6.BR/STONE	10.
3.COMP	7.NOV	11.
4.ASB/ASP	8.AL/VIN	12.

Roof Surface		
1.Asphalt	4.Composit	7.
2.Slate	5.Wood	8.
3.Metal	6.Other	9.

SF Masonry Trim

OPEN-3-CUSTOM

OPEN-4-CUSTOM

Year Built

Year Remodeled

Foundation		
1.Concrete	4.Wood	7.
2.C Block	5.Slab	8.
3.Br/Stone	6.Piers	9.

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

Wet Basement		
1.Dry	4.	7.
2.Damp	5.	8.
3.Wet	6.	9.

SF Bsmt Living

Fin Bsmt Grade

HEARTH

Heat Type **100%**		
1.HWBB	5.FWA	9.No Heat
2.HWCI	6.GravWA	10.
3.H Pump	7.Electric	11.
4.Steam	8.Fl/Wall	12.

Cool Type **0%**		
1.Refrig	4.W&C Air	7.
2.Evapor	5.	8.
3.H Pump	6.	9.None

Kitchen Style		
1.GOOD	4.Obsolete	7.
2.TYPICAL	5.	8.
3.OLD TYPE	6.	9.None

Bath(s) Style		
1.GOOD	4.Obsolete	7.
2.TYPICAL	5.	8.
3.Old Type	6.	9.None

Rooms

Bedrooms

Full Baths

Half Baths

Addn Fixtures

Fireplaces

TRIO Software
A Division of Harris Computer Systems

Layout		
1.Typical	4.	7.
2.Inadeq	5.	8.
3.	6.	9.

Attic		
1.1/4 Fin	4.Full Fin	7.
2.1/2 Fin	5.Fl/Stair	8.
3.3/4 Fin	6.	9.None

Insulation		
1.Full	4.Minimal	7.
2.Heavy	5.Unknown	8.
3.Capped	6.	9.None

Unfinished %

Grade & Factor		
1.E Grade	4.B Grade	7.AA+ Grad
2.D Grade	5.A Grade	8.AA++Grad
3.C Grade	6.AA Grade	9.Same

SQFT (Footprint)

Condition		
1.Poor	4.Avg	7.V G
2.Fair	5.Avg+	8.Exc
3.Avg-	6.Good	9.Same

Phys. % Good

Funct. % Good

Functional Code		
1.Incomp	4.SMALL	7.LAYOUT
2.O-Built	5.CDU	8.OTHER
3.Defmaint	6.STYLE	9.None

Econ. % Good

Economic Code		
0.None	3.Services	9.None
1.Location	4.Traffic	8.
2.Encroach	8.Other	9.

Entrance Code **4 Unoccupied**		
1.Interior	4.Vacant	7.
2.Refusal	5.Estimate	8.
3.Informed	6.	9.

Information Code **5 Estimate**		
1.Owner	4.Agent	7.
2.Relative	5.Estimate	8.
3.Tenant	6.Other	9.

Date Inspected 1/12/2007

Additions, Outbuildings & Improvements

Type	Year	Units	Grade	Cond	Phys.	Funct.	Sound Value
					%	%	
					%	%	
					%	%	
					%	%	
					%	%	
					%	%	
					%	%	
					%	%	
					%	%	
					%	%	

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 R05-073-009 Account 2064 Location 23 UPLAND ROAD Card 1 Of 1 10/10/2023

BRZOZOWSKI, ROBERT C
MURRAY, SUSAN C
23 UPLAND ROAD
WISCASSET ME 04578

B5324P273 B5450P122

Previous Owner
LAVOIE, STEPHEN
MEEHAN, THERESA M
39 SHADY LANE
WISCASSET ME 04578
Sale Date: 10/22/2019

Previous Owner
SWANSON, KARIN

54 CLARK'S POINT ROAD
WISCASSET ME 04578
Sale Date: 11/08/2018

Inspection Witnessed By:

X Date

No./Date	Description	Date Insp.

Notes:

7/18/22 W/MR&MRS- ADD OP, CALL HSE COMP.
6/9/21 W/OWNERS, M&L INC NEW HSE +MVR
2006-LOT #9 UPLAND SUB. PLAN
2012-Corrected land factor to be consistent with other undeveloped lots, roade paved and all underground power.
5/8/13-Divorce decree recorded.

WISCASSET

Property Data

Neighborhood **105 RURAL NORTH**

Tree Growth Year **0**

FARM LAND YEAR **0**

OPEN SPACE YEAR **0**

Zone/Land Use **21 RURAL**

Secondary Zone

Topography **3 Above Street**

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 **10/22/2019**

Price **23,000**

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 **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	78,300	0	0	78,300
2011	78,300	0	0	78,300
2012	52,100	0	0	52,100
2013	52,100	0	0	52,100
2014	52,100	0	0	52,100
2015	52,100	0	0	52,100
2016	52,100	0	0	52,100
2017	52,100	0	0	52,100
2018	52,100	0	0	52,100
2019	52,100	0	0	52,100
2020	52,100	0	0	52,100
2021	52,100	147,400	0	199,500
2022	52,100	166,500	0	218,600
2023	65,100	208,100	0	273,200

Land Data

Front Foot	Type	Effective Frontage	Effective Depth	Influence Factor	Influence Code
11.Regular Lot				%	
12.Delta Triangle				%	
13.Nabla Triangle				%	
14.Rear Land				%	
15.Front Foot				%	
				%	
				%	
Square Foot		**Square Feet**			
16.Regular Lot				%	
17.Secondary Site				%	
18.Secondary Site				%	
19.Condominium				%	
20.Base Homesite				%	
				%	
				%	
Fract. Acre		**Acreage/Sites**			
21.HS Size Adj	20	1.00	125	%	2
22.Base Waterfron	21	1.00	100	%	0
23.Deep WF Size A	28	2.40	100	%	0
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					

Total Acreage 3.40

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 Improveme
45.CAMP SITE
46.PAVING/00

WISCASSET

Map Lot R05-073-009 | Account 2064 | Location 23 UPLAND ROAD | Card 1 Of 1 | 10/10/2023

Building Style	**1 Conventional**	
1.Conv.	5.Colonial	9.Other
2.Ranch	6.Split	10.Double
3.R Ranch	7.Mod/Cont	11.Multi
4.Cape	8.Log	12.Cot.
Dwelling Units	**1**	
Other Units	**0**	
Stories	**1 One Story**	
1.1	4.1.5	7.
2.2	5.1.75	8.
3.3	6.2.5	9.
Exterior Walls	**8 ALUM/VINYL**	
1.CLAP	5.T-111	9.OTHER
2.WD SH	6.BR/STONE	10.
3.COMP	7.NOV	11.
4.ASB/ASP	8.AL/VIN	12.
Roof Surface	**1 Asphalt Shingles**	
1.Asphalt	4.Composit	7.
2.Slate	5.Wood	8.
3.Metal	6.Other	9.
SF Masonry Trim	**0**	
OPEN-3-CUSTOM	**0**	
OPEN-4-CUSTOM	**0**	
Year Built	**2020**	
Year Remodeled	**0**	
Foundation	**1 Concrete**	
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.

SF Bsmt Living	**0**	
Fin Bsmt Grade	**0 0**	
HEARTH	**0**	
Heat Type	**100%**	**3 Heat Pump**
1.HWBB	5.FWA	9.No Heat
2.HWCI	6.GravWA	10.
3.H Pump	7.Electric	11.
4.Steam	8.Fl/Wall	12.
Cool Type	**0%**	**9 None**
1.Refrig	4.W&C Air	7.
2.Evapor	5.	8.
3.H Pump	6.	9.None
Kitchen Style	**2 TYPICAL**	
1.GOOD	4.Obsolete	7.
2.TYPICAL	5.	8.
3.OLD TYPE	6.	9.None
Bath(s) Style	**2 TYPICAL**	
1.GOOD	4.Obsolete	7.
2.TYPICAL	5.	8.
3.Old Type	6.	9.None
# Rooms	**0**	
# Bedrooms	**3**	
# Full Baths	**2**	
# Half Baths	**0**	
# Addn Fixtures	**0**	
# Fireplaces	**0**	

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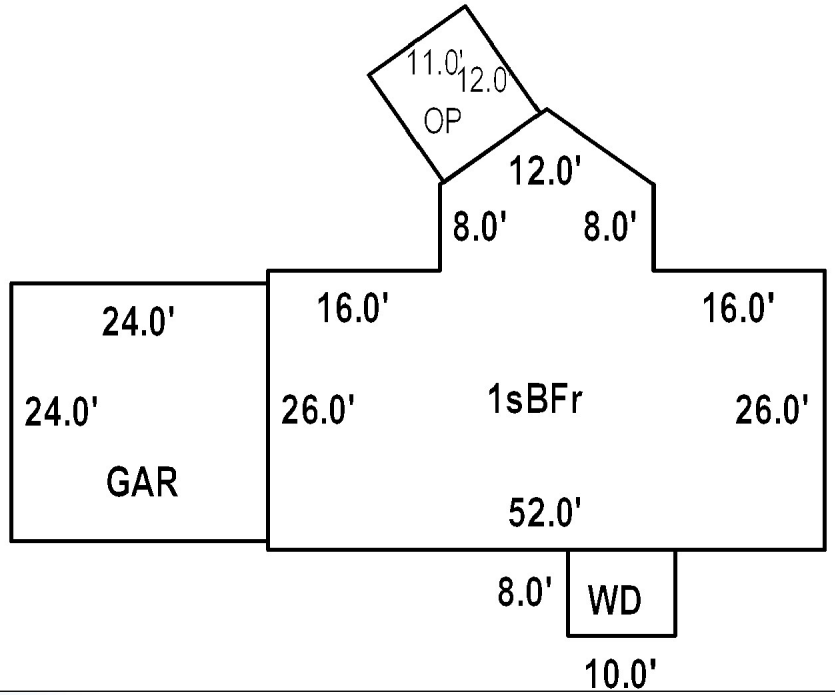
Layout	**1 Typical**	
1.Typical	4.	7.
2.Inadeq	5.	8.
3.	6.	9.
Attic	**9 None**	
1.1/4 Fin	4.Full Fin	7.
2.1/2 Fin	5.Fl/Stair	8.
3.3/4 Fin	6.	9.None
Insulation	**1 Full**	
1.Full	4.Minimal	7.
2.Heavy	5.Unknown	8.
3.Capped	6.	9.None
Unfinished %	**0%**	
Grade & Factor	**3 Average 110%**	
1.E Grade	4.B Grade	7.AA+ Grad
2.D Grade	5.A Grade	8.AA++Grad
3.C Grade	6.AA Grade	9.Same
SQFT (Footprint)	**1582**	
Condition	**4 Average**	
1.Poor	4.Avg	7.V G
2.Fair	5.Avg+	8.Exc
3.Avg-	6.Good	9.Same
Phys. % Good	**0%**	
Funct. % Good	**100%**	
Functional Code	**9 None**	
1.Incomp	4.SMALL	7.LAYOUT
2.O-Built	5.CDU	8.OTHER
3.Defmaint	6.STYLE	9.None
Econ. % Good	**100%**	
Economic Code	**None**	
0.None	3.Services	9.None
1.Location	4.Traffic	8.
2.Encroach	8.Other	9.
Entrance Code	**4 Unoccupied**	
1.Interior	4.Vacant	7.
2.Refusal	5.Estimate	8.
3.Informed	6.	9.
Information Code	**5 Estimate**	
1.Owner	4.Agent	7.
2.Relative	5.Estimate	8.
3.Tenant	6.Other	9.



Date Inspected 1/12/2007

Additions, Outbuildings & Improvements

Type	Year	Units	Grade	Cond	Phys.	Funct.	Sound Value
23 Frame Garage	0	576	0 0	0	0 %	0 %	
68 Wood Deck	0	80	0 0	0	0 %	0 %	
21 Open Frame	2021	132	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 R05-073-B | Account 2320 | Location 5 HALF PENNY LANE | Card 1 Of 1 | 10/10/2023

MASTEN, PENNY P
WISCASSET ME 04578

B3114P12 B3449P99

Previous Owner
MASTEN, PENNY S.

PO BOX 305
WISCASSET ME 04578
Sale Date: 3/09/2005

Inspection Witnessed By:

X Date

No./Date	Description	Date Insp.

Notes:

2004-NEW HOUSE, 1SF, AND BASEMENT ENTRY ADDED.
2005-DIVORCE DECREE SETS ASIDE PROPERTY TO PENNY P. MASTEN.(MIDDLE NAME CHANGED). PREVIOUS BK3079 PG100 & BK3114 PG12. BOUGHT FOR $15,000. CHANGED ACREAGE FROM 3.6 TO 4.2 ACRES (305' FRONTAGE) PER SURVEY. ADDED DECK
2013-added 28 x 32 garage

WISCASSET

Property Data

Neighborhood	**105 RURAL NORTH**
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	**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	**6/06/2003**
Price	**15,000**
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	**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	44,900	117,400	10,000	152,300
2011	44,900	117,400	10,000	152,300
2012	44,900	117,400	10,000	152,300
2013	44,900	140,400	10,000	175,300
2014	44,900	140,400	10,000	175,300
2015	44,900	140,400	10,000	175,300
2016	44,900	140,400	15,000	170,300
2017	44,900	140,400	20,000	165,300
2018	44,900	140,400	20,000	165,300
2019	44,900	141,300	20,000	166,200
2020	44,900	141,300	25,000	161,200
2021	44,900	141,300	25,000	161,200
2022	44,900	141,300	24,000	162,200
2023	56,100	176,600	25,000	207,700

Land Data

Front Foot	Type	Effective Frontage	Effective Depth	Influence Factor	Influence Code
11.Regular Lot				%	
12.Delta Triangle				%	
13.Nabla Triangle				%	
14.Rear Land				%	
15.Front Foot				%	
				%	
				%	
Square Foot		**Square Feet**			
16.Regular Lot				%	
17.Secondary Site				%	
18.Secondary Site				%	
19.Condominium				%	
20.Base Homesite				%	
				%	
				%	
Fract. Acre		**Acreage/Sites**			
21.HS Size Adj	20	1.00	100	%	0
22.Base Waterfron	21	1.00	100	%	0
23.Deep WF Size A	28	3.20	100	%	0
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					

Total Acreage 4.20

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 Improveme
45.CAMP SITE
46.PAVING/00

WISCASSET

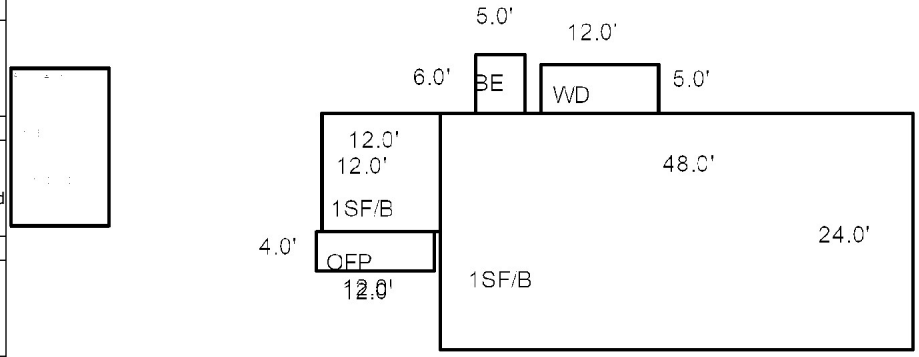
Map Lot R05-073-B | Account 2320 | Location 5 HALF PENNY LANE | Card 1 Of 1 | 10/10/2023

Building Style	**2 Ranch**		
1.Conv.	5.Colonial	9.Other	
2.Ranch	6.Split	10.Double	
3.R Ranch	7.Mod/Cont	11.Multi	
4.Cape	8.Log	12.Cot.	
Dwelling Units	**1**		
Other Units	**0**		
Stories	**1 One Story**		
1.1	4.1.5	7.	
2.2	5.1.75	8.	
3.3	6.2.5	9.	
Exterior Walls	**8 ALUM/VINYL**		
1.CLAP	5.T-111	9.OTHER	
2.WD SH	6.BR/STONE	10.	
3.COMP	7.NOV	11.	
4.ASB/ASP	8.AL/VIN	12.	
Roof Surface	**1 Asphalt Shingles**		
1.Asphalt	4.Composit	7.	
2.Slate	5.Wood	8.	
3.Metal	6.Other	9.	
SF Masonry Trim	**0**		
OPEN-3-CUSTOM	**0**		
OPEN-4-CUSTOM	**0**		
Year Built	**2003**		
Year Remodeled	**0**		
Foundation	**1 Concrete**		
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.	

SF Bsmt Living	**0**		
Fin Bsmt Grade	**0 0**		
HEARTH	**9**		
Heat Type	**100%**	**1 Hot Water BB**	
1.HWBB	5.FWA	9.No Heat	
2.HWCI	6.GravWA	10.	
3.H Pump	7.Electric	11.	
4.Steam	8.Fl/Wall	12.	
Cool Type	**100%**	**9 None**	
1.Refrig	4.W&C Air	7.	
2.Evapor	5.	8.	
3.H Pump	6.	9.None	
Kitchen Style	**2 TYPICAL**		
1.GOOD	4.Obsolete	7.	
2.TYPICAL	5.	8.	
3.OLD TYPE	6.	9.None	
Bath(s) Style	**2 TYPICAL**		
1.GOOD	4.Obsolete	7.	
2.TYPICAL	5.	8.	
3.Old Type	6.	9.None	
# Rooms	**5**		
# Bedrooms	**3**		
# Full Baths	**2**		
# Half Baths	**0**		
# Addn Fixtures	**0**		
# Fireplaces	**0**		

TRIO Software
A Division of Harris Computer Systems

Layout	**1 Typical**		
1.Typical	4.	7.	
2.Inadeq	5.	8.	
3.	6.	9.	
Attic	**9 None**		
1.1/4 Fin	4.Full Fin	7.	
2.1/2 Fin	5.Fl/Stair	8.	
3.3/4 Fin	6.	9.None	
Insulation	**1 Full**		
1.Full	4.Minimal	7.	
2.Heavy	5.Unknown	8.	
3.Capped	6.	9.None	
Unfinished %	**0%**		
Grade & Factor	**3 Average 105%**		
1.E Grade	4.B Grade	7.AA+ Grad	
2.D Grade	5.A Grade	8.AA++Grad	
3.C Grade	6.AA Grade	9.Same	
SQFT (Footprint)	**1152**		
Condition	**4 Average**		
1.Poor	4.Avg	7.V G	
2.Fair	5.Avg+	8.Exc	
3.Avg-	6.Good	9.Same	
Phys. % Good	**0%**		
Funct. % Good	**100%**		
Functional Code	**9 None**		
1.Incomp	4.SMALL	7.LAYOUT	
2.O-Built	5.CDU	8.OTHER	
3.Defmaint	6.STYLE	9.None	
Econ. % Good	**100%**		
Economic Code	**None**		
0.None	3.Services	9.None	
1.Location	4.Traffic	8.	
2.Encroach	8.Other	9.	
Entrance Code	**1 Interior Inspect**		
1.Interior	4.Vacant	7.	
2.Refusal	5.Estimate	8.	
3.Informed	6.	9.	
Information Code	**2 Relative**		
1.Owner	4.Agent	7.	
2.Relative	5.Estimate	8.	
3.Tenant	6.Other	9.	



Date Inspected 1/12/2007

Additions, Outbuildings & Improvements

Type	Year	Units	Grade	Cond	Phys.	Funct.	Sound Value
11 1	2003	144	3 105	4	0 %	100 %	
90 BSMT ENTRY.....	2003	30	3 100	4	0 %	100 %	
68 Wood Deck	2005	60	4 100	4	0 %	100 %	
21 Open Frame	2006	48	0 0	0	0 %	100 %	
23 Frame Garage	2012	896	3 105	4	0 %	100 %	
24 Frame Shed	2018	160	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 R05-074 Account 689 Location 69 WHITES LANE Card 1 Of 1 10/10/2023

STAHLE, DOUGLAS W
STAHLE, KRIS N
69 WHITES LANE
WISCASSET ME 04578

B735P289 B5187P179

Previous Owner
BRUN, VIRGINIA S.

40 DREW ROAD
SO. PORTLAND ME 04106 5118
Sale Date: 9/28/2017

Inspection Witnessed By:

X Date

No./Date	Description	Date Insp.

Notes:

'18 PER DEED ADJUST ACRES TO 14.68. Remaining acres to Sheepscot Valley Conservation Assoc.
'16 per info not life tenant.
1/6/2000-Upon death property is to be transferred to (check to see if exempt at that time): Sheepscot Valley Conservation Assoc. c/o Paul D. Hoffman PO Box 125 Alna, ME 04535 per Bk2531 Pg97.

WISCASSET

Property Data

Neighborhood	**105 RURAL NORTH**
Tree Growth Year	**0**
FARM LAND YEAR	**0**
OPEN SPACE YEAR	**0**
Zone/Land Use	**12 SHORE STREAM PRO**
Secondary Zone	**21 RU**
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	**9/28/2017**
Price	**205,000**

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 **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
2010	67,500	201,000	10,000	258,500
2011	67,500	201,000	10,000	258,500
2012	67,500	201,000	10,000	258,500
2013	67,500	201,000	10,000	258,500
2014	67,500	201,000	10,000	258,500
2015	67,500	201,000	10,000	258,500
2016	67,500	201,000	15,000	253,500
2017	67,500	201,000	20,000	248,500
2018	62,200	201,000	0	263,200
2019	62,200	201,000	20,000	243,200
2020	62,200	201,000	25,000	238,200
2021	62,200	201,000	25,000	238,200
2022	62,200	201,000	24,000	239,200
2023	77,700	251,200	25,000	303,900

Land Data

Front Foot	Type	Effective Frontage	Effective Depth	Influence Factor	Influence Code
11.Regular Lot				%	
12.Delta Triangle				%	
13.Nabla Triangle				%	
14.Rear Land				%	
15.Front Foot				%	
				%	
				%	
Square Foot		**Square Feet**			
16.Regular Lot				%	
17.Secondary Site				%	
18.Secondary Site				%	
19.Condominium				%	
20.Base Homesite				%	
				%	
				%	
Fract. Acre		**Acreage/Sites**			
21.HS Size Adj	20	1.00	100	%	0
22.Base Waterfron	21	1.00	100	%	0
23.Deep WF Size A	28	10.00	100	%	0
Acres	29	3.68	100	%	0
24.Base Waterfron				%	
25.Shallow WF Siz				%	
26.Base Water Inf				%	
27.Influence W Si					
28.Rear Land 1-10		**Total Acreage**	14.68		
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 Improveme
45.CAMP SITE
46.PAVING/00

WISCASSET

Map Lot R05-074 | Account 689 | Location 69 WHITES LANE | Card 1 Of 1 | 10/10/2023

Building Style	**5 Colonial**	
1.Conv.	5.Colonial	9.Other
2.Ranch	6.Split	10.Double
3.R Ranch	7.Mod/Cont	11.Multi
4.Cape	8.Log	12.Cot.
Dwelling Units	**1**	
Other Units	**0**	
Stories	**2 Two Story**	
1.1	4.1.5	7.
2.2	5.1.75	8.
3.3	6.2.5	9.
Exterior Walls	**8 ALUM/VINYL**	
1.CLAP	5.T-111	9.OTHER
2.WD SH	6.BR/STONE	10.
3.COMP	7.NOV	11.
4.ASB/ASP	8.AL/VIN	12.
Roof Surface	**1 Asphalt Shingles**	
1.Asphalt	4.Composit	7.
2.Slate	5.Wood	8.
3.Metal	6.Other	9.
SF Masonry Trim	**0**	
OPEN-3-CUSTOM	**0**	
OPEN-4-CUSTOM	**0**	
Year Built	**1978**	
Year Remodeled	**0**	
Foundation	**1 Concrete**	
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.

SF Bsmt Living	**0**	
Fin Bsmt Grade	**0 0**	
HEARTH	**1**	
Heat Type	**100%**	**1 Hot Water BB**
1.HWBB	5.FWA	9.No Heat
2.HWCI	6.GravWA	10.
3.H Pump	7.Electric	11.
4.Steam	8.Fl/Wall	12.
Cool Type	**0%**	**9 None**
1.Refrig	4.W&C Air	7.
2.Evapor	5.	8.
3.H Pump	6.	9.None
Kitchen Style	**2 TYPICAL**	
1.GOOD	4.Obsolete	7.
2.TYPICAL	5.	8.
3.OLD TYPE	6.	9.None
Bath(s) Style	**2 TYPICAL**	
1.GOOD	4.Obsolete	7.
2.TYPICAL	5.	8.
3.Old Type	6.	9.None
# Rooms	**7**	
# Bedrooms	**3**	
# Full Baths	**2**	
# Half Baths	**0**	
# Addn Fixtures	**0**	
# Fireplaces	**1**	

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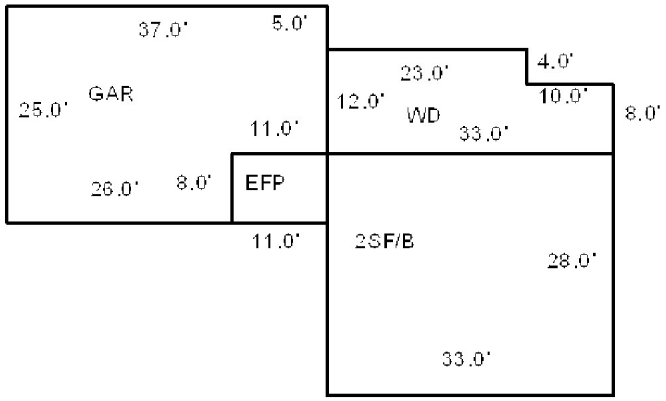
Layout	**1 Typical**	
1.Typical	4.	7.
2.Inadeq	5.	8.
3.	6.	9.
Attic	**9 None**	
1.1/4 Fin	4.Full Fin	7.
2.1/2 Fin	5.Fl/Stair	8.
3.3/4 Fin	6.	9.None
Insulation	**1 Full**	
1.Full	4.Minimal	7.
2.Heavy	5.Unknown	8.
3.Capped	6.	9.None
Unfinished %	**0%**	
Grade & Factor	**4 Good 95%**	
1.E Grade	4.B Grade	7.AA+ Grad
2.D Grade	5.A Grade	8.AA++Grad
3.C Grade	6.AA Grade	9.Same
SQFT (Footprint)	**924**	
Condition	**5 Above Average**	
1.Poor	4.Avg	7.V G
2.Fair	5.Avg+	8.Exc
3.Avg-	6.Good	9.Same
Phys. % Good	**0%**	
Funct. % Good	**100%**	
Functional Code	**9 None**	
1.Incomp	4.SMALL	7.LAYOUT
2.O-Built	5.CDU	8.OTHER
3.Defmaint	6.STYLE	9.None
Econ. % Good	**100%**	
Economic Code	**None**	
0.None	3.Services	9.None
1.Location	4.Traffic	8.
2.Encroach	8.Other	9.
Entrance Code	**1 Interior Inspect**	
1.Interior	4.Vacant	7.
2.Refusal	5.Estimate	8.
3.Informed	6.	9.
Information Code	**1 Owner**	
1.Owner	4.Agent	7.
2.Relative	5.Estimate	8.
3.Tenant	6.Other	9.



BARN 1.75S 46X35

SHED 35X15

SHED 18X73

Date Inspected 1/17/2007

Additions, Outbuildings & Improvements

Type	Year	Units	Grade	Cond	Phys.	Funct.	Sound Value
22 Encl Frame Porch	1978	88	0 0	0	0 %	0 %	
68 Wood Deck	1978	276	0 0	0	0 %	0 %	
23 Frame Garage	1978	837	0 0	0	0 %	0 %	
158 1.75 ST	1900	1610	3 100	3	0 %	60 %	
24 Frame Shed	1900	525	2 100	2	0 %	60 %	
24 Frame Shed	1900	1314	2 100	2	0 %	40 %	
					%	%	
					%	%	
					%	%	
					%	%	

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 R05-074-A | Account 690 | Location 165 WEST ALNA ROAD | Card 1 Of 1 | 10/10/2023

BUCK, FOXFIRE
BUCK, MARYELLEN
47 LUTHER STREET
PEAKS ISLAND ME 04103

B5978P70

Previous Owner
BUCK, BRYAN BURNS
c/o FOXFIRE BUCK
47 LUTHER STREET
PEAKS ISLAND ME 04108
Sale Date: 1/17/2023

Inspection Witnessed By:

X Date

No./Date	Description	Date Insp.

Notes:

2008-combined all lots into this lot for tax purposes only. Lots include 73C, 74A, 74B, & 74D.

WISCASSET

Property Data

Neighborhood **105 RURAL NORTH**

Tree Growth Year **0**

FARM LAND YEAR **0**

OPEN SPACE YEAR **0**

Zone/Land Use **21 RURAL**

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 **1/17/2023**

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	74,500	96,600	10,000	161,100
2011	74,500	96,600	10,000	161,100
2012	74,500	96,600	10,000	161,100
2013	74,500	96,600	10,000	161,100
2014	74,500	96,600	10,000	161,100
2015	74,500	96,600	10,000	161,100
2016	74,500	96,600	15,000	156,100
2017	74,500	96,600	20,000	151,100
2018	74,500	96,600	20,000	151,100
2019	74,500	96,600	0	171,100
2020	74,500	96,600	0	171,100
2021	74,500	96,600	0	171,100
2022	74,500	96,600	0	171,100
2023	93,100	120,800	0	213,900

Land Data

Front Foot	Type	Effective Frontage	Effective Depth	Influence Factor	Influence Code
11.Regular Lot				%	
12.Delta Triangle				%	
13.Nabla Triangle				%	
14.Rear Land				%	
15.Front Foot				%	
				%	
				%	
Square Foot		**Square Feet**			
16.Regular Lot				%	
17.Secondary Site				%	
18.Secondary Site				%	
19.Condominium				%	
20.Base Homesite				%	
				%	
				%	
Fract. Acre		**Acreage/Sites**			
21.HS Size Adj	20	1.00	100	%	0
22.Base Waterfron	21	1.00	100	%	0
23.Deep WF Size A	28	10.00	100	%	0
Acres	29	10.00	100	%	0
24.Base Waterfron	30	12.01	100	%	0
25.Shallow WF Siz				%	
26.Base Water Inf				%	
27.Influence W Si					
28.Rear Land 1-10		**Total Acreage**	33.01		
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 Improveme
45.CAMP SITE
46.PAVING/00

WISCASSET

Map Lot R05-074-A | Account 690 | Location 165 WEST ALNA ROAD | Card 1 Of 1 | 10/10/2023

Building Style	**1 Conventional**	
1.Conv.	5.Colonial	9.Other
2.Ranch	6.Split	10.Double
3.R Ranch	7.Mod/Cont	11.Multi
4.Cape	8.Log	12.Cot.
Dwelling Units	**1**	
Other Units	**0**	
Stories	**4 One & 1/2 Story**	
1.1	4.1.5	7.
2.2	5.1.75	8.
3.3	6.2.5	9.
Exterior Walls	**2 WOOD SHINGLE**	
1.CLAP	5.T-111	9.OTHER
2.WD SH	6.BR/STONE	10.
3.COMP	7.NOV	11.
4.ASB/ASP	8.AL/VIN	12.
Roof Surface	**1 Asphalt Shingles**	
1.Asphalt	4.Composit	7.
2.Slate	5.Wood	8.
3.Metal	6.Other	9.
SF Masonry Trim	**0**	
OPEN-3-CUSTOM	**0**	
OPEN-4-CUSTOM	**0**	
Year Built	**1997**	
Year Remodeled	**0**	
Foundation	**5 Concrete Slab**	
1.Concrete	4.Wood	7.
2.C Block	5.Slab	8.
3.Br/Stone	6.Piers	9.
Basement	**9 No 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	**9 No Basement**	
1.Dry	4.	7.
2.Damp	5.	8.
3.Wet	6.	9.

SF Bsmt Living	**0**	
Fin Bsmt Grade	**0 0**	
HEARTH	**1**	
Heat Type	**100%**	**1 Hot Water BB**
1.HWBB	5.FWA	9.No Heat
2.HWCI	6.GravWA	10.
3.H Pump	7.Electric	11.
4.Steam	8.Fl/Wall	12.
Cool Type	**0%**	**9 None**
1.Refrig	4.W&C Air	7.
2.Evapor	5.	8.
3.H Pump	6.	9.None
Kitchen Style	**2 TYPICAL**	
1.GOOD	4.Obsolete	7.
2.TYPICAL	5.	8.
3.OLD TYPE	6.	9.None
Bath(s) Style	**2 TYPICAL**	
1.GOOD	4.Obsolete	7.
2.TYPICAL	5.	8.
3.Old Type	6.	9.None
# Rooms	**4**	
# Bedrooms	**3**	
# Full Baths	**1**	
# Half Baths	**0**	
# Addn Fixtures	**0**	
# Fireplaces	**0**	

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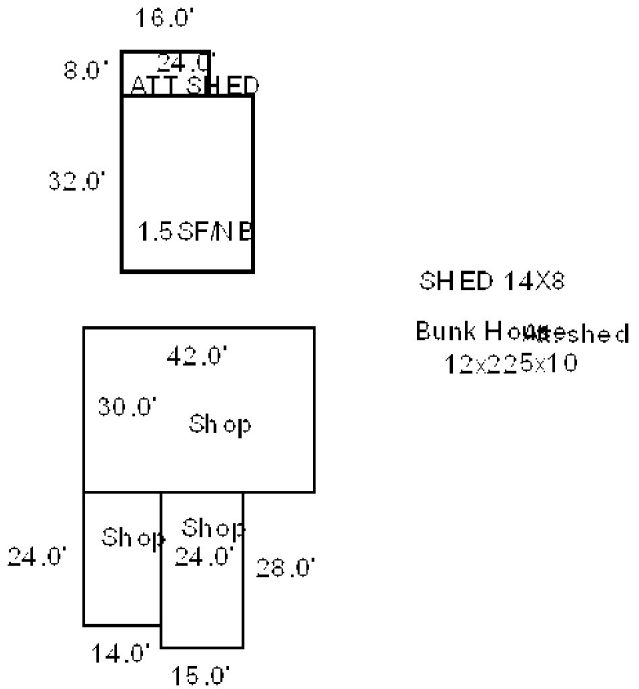
Layout	**1 Typical**	
1.Typical	4.	7.
2.Inadeq	5.	8.
3.	6.	9.
Attic	**9 None**	
1.1/4 Fin	4.Full Fin	7.
2.1/2 Fin	5.Fl/Stair	8.
3.3/4 Fin	6.	9.None
Insulation	**1 Full**	
1.Full	4.Minimal	7.
2.Heavy	5.Unknown	8.
3.Capped	6.	9.None
Unfinished %	**0%**	
Grade & Factor	**4 Good 95%**	
1.E Grade	4.B Grade	7.AA+ Grad
2.D Grade	5.A Grade	8.AA++Grad
3.C Grade	6.AA Grade	9.Same
SQFT (Footprint)	**768**	
Condition	**4 Average**	
1.Poor	4.Avg	7.V G
2.Fair	5.Avg+	8.Exc
3.Avg-	6.Good	9.Same
Phys. % Good	**0%**	
Funct. % Good	**100%**	
Functional Code	**9 None**	
1.Incomp	4.SMALL	7.LAYOUT
2.O-Built	5.CDU	8.OTHER
3.Defmaint	6.STYLE	9.None
Econ. % Good	**100%**	
Economic Code	**None**	
0.None	3.Services	9.None
1.Location	4.Traffic	8.
2.Encroach	8.Other	9.
Entrance Code	**5 Estimated**	
1.Interior	4.Vacant	7.
2.Refusal	5.Estimate	8.
3.Informed	6.	9.
Information Code	**5 Estimate**	
1.Owner	4.Agent	7.
2.Relative	5.Estimate	8.
3.Tenant	6.Other	9.



Date Inspected 3/09/2007

Additions, Outbuildings & Improvements

Type	Year	Units	Grade	Cond	Phys.	Funct.	Sound Value
24 Frame Shed	1997	128	0 0	0	0 %	100 %	
24 Frame Shed	1997	420	2 100	2	0 %	100 %	
24 Frame Shed	1998	336	3 100	4	0 %	100 %	
24 Frame Shed	2000	1260	3 100	4	0 %	100 %	
24 Frame Shed	2003	314	3 100	3	0 %	100 %	
68 Wood Deck	2005	187	2 100	2	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 R05-074-C | Account 692 | Location 90 ALNA ROAD | Card 1 Of 1 | 10/10/2023

CEGLINSKI, AMELIA M
90 ALNA ROAD
WISCASSET ME 04578
USA

B5486P122

Previous Owner
UNDERWOOD, JOSHUA J

90 ALNA ROAD
WISCASSET ME 04578
Sale Date: 1/31/2020

Previous Owner
COWING, GERTRUDE E.
C/O JOSHUA J. UNDERWOOD
90 ALNA ROAD
WISCASSET ME 04578
Sale Date: 11/09/2011

Inspection Witnessed By:

X Date

No./Date	Description	Date Insp.

Notes:

2004-abatement issued for 2002, 2003, & 2004 as upstairs is not done resulting in an unfinished factor of 20%.
2011-No frame shed anymore.
2012-Previous owner: Gertrude Perkins (Cowing) BK2214 PG331 (bought January 23, 1997.

WISCASSET

Property Data

Neighborhood	**105 RURAL NORTH**
Tree Growth Year	**0**
FARM LAND YEAR	**0**
OPEN SPACE YEAR	**0**
Zone/Land Use	**21 RURAL**
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**	**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	**1/31/2020**
Price	**152,000**
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	39,500	112,200	10,000	141,700
2011	39,500	111,700	10,000	141,200
2012	39,500	111,700	0	151,200
2013	39,500	111,700	0	151,200
2014	39,500	111,700	0	151,200
2015	39,500	111,700	0	151,200
2016	39,500	111,700	15,000	136,200
2017	39,500	111,700	20,000	131,200
2018	39,500	111,700	20,000	131,200
2019	39,500	111,700	20,000	131,200
2020	39,500	111,700	0	151,200
2021	39,500	111,700	0	151,200
2022	39,500	111,700	0	151,200
2023	49,400	139,700	0	189,100

Land Data

Front Foot	Type	Effective Frontage	Effective Depth	Influence Factor	Influence Code
11.Regular Lot				%	
12.Delta Triangle				%	
13.Nabla Triangle				%	
14.Rear Land				%	
15.Front Foot				%	
				%	
				%	
Square Foot		**Square Feet**			
16.Regular Lot				%	
17.Secondary Site				%	
18.Secondary Site				%	
19.Condominium				%	
20.Base Homesite				%	
				%	
				%	
Fract. Acre		**Acreage/Sites**			
21.HS Size Adj	20	1.00	100	%	0
22.Base Waterfron	21	1.00	100	%	0
23.Deep WF Size A	28	0.50	100	%	0
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					

Total Acreage 1.50

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 Improveme
45.CAMP SITE
46.PAVING/00

WISCASSET

Map Lot R05-074-C | Account 692 | Location 90 ALNA ROAD | Card 1 Of 1 | 10/10/2023

Building Style	**4 Cape Cod**	
1.Conv.	5.Colonial	9.Other
2.Ranch	6.Split	10.Double
3.R Ranch	7.Mod/Cont	11.Multi
4.Cape	8.Log	12.Cot.
Dwelling Units	**1**	
Other Units	**0**	
Stories	**4 One & 1/2 Story**	
1.1	4.1.5	7.
2.2	5.1.75	8.
3.3	6.2.5	9.
Exterior Walls	**8 ALUM/VINYL**	
1.CLAP	5.T-111	9.OTHER
2.WD SH	6.BR/STONE	10.
3.COMP	7.NOV	11.
4.ASB/ASP	8.AL/VIN	12.
Roof Surface	**1 Asphalt Shingles**	
1.Asphalt	4.Composit	7.
2.Slate	5.Wood	8.
3.Metal	6.Other	9.
SF Masonry Trim	**0**	
OPEN-3-CUSTOM	**0**	
OPEN-4-CUSTOM	**0**	
Year Built	**1998**	
Year Remodeled	**0**	
Foundation	**1 Concrete**	
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.

SF Bsmt Living	**0**	
Fin Bsmt Grade	**0 0**	
HEARTH	**0**	
Heat Type	**100%**	**1 Hot Water BB**
1.HWBB	5.FWA	9.No Heat
2.HWCI	6.GravWA	10.
3.H Pump	7.Electric	11.
4.Steam	8.Fl/Wall	12.
Cool Type	**0%**	**9 None**
1.Refrig	4.W&C Air	7.
2.Evapor	5.	8.
3.H Pump	6.	9.None
Kitchen Style	**2 TYPICAL**	
1.GOOD	4.Obsolete	7.
2.TYPICAL	5.	8.
3.OLD TYPE	6.	9.None
Bath(s) Style	**2 TYPICAL**	
1.GOOD	4.Obsolete	7.
2.TYPICAL	5.	8.
3.Old Type	6.	9.None
# Rooms	**5**	
# Bedrooms	**3**	
# Full Baths	**1**	
# Half Baths	**0**	
# Addn Fixtures	**0**	
# Fireplaces	**0**	

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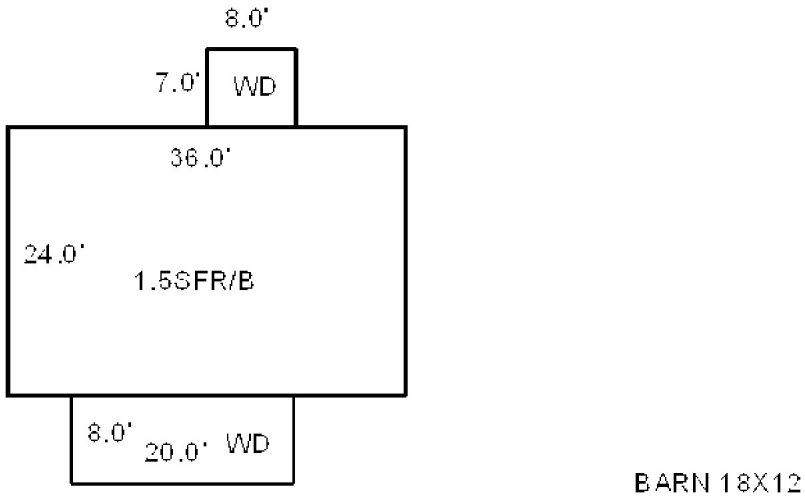
Layout	**1 Typical**	
1.Typical	4.	7.
2.Inadeq	5.	8.
3.	6.	9.
Attic	**9 None**	
1.1/4 Fin	4.Full Fin	7.
2.1/2 Fin	5.Fl/Stair	8.
3.3/4 Fin	6.	9.None
Insulation	**1 Full**	
1.Full	4.Minimal	7.
2.Heavy	5.Unknown	8.
3.Capped	6.	9.None
Unfinished %	**0%**	
Grade & Factor	**4 Good 95%**	
1.E Grade	4.B Grade	7.AA+ Grad
2.D Grade	5.A Grade	8.AA++Grad
3.C Grade	6.AA Grade	9.Same
SQFT (Footprint)	**864**	
Condition	**4 Average**	
1.Poor	4.Avg	7.V G
2.Fair	5.Avg+	8.Exc
3.Avg-	6.Good	9.Same
Phys. % Good	**0%**	
Funct. % Good	**100%**	
Functional Code	**9 None**	
1.Incomp	4.SMALL	7.LAYOUT
2.O-Built	5.CDU	8.OTHER
3.Defmaint	6.STYLE	9.None
Econ. % Good	**100%**	
Economic Code	**None**	
0.None	3.Services	9.None
1.Location	4.Traffic	8.
2.Encroach	8.Other	9.
Entrance Code	**1 Interior Inspect**	
1.Interior	4.Vacant	7.
2.Refusal	5.Estimate	8.
3.Informed	6.	9.
Information Code	**1 Owner**	
1.Owner	4.Agent	7.
2.Relative	5.Estimate	8.
3.Tenant	6.Other	9.



Date Inspected 3/13/2007

Additions, Outbuildings & Improvements

Type	Year	Units	Grade	Cond	Phys.	Funct.	Sound Value
68 Wood Deck	1998	160	3 100	0	0 %	0 %	
68 Wood Deck	1998	16	3 100	0	0 %	0 %	
68 Wood Deck	1998	56	3 100	0	0 %	0 %	
155 1 ST BARN.....	2006	216	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 R05-074-D Account 2669 Location Card 1 Of 1 10/10/2023

MIDCOAST CONSERVENCY
P.O. BOX 439
EDGECOMB ME 04556

B2531P97

Property Data

Neighborhood **105 RURAL NORTH**

Tree Growth Year **0**

FARM LAND YEAR **0**

OPEN SPACE YEAR **0**

Zone/Land Use **12 SHORE STREAM PRO**

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.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
2018	20,000	0	20,000	0
2019	20,000	0	20,000	0
2020	20,000	0	20,000	0
2021	20,000	0	20,000	0
2022	20,000	0	20,000	0
2023	25,000	0	25,000	0

Land Data

Front Foot	Type	Effective Frontage	Effective Depth	Influence Factor	Influence Code
11.Regular Lot				%	
12.Delta Triangle				%	
13.Nabla Triangle				%	
14.Rear Land				%	
15.Front Foot				%	
				%	
				%	
Square Foot		**Square Feet**			
16.Regular Lot				%	
17.Secondary Site				%	
18.Secondary Site				%	
19.Condominium				%	
20.Base Homesite				%	
				%	
				%	
Fract. Acre		**Acreage/Sites**			
21.HS Size Adj	28	10.00		100 %	0
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					

Total Acreage 10.00

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 Improveme
45.CAMP SITE
46.PAVING/00

Inspection Witnessed By:

X Date

No./Date	Description	Date Insp.

Notes:

'18 10 ACRES FROM VIRGINIA BRUN ESTATE UPON HER DEATH. B 2531 P 97

WISCASSET

WISCASSET

Map Lot R05-074-D | Account 2669 | Location | Card 1 Of 1 | 10/10/2023

Building Style		
1.Conv.	5.Colonial	9.Other
2.Ranch	6.Split	10.Double
3.R Ranch	7.Mod/Cont	11.Multi
4.Cape	8.Log	12.Cot.

Dwelling Units

Other Units

Stories		
1.1	4.1.5	7.
2.2	5.1.75	8.
3.3	6.2.5	9.

Exterior Walls		
1.CLAP	5.T-111	9.OTHER
2.WD SH	6.BR/STONE	10.
3.COMP	7.NOV	11.
4.ASB/ASP	8.AL/VIN	12.

Roof Surface		
1.Asphalt	4.Composit	7.
2.Slate	5.Wood	8.
3.Metal	6.Other	9.

SF Masonry Trim

OPEN-3-CUSTOM

OPEN-4-CUSTOM

Year Built

Year Remodeled

Foundation		
1.Concrete	4.Wood	7.
2.C Block	5.Slab	8.
3.Br/Stone	6.Piers	9.

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

Wet Basement		
1.Dry	4.	7.
2.Damp	5.	8.
3.Wet	6.	9.

SF Bsmt Living

Fin Bsmt Grade

HEARTH

Heat Type **100%**		
1.HWBB	5.FWA	9.No Heat
2.HWCI	6.GravWA	10.
3.H Pump	7.Electric	11.
4.Steam	8.Fl/Wall	12.

Cool Type **0%**		
1.Refrig	4.W&C Air	7.
2.Evapor	5.	8.
3.H Pump	6.	9.None

Kitchen Style		
1.GOOD	4.Obsolete	7.
2.TYPICAL	5.	8.
3.OLD TYPE	6.	9.None

Bath(s) Style		
1.GOOD	4.Obsolete	7.
2.TYPICAL	5.	8.
3.Old Type	6.	9.None

Rooms

Bedrooms

Full Baths

Half Baths

Addn Fixtures

Fireplaces

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Layout		
1.Typical	4.	7.
2.Inadeq	5.	8.
3.	6.	9.

Attic		
1.1/4 Fin	4.Full Fin	7.
2.1/2 Fin	5.Fl/Stair	8.
3.3/4 Fin	6.	9.None

Insulation		
1.Full	4.Minimal	7.
2.Heavy	5.Unknown	8.
3.Capped	6.	9.None

Unfinished %

Grade & Factor		
1.E Grade	4.B Grade	7.AA+ Grad
2.D Grade	5.A Grade	8.AA++Grad
3.C Grade	6.AA Grade	9.Same

SQFT (Footprint)

Condition		
1.Poor	4.Avg	7.V G
2.Fair	5.Avg+	8.Exc
3.Avg-	6.Good	9.Same

Phys. % Good

Funct. % Good

Functional Code		
1.Incomp	4.SMALL	7.LAYOUT
2.O-Built	5.CDU	8.OTHER
3.Defmaint	6.STYLE	9.None

Econ. % Good

Economic Code		
0.None	3.Services	9.None
1.Location	4.Traffic	8.
2.Encroach	8.Other	9.

Entrance Code **0**		
1.Interior	4.Vacant	7.
2.Refusal	5.Estimate	8.
3.Informed	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
					%	%	
					%	%	
					%	%	
					%	%	
					%	%	
					%	%	
					%	%	
					%	%	
					%	%	
					%	%	

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 R05-075 Account 693 Location 108 ALNA ROAD Card 1 Of 1 10/10/2023

STOYLE, GEORGE WILLIAM
SANDERS, KATHERINE
108 ALNA ROAD
WISCASSET ME 04578

B5900P52

Previous Owner
WEEKS, BENJAMIN S
WEEKS, BOBBIE JO BARDEN

WISCASSET ME 04578
Sale Date: 6/24/2022

Previous Owner
WEEKS, CHRISTINA A.
WEEKS, WAYNE S.

HARPSWELL ME 04079
Sale Date: 2/13/2007

Inspection Witnessed By:

X Date

No./Date	Description	Date Insp.

Notes:
'16 ADD CANOPY

FORMERLY LARRY & LINDA FUEGEN

WISCASSET

Property Data

Neighborhood	**105 RURAL NORTH**
Tree Growth Year	**0**
FARM LAND YEAR	**0**
OPEN SPACE YEAR	**0**
Zone/Land Use	**12 SHORE STREAM PRO**
Secondary Zone	**21 RU**
Topography	**3 Above Street**

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	**6/24/2022**
Price	**422,000**
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	46,900	107,600	0	154,500
2011	46,900	107,600	0	154,500
2012	46,900	107,600	0	154,500
2013	46,900	107,600	0	154,500
2014	46,900	107,600	0	154,500
2015	46,900	107,600	0	154,500
2016	46,900	116,200	0	163,100
2017	46,900	116,200	0	163,100
2018	46,900	116,200	0	163,100
2019	46,900	116,200	0	163,100
2020	46,900	116,200	0	163,100
2021	46,900	116,200	0	163,100
2022	46,900	116,200	0	163,100
2023	58,600	145,200	0	203,800

Land Data

Front Foot	Type	Effective Frontage	Effective Depth	Influence Factor	Influence Code
11.Regular Lot				%	
12.Delta Triangle				%	
13.Nabla Triangle				%	
14.Rear Land				%	
15.Front Foot				%	
				%	
				%	
Square Foot		**Square Feet**			
16.Regular Lot				%	
17.Secondary Site				%	
18.Secondary Site				%	
19.Condominium				%	
20.Base Homesite				%	
				%	
				%	
Fract. Acre		**Acreage/Sites**			
21.HS Size Adj	20	1.00	100	%	0
22.Base Waterfron	21	1.00	100	%	0
23.Deep WF Size A	28	4.18	100	%	0
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					

Total Acreage 5.18

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 Improveme
45.CAMP SITE
46.PAVING/00

WISCASSET

Map Lot R05-075 | Account 693 | Location 108 ALNA ROAD | Card 1 Of 1 | 10/10/2023

Building Style	**4 Cape Cod**		
1.Conv.	5.Colonial	9.Other	
2.Ranch	6.Split	10.Double	
3.R Ranch	7.Mod/Cont	11.Multi	
4.Cape	8.Log	12.Cot.	
Dwelling Units	**1**		
Other Units	**0**		
Stories	**5 One & 3/4 Story**		
1.1	4.1.5	7.	
2.2	5.1.75	8.	
3.3	6.2.5	9.	
Exterior Walls	**8 ALUM/VINYL**		
1.CLAP	5.T-111	9.OTHER	
2.WD SH	6.BR/STONE	10.	
3.COMP	7.NOV	11.	
4.ASB/ASP	8.AL/VIN	12.	
Roof Surface	**9**		
1.Asphalt	4.Composit	7.	
2.Slate	5.Wood	8.	
3.Metal	6.Other	9.	
SF Masonry Trim	**0**		
OPEN-3-CUSTOM	**0**		
OPEN-4-CUSTOM	**0**		
Year Built	**1975**		
Year Remodeled	**0**		
Foundation	**1 Concrete**		
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.	

SF Bsmt Living	**0**		
Fin Bsmt Grade	**0 0**		
HEARTH	**1**		
Heat Type	**100%**	**1 Hot Water BB**	
1.HWBB	5.FWA	9.No Heat	
2.HWCI	6.GravWA	10.	
3.H Pump	7.Electric	11.	
4.Steam	8.Fl/Wall	12.	
Cool Type	**0%**	**9 None**	
1.Refrig	4.W&C Air	7.	
2.Evapor	5.	8.	
3.H Pump	6.	9.None	
Kitchen Style	**2 TYPICAL**		
1.GOOD	4.Obsolete	7.	
2.TYPICAL	5.	8.	
3.OLD TYPE	6.	9.None	
Bath(s) Style	**2 TYPICAL**		
1.GOOD	4.Obsolete	7.	
2.TYPICAL	5.	8.	
3.Old Type	6.	9.None	
# Rooms	**7**		
# Bedrooms	**3**		
# Full Baths	**1**		
# Half Baths	**1**		
# Addn Fixtures	**0**		
# Fireplaces	**0**		

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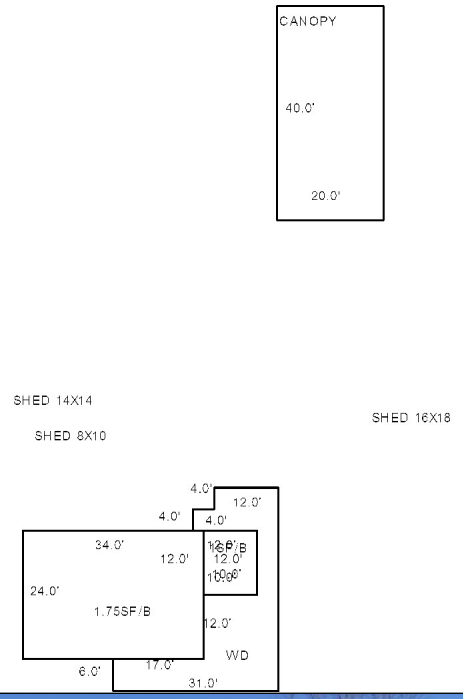
Layout	**1 Typical**		
1.Typical	4.	7.	
2.Inadeq	5.	8.	
3.	6.	9.	
Attic	**9 None**		
1.1/4 Fin	4.Full Fin	7.	
2.1/2 Fin	5.Fl/Stair	8.	
3.3/4 Fin	6.	9.None	
Insulation	**1 Full**		
1.Full	4.Minimal	7.	
2.Heavy	5.Unknown	8.	
3.Capped	6.	9.None	
Unfinished %	**0%**		
Grade & Factor	**4 Good 95%**		
1.E Grade	4.B Grade	7.AA+ Grad	
2.D Grade	5.A Grade	8.AA++Grad	
3.C Grade	6.AA Grade	9.Same	
SQFT (Footprint)	**816**		
Condition	**4 Average**		
1.Poor	4.Avg	7.V G	
2.Fair	5.Avg+	8.Exc	
3.Avg-	6.Good	9.Same	
Phys. % Good	**0%**		
Funct. % Good	**100%**		
Functional Code	**9 None**		
1.Incomp	4.SMALL	7.LAYOUT	
2.O-Built	5.CDU	8.OTHER	
3.Defmaint	6.STYLE	9.None	
Econ. % Good	**100%**		
Economic Code	**None**		
0.None	3.Services	9.None	
1.Location	4.Traffic	8.	
2.Encroach	8.Other	9.	
Entrance Code	**5 Estimated**		
1.Interior	4.Vacant	7.	
2.Refusal	5.Estimate	8.	
3.Informed	6.	9.	
Information Code	**5 Estimate**		
1.Owner	4.Agent	7.	
2.Relative	5.Estimate	8.	
3.Tenant	6.Other	9.	



Date Inspected 1/17/2007

Additions, Outbuildings & Improvements

Type	Year	Units	Grade	Cond	Phys.	Funct.	Sound Value
1 ONE STORY	0	120	0 0	0	0 %	0 %	
68 Wood Deck	0	642	0 0	0	0 %	0 %	
24 Frame Shed	0	420	2 100	3	0 %	100 %	
24 Frame Shed	0	288	2 100	2	0 %	100 %	
61 Canopy	2015	800	4 100	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 R05-075-ON | Account 2739 | Location 108 ALNA ROAD | Card 1 Of 1 | 10/10/2023

WEEKS, BENJAMIN S
WISCASSET ME 04578

Property Data

Neighborhood **105 RURAL NORTH**

Tree Growth Year **0**

FARM LAND YEAR

OPEN SPACE YEAR

Zone/Land Use **12 SHORE STREAM PRO**

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.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
2022	0	11,300	11,300	0
2023	0	11,300	11,300	0

Land Data

Front Foot	Type	Effective Frontage	Effective Depth	Influence Factor	Influence Code
11.Regular Lot				%	
12.Delta Triangle				%	
13.Nabla Triangle				%	
14.Rear Land				%	
15.Front Foot				%	
				%	
				%	
Square Foot		**Square Feet**			
16.Regular Lot				%	
17.Secondary Site				%	
18.Secondary Site				%	
19.Condominium				%	
20.Base Homesite				%	
				%	
				%	
Fract. Acre		**Acreage/Sites**			
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					

Total Acreage 0.00

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 Improveme
45.CAMP SITE
46.PAVING/00

Inspection Witnessed By:

X Date

No./Date	Description	Date Insp.

Notes:
'22 New Solar ON Exempt

WISCASSET

WISCASSET

Map Lot R05-075-ON | Account 2739 | Location 108 ALNA ROAD | Card 1 Of 1 | 10/10/2023

Building Style		
1.Conv.	5.Colonial	9.Other
2.Ranch	6.Split	10.Double
3.R Ranch	7.Mod/Cont	11.Multi
4.Cape	8.Log	12.Cot.

Dwelling Units

Other Units

Stories		
1.1	4.1.5	7.
2.2	5.1.75	8.
3.3	6.2.5	9.

Exterior Walls		
1.CLAP	5.T-111	9.OTHER
2.WD SH	6.BR/STONE	10.
3.COMP	7.NOV	11.
4.ASB/ASP	8.AL/VIN	12.

Roof Surface		
1.Asphalt	4.Composit	7.
2.Slate	5.Wood	8.
3.Metal	6.Other	9.

SF Masonry Trim

OPEN-3-CUSTOM

OPEN-4-CUSTOM

Year Built

Year Remodeled

Foundation		
1.Concrete	4.Wood	7.
2.C Block	5.Slab	8.
3.Br/Stone	6.Piers	9.

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

Wet Basement		
1.Dry	4.	7.
2.Damp	5.	8.
3.Wet	6.	9.

SF Bsmt Living

Fin Bsmt Grade

HEARTH

Heat Type **100%**		
1.HWBB	5.FWA	9.No Heat
2.HWCI	6.GravWA	10.
3.H Pump	7.Electric	11.
4.Steam	8.Fl/Wall	12.

Cool Type **0%**		
1.Refrig	4.W&C Air	7.
2.Evapor	5.	8.
3.H Pump	6.	9.None

Kitchen Style		
1.GOOD	4.Obsolete	7.
2.TYPICAL	5.	8.
3.OLD TYPE	6.	9.None

Bath(s) Style		
1.GOOD	4.Obsolete	7.
2.TYPICAL	5.	8.
3.Old Type	6.	9.None

Rooms

Bedrooms

Full Baths

Half Baths

Addn Fixtures

Fireplaces

TRIO Software
A Division of Harris Computer Systems

Layout		
1.Typical	4.	7.
2.Inadeq	5.	8.
3.	6.	9.

Attic		
1.1/4 Fin	4.Full Fin	7.
2.1/2 Fin	5.Fl/Stair	8.
3.3/4 Fin	6.	9.None

Insulation		
1.Full	4.Minimal	7.
2.Heavy	5.Unknown	8.
3.Capped	6.	9.None

Unfinished %

Grade & Factor		
1.E Grade	4.B Grade	7.AA+ Grad
2.D Grade	5.A Grade	8.AA++Grad
3.C Grade	6.AA Grade	9.Same

SQFT (Footprint)

Condition		
1.Poor	4.Avg	7.V G
2.Fair	5.Avg+	8.Exc
3.Avg-	6.Good	9.Same

Phys. % Good

Funct. % Good

Functional Code		
1.Incomp	4.SMALL	7.LAYOUT
2.O-Built	5.CDU	8.OTHER
3.Defmaint	6.STYLE	9.None

Econ. % Good

Economic Code		
0.None	3.Services	9.None
1.Location	4.Traffic	8.
2.Encroach	8.Other	9.

Entrance Code **0**		
1.Interior	4.Vacant	7.
2.Refusal	5.Estimate	8.
3.Informed	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
124 SOLAR PANELS	2021				%	%	11,300
					%	%	
					%	%	
					%	%	
					%	%	
					%	%	
					%	%	
					%	%	
					%	%	
					%	%	

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 R05-076 Account 694 Location ALNA ROAD Card 1 Of 1 10/10/2023

SUTTER, SUSAN J
ALNA ME 04535

B5808P57

Previous Owner
SUTTER, JEAN B

271 FEDERAL STREET
WISCASSET ME 04578
Sale Date: 11/12/2021

Inspection Witnessed By:

X Date

No./Date	Description	Date Insp.

Notes:

2013-Mr. Sutter passed away April 27, 2012 leaving property to wife.

WISCASSET

Property Data

Neighborhood **105 RURAL NORTH**

Tree Growth Year **0**

FARM LAND YEAR **0**

OPEN SPACE YEAR **0**

Zone/Land Use **21 RURAL**

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 **9 NoWater/NoSewer**

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 **11/12/2021**

Price

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 **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	77,500	0	0	77,500
2011	77,500	0	0	77,500
2012	77,500	0	0	77,500
2013	77,500	0	0	77,500
2014	77,500	0	0	77,500
2015	77,500	0	0	77,500
2016	77,500	0	0	77,500
2017	77,500	0	0	77,500
2018	77,500	0	0	77,500
2019	77,500	0	0	77,500
2020	77,500	0	0	77,500
2021	77,500	0	0	77,500
2022	77,500	0	0	77,500
2023	96,900	0	0	96,900

Land Data

Front Foot	Type	Effective Frontage	Effective Depth	Influence Factor	Influence Code
11.Regular Lot				%	
12.Delta Triangle				%	
13.Nabla Triangle				%	
14.Rear Land				%	
15.Front Foot				%	
				%	
				%	
Square Foot		**Square Feet**			
16.Regular Lot				%	
17.Secondary Site				%	
18.Secondary Site				%	
19.Condominium				%	
20.Base Homesite				%	
				%	
				%	
Fract. Acre		**Acreage/Sites**			
21.HS Size Adj	20	1.00	100	%	0
22.Base Waterfron	21	1.00	100	%	0
23.Deep WF Size A	28	10.00	100	%	0
Acres	29	13.00	100	%	0
24.Base Waterfron	30	12.00	100	%	0
25.Shallow WF Siz				%	
26.Base Water Inf				%	
27.Influence W Si					
28.Rear Land 1-10		**Total Acreage**	36.00		
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 Improveme
45.CAMP SITE
46.PAVING/00

WISCASSET

Map Lot R05-076 | Account 694 | Location ALNA ROAD | Card 1 Of 1 | 10/10/2023

Building Style		
1.Conv.	5.Colonial	9.Other
2.Ranch	6.Split	10.Double
3.R Ranch	7.Mod/Cont	11.Multi
4.Cape	8.Log	12.Cot.

Dwelling Units

Other Units

Stories		
1.1	4.1.5	7.
2.2	5.1.75	8.
3.3	6.2.5	9.

Exterior Walls		
1.CLAP	5.T-111	9.OTHER
2.WD SH	6.BR/STONE	10.
3.COMP	7.NOV	11.
4.ASB/ASP	8.AL/VIN	12.

Roof Surface		
1.Asphalt	4.Composit	7.
2.Slate	5.Wood	8.
3.Metal	6.Other	9.

SF Masonry Trim

OPEN-3-CUSTOM

OPEN-4-CUSTOM

Year Built

Year Remodeled

Foundation		
1.Concrete	4.Wood	7.
2.C Block	5.Slab	8.
3.Br/Stone	6.Piers	9.

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

Wet Basement		
1.Dry	4.	7.
2.Damp	5.	8.
3.Wet	6.	9.

SF Bsmt Living

Fin Bsmt Grade

HEARTH

Heat Type **100%**		
1.HWBB	5.FWA	9.No Heat
2.HWCI	6.GravWA	10.
3.H Pump	7.Electric	11.
4.Steam	8.Fl/Wall	12.

Cool Type **0%**		
1.Refrig	4.W&C Air	7.
2.Evapor	5.	8.
3.H Pump	6.	9.None

Kitchen Style		
1.GOOD	4.Obsolete	7.
2.TYPICAL	5.	8.
3.OLD TYPE	6.	9.None

Bath(s) Style		
1.GOOD	4.Obsolete	7.
2.TYPICAL	5.	8.
3.Old Type	6.	9.None

Rooms

Bedrooms

Full Baths

Half Baths

Addn Fixtures

Fireplaces

TRIO Software
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Layout		
1.Typical	4.	7.
2.Inadeq	5.	8.
3.	6.	9.

Attic		
1.1/4 Fin	4.Full Fin	7.
2.1/2 Fin	5.Fl/Stair	8.
3.3/4 Fin	6.	9.None

Insulation		
1.Full	4.Minimal	7.
2.Heavy	5.Unknown	8.
3.Capped	6.	9.None

Unfinished %

Grade & Factor		
1.E Grade	4.B Grade	7.AA+ Grad
2.D Grade	5.A Grade	8.AA++Grad
3.C Grade	6.AA Grade	9.Same

SQFT (Footprint)

Condition		
1.Poor	4.Avg	7.V G
2.Fair	5.Avg+	8.Exc
3.Avg-	6.Good	9.Same

Phys. % Good

Funct. % Good

Functional Code		
1.Incomp	4.SMALL	7.LAYOUT
2.O-Built	5.CDU	8.OTHER
3.Defmaint	6.STYLE	9.None

Econ. % Good

Economic Code		
0.None	3.Services	9.None
1.Location	4.Traffic	8.
2.Encroach	8.Other	9.

Entrance Code **4 Unoccupied**		
1.Interior	4.Vacant	7.
2.Refusal	5.Estimate	8.
3.Informed	6.	9.

Information Code **5 Estimate**		
1.Owner	4.Agent	7.
2.Relative	5.Estimate	8.
3.Tenant	6.Other	9.

Date Inspected 1/17/2005

Additions, Outbuildings & Improvements

Type	Year	Units	Grade	Cond	Phys.	Funct.	Sound Value
					%	%	
					%	%	
					%	%	
					%	%	
					%	%	
					%	%	
					%	%	
					%	%	
					%	%	
					%	%	

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 R05-077 Account 695 Location 142 ALNA ROAD Card 1 Of 1 10/10/2023

MORSE, PAUL D
MORSE, BETSY E
290 FOYE ROAD
WISCASSET ME 04578

B5757P186

Previous Owner
MURPHY, ALICE M(LIFE TEN)
142 ALNA ROAD

WISCASSET ME 04578
Sale Date: 8/05/2021

Inspection Witnessed By:

X Date

No./Date	Description	Date Insp.

Notes:

WARRANTY DEED TO PATRICK IN 2000. LIFE ESTATE TO PARENTS. KEEP HOMESTEAD EXEMPTION.
10/27/03-REMOVED HERBERT'S NAME, PASSED AWAY MAY 2003.

WISCASSET

Property Data

Neighborhood	**105 RURAL NORTH**
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 **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	**8/05/2021**
Price	**165,000**
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	39,000	42,800	10,000	71,800
2011	39,000	42,800	10,000	71,800
2012	39,000	42,800	10,000	71,800
2013	39,000	42,800	10,000	71,800
2014	39,000	42,800	10,000	71,800
2015	39,000	42,800	10,000	71,800
2016	39,000	42,800	15,000	66,800
2017	39,000	42,800	20,000	61,800
2018	39,000	42,800	20,000	61,800
2019	39,000	42,800	20,000	61,800
2020	39,000	42,800	25,000	56,800
2021	39,000	42,800	25,000	56,800
2022	39,000	42,800	0	81,800
2023	48,800	53,600	0	102,400

Land Data

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	Effective Frontage	Effective Depth	Influence Factor	Influence Code
			%	
			%	
			%	
			%	
			%	
			%	
			%	
Square Feet				
			%	
			%	
			%	
			%	
			%	
			%	
			%	
Acreage/Sites				
20	1.00	100	%	0
21	1.00	100	%	0
28	0.25	100	%	0
			%	
			%	
			%	
			%	

Total Acreage 1.25

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 Improveme
45.CAMP SITE
46.PAVING/00

WISCASSET

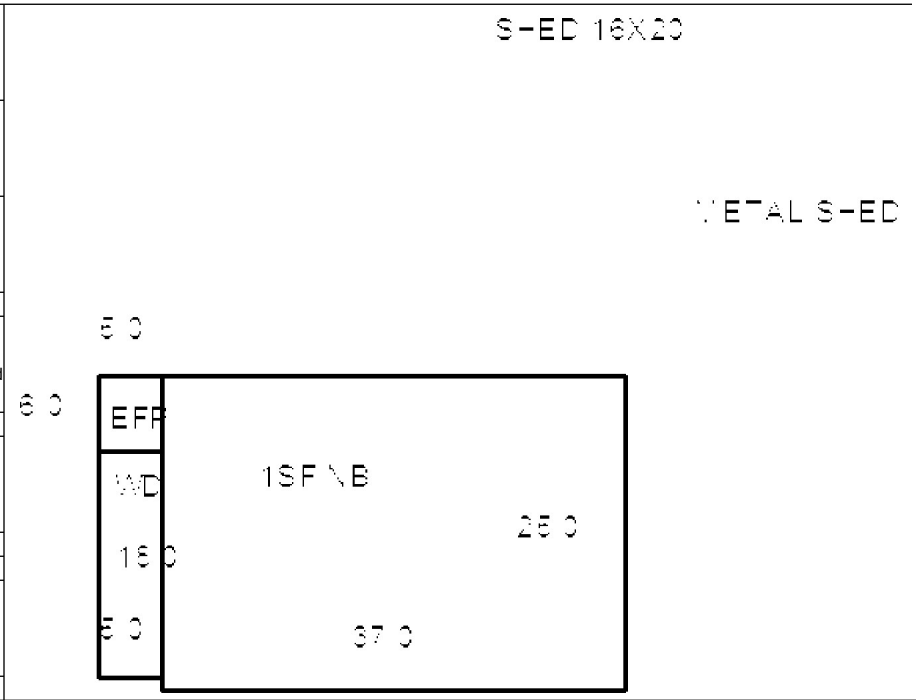
Map Lot R05-077 | Account 695 | Location 142 ALNA ROAD | Card 1 Of 1 | 10/10/2023

Building Style	**1 Conventional**	
1.Conv.	5.Colonial	9.Other
2.Ranch	6.Split	10.Double
3.R Ranch	7.Mod/Cont	11.Multi
4.Cape	8.Log	12.Cot.
Dwelling Units	**1**	
Other Units	**0**	
Stories	**1 One Story**	
1.1	4.1.5	7.
2.2	5.1.75	8.
3.3	6.2.5	9.
Exterior Walls	**4 ASBESTOS/ASPHALT**	
1.CLAP	5.T-111	9.OTHER
2.WD SH	6.BR/STONE	10.
3.COMP	7.NOV	11.
4.ASB/ASP	8.AL/VIN	12.
Roof Surface	**1 Asphalt Shingles**	
1.Asphalt	4.Composit	7.
2.Slate	5.Wood	8.
3.Metal	6.Other	9.
SF Masonry Trim	**0**	
OPEN-3-CUSTOM	**0**	
OPEN-4-CUSTOM	**0**	
Year Built	**1954**	
Year Remodeled	**0**	
Foundation	**6 Piers**	
1.Concrete	4.Wood	7.
2.C Block	5.Slab	8.
3.Br/Stone	6.Piers	9.
Basement	**9 No 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	**9 No Basement**	
1.Dry	4.	7.
2.Damp	5.	8.
3.Wet	6.	9.

SF Bsmt Living	**0**	
Fin Bsmt Grade	**0 0**	
HEARTH	**0**	
Heat Type	**100%**	**5 Forced Warm Air**
1.HWBB	5.FWA	9.No Heat
2.HWCI	6.GravWA	10.
3.H Pump	7.Electric	11.
4.Steam	8.Fl/Wall	12.
Cool Type	**0%**	**9 None**
1.Refrig	4.W&C Air	7.
2.Evapor	5.	8.
3.H Pump	6.	9.None
Kitchen Style	**2 TYPICAL**	
1.GOOD	4.Obsolete	7.
2.TYPICAL	5.	8.
3.OLD TYPE	6.	9.None
Bath(s) Style	**2 TYPICAL**	
1.GOOD	4.Obsolete	7.
2.TYPICAL	5.	8.
3.Old Type	6.	9.None
# Rooms	**4**	
# Bedrooms	**2**	
# Full Baths	**1**	
# Half Baths	**0**	
# Addn Fixtures	**0**	
# Fireplaces	**0**	

TRIO Software
A Division of Harris Computer Systems

Layout	**1 Typical**	
1.Typical	4.	7.
2.Inadeq	5.	8.
3.	6.	9.
Attic	**9 None**	
1.1/4 Fin	4.Full Fin	7.
2.1/2 Fin	5.Fl/Stair	8.
3.3/4 Fin	6.	9.None
Insulation	**1 Full**	
1.Full	4.Minimal	7.
2.Heavy	5.Unknown	8.
3.Capped	6.	9.None
Unfinished %	**0%**	
Grade & Factor	**3 Average 95%**	
1.E Grade	4.B Grade	7.AA+ Grad
2.D Grade	5.A Grade	8.AA++Grad
3.C Grade	6.AA Grade	9.Same
SQFT (Footprint)	**925**	
Condition	**3 Below Average**	
1.Poor	4.Avg	7.V G
2.Fair	5.Avg+	8.Exc
3.Avg-	6.Good	9.Same
Phys. % Good	**0%**	
Funct. % Good	**100%**	
Functional Code	**9 None**	
1.Incomp	4.SMALL	7.LAYOUT
2.O-Built	5.CDU	8.OTHER
3.Defmaint	6.STYLE	9.None
Econ. % Good	**100%**	
Economic Code	**None**	
0.None	3.Services	9.None
1.Location	4.Traffic	8.
2.Encroach	8.Other	9.
Entrance Code	**3 Information Only**	
1.Interior	4.Vacant	7.
2.Refusal	5.Estimate	8.
3.Informed	6.	9.
Information Code	**1 Owner**	
1.Owner	4.Agent	7.
2.Relative	5.Estimate	8.
3.Tenant	6.Other	9.



Date Inspected 6/09/2010

Additions, Outbuildings & Improvements

Type	Year	Units	Grade	Cond	Phys.	Funct.	Sound Value
68 Wood Deck	2006	85	0 0	4	0 %	100 %	
22 Encl Frame Porch	1954	35	0 0	0	0 %	0 %	
24 Frame Shed	0	360	2 100	2	0 %	100 %	
24 Frame Shed	2009	140	2 95	2	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 R05-077-001 Account 696 Location 140 ALNA ROAD Card 1 Of 1 10/10/2023

MORSE, PAUL D
MORSE, BETSY E
290 FOYE ROAD
WISCASSET ME 04578

B5757P186

Previous Owner
MURPHY, PATRICK
MURPHY, JANE O
140 ALNA RD
WISCASSET ME 04578
Sale Date: 8/05/2021

Inspection Witnessed By:

X Date

No./Date	Description	Date Insp.

Notes:

WISCASSET

Property Data

Neighborhood	**105 RURAL NORTH**
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 **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	**8/05/2021**
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 **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	0	12,100	10,000	2,100
2011	0	12,100	10,000	2,100
2012	0	12,100	10,000	2,100
2013	0	12,100	10,000	2,100
2014	0	12,100	10,000	2,100
2015	0	12,100	10,000	2,100
2016	0	12,100	12,100	0
2017	0	12,100	12,100	0
2018	0	12,100	12,100	0
2019	0	12,100	12,100	0
2020	0	12,100	12,100	0
2021	0	12,100	12,100	0
2022	0	12,100	0	12,100
2023	0	15,100	0	15,100

Land Data

Front Foot	Type	Effective Frontage	Effective Depth	Influence Factor	Influence Code
11.Regular Lot				%	
12.Delta Triangle				%	
13.Nabla Triangle				%	
14.Rear Land				%	
15.Front Foot				%	
				%	
				%	
Square Foot		**Square Feet**			
16.Regular Lot				%	
17.Secondary Site				%	
18.Secondary Site				%	
19.Condominium				%	
20.Base Homesite				%	
				%	
				%	
Fract. Acre		**Acreage/Sites**			
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					

Total Acreage 0.00

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 Improveme
45.CAMP SITE
46.PAVING/00

WISCASSET

Map Lot R05-077-001 | Account 696 | Location 140 ALNA ROAD | Card 1 Of 1 | 10/10/2023

Building Style		
1.Conv.	5.Colonial	9.Other
2.Ranch	6.Split	10.Double
3.R Ranch	7.Mod/Cont	11.Multi
4.Cape	8.Log	12.Cot.

Dwelling Units

Other Units

Stories		
1.1	4.1.5	7.
2.2	5.1.75	8.
3.3	6.2.5	9.

Exterior Walls		
1.CLAP	5.T-111	9.OTHER
2.WD SH	6.BR/STONE	10.
3.COMP	7.NOV	11.
4.ASB/ASP	8.AL/VIN	12.

Roof Surface		
1.Asphalt	4.Composit	7.
2.Slate	5.Wood	8.
3.Metal	6.Other	9.

SF Masonry Trim

OPEN-3-CUSTOM

OPEN-4-CUSTOM

Year Built

Year Remodeled

Foundation		
1.Concrete	4.Wood	7.
2.C Block	5.Slab	8.
3.Br/Stone	6.Piers	9.

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

Wet Basement		
1.Dry	4.	7.
2.Damp	5.	8.
3.Wet	6.	9.

SF Bsmt Living

Fin Bsmt Grade

HEARTH

Heat Type **100%**		
1.HWBB	5.FWA	9.No Heat
2.HWCI	6.GravWA	10.
3.H Pump	7.Electric	11.
4.Steam	8.Fl/Wall	12.

Cool Type **0%**		
1.Refrig	4.W&C Air	7.
2.Evapor	5.	8.
3.H Pump	6.	9.None

Kitchen Style		
1.GOOD	4.Obsolete	7.
2.TYPICAL	5.	8.
3.OLD TYPE	6.	9.None

Bath(s) Style		
1.GOOD	4.Obsolete	7.
2.TYPICAL	5.	8.
3.Old Type	6.	9.None

Rooms

Bedrooms

Full Baths

Half Baths

Addn Fixtures

Fireplaces

TRIO Software
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Layout		
1.Typical	4.	7.
2.Inadeq	5.	8.
3.	6.	9.

Attic		
1.1/4 Fin	4.Full Fin	7.
2.1/2 Fin	5.Fl/Stair	8.
3.3/4 Fin	6.	9.None

Insulation		
1.Full	4.Minimal	7.
2.Heavy	5.Unknown	8.
3.Capped	6.	9.None

Unfinished %

Grade & Factor		
1.E Grade	4.B Grade	7.AA+ Grad
2.D Grade	5.A Grade	8.AA++Grad
3.C Grade	6.AA Grade	9.Same

SQFT (Footprint)

Condition		
1.Poor	4.Avg	7.V G
2.Fair	5.Avg+	8.Exc
3.Avg-	6.Good	9.Same

Phys. % Good

Funct. % Good

Functional Code		
1.Incomp	4.SMALL	7.LAYOUT
2.O-Built	5.CDU	8.OTHER
3.Defmaint	6.STYLE	9.None

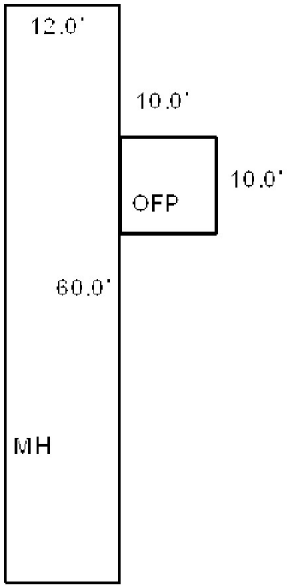
Econ. % Good

Economic Code		
0.None	3.Services	9.None
1.Location	4.Traffic	8.
2.Encroach	8.Other	9.

Entrance Code **1 Interior Inspect**		
1.Interior	4.Vacant	7.
2.Refusal	5.Estimate	8.
3.Informed	6.	9.

Information Code **1 Owner**		
1.Owner	4.Agent	7.
2.Relative	5.Estimate	8.
3.Tenant	6.Other	9.

Date Inspected 1/20/2007



SHED 12X12

Additions, Outbuildings & Improvements

Type	Year	Units	Grade	Cond	Phys.	Funct.	Sound Value
997 12' Mobile	1971	12x60	2 100	3	0 %	50 %	
21 Open Frame	0	100	2 100	2	0 %	100 %	
24 Frame Shed	0	144	2 100	4	0 %	100 %	
24 Frame Shed	0	70	2 100	2	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 R05-078 Account 697 Location 150 ALNA ROAD Card 1 Of 1 10/10/2023

FREEMAN, VIRGINIA R
150 ALNA ROAD
WISCASSET ME 04578

B1659P157

Property Data

Neighborhood **105 RURAL NORTH**

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 **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

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	38,000	79,700	0	117,700
2011	38,000	79,700	0	117,700
2012	38,000	79,700	0	117,700
2013	38,000	79,700	0	117,700
2014	38,000	79,700	0	117,700
2015	38,000	79,700	0	117,700
2016	38,000	79,700	0	117,700
2017	38,000	79,700	0	117,700
2018	38,000	79,700	0	117,700
2019	38,000	79,700	0	117,700
2020	38,000	79,700	25,000	92,700
2021	38,000	79,700	25,000	92,700
2022	38,000	79,700	24,000	93,700
2023	47,500	99,600	25,000	122,100

Land Data

Front Foot	Type	Effective Frontage	Effective Depth	Influence Factor	Influence Code
11.Regular Lot				%	
12.Delta Triangle				%	
13.Nabla Triangle				%	
14.Rear Land				%	
15.Front Foot				%	
				%	
				%	
Square Foot		**Square Feet**			
16.Regular Lot				%	
17.Secondary Site				%	
18.Secondary Site				%	
19.Condominium				%	
20.Base Homesite				%	
				%	
				%	
Fract. Acre		**Acreage/Sites**			
21.HS Size Adj	20	1.00	100	%	0
22.Base Waterfron	21	0.85	100	%	0
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					

Total Acreage 0.85

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 Improveme
45.CAMP SITE
46.PAVING/00

Inspection Witnessed By:

X Date

No./Date	Description	Date Insp.

Notes:
2001-REMOVED SHED, BURNED IN 2000

WISCASSET

WISCASSET

Map Lot R05-078 | Account 697 | Location 150 ALNA ROAD | Card 1 Of 1 | 10/10/2023

Building Style	**2 Ranch**	
1.Conv.	5.Colonial	9.Other
2.Ranch	6.Split	10.Double
3.R Ranch	7.Mod/Cont	11.Multi
4.Cape	8.Log	12.Cot.
Dwelling Units	**1**	
Other Units	**0**	
Stories	**1 One Story**	
1.1	4.1.5	7.
2.2	5.1.75	8.
3.3	6.2.5	9.
Exterior Walls	**2 WOOD SHINGLE**	
1.CLAP	5.T-111	9.OTHER
2.WD SH	6.BR/STONE	10.
3.COMP	7.NOV	11.
4.ASB/ASP	8.AL/VIN	12.
Roof Surface	**1 Asphalt Shingles**	
1.Asphalt	4.Composit	7.
2.Slate	5.Wood	8.
3.Metal	6.Other	9.
SF Masonry Trim	**0**	
OPEN-3-CUSTOM	**0**	
OPEN-4-CUSTOM	**0**	
Year Built	**1965**	
Year Remodeled	**0**	
Foundation	**1 Concrete**	
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.

SF Bsmt Living	**0**	
Fin Bsmt Grade	**0 0**	
HEARTH	**0**	
Heat Type	**100%**	**1 Hot Water BB**
1.HWBB	5.FWA	9.No Heat
2.HWCI	6.GravWA	10.
3.H Pump	7.Electric	11.
4.Steam	8.Fl/Wall	12.
Cool Type	**0%**	**9 None**
1.Refrig	4.W&C Air	7.
2.Evapor	5.	8.
3.H Pump	6.	9.None
Kitchen Style	**2 TYPICAL**	
1.GOOD	4.Obsolete	7.
2.TYPICAL	5.	8.
3.OLD TYPE	6.	9.None
Bath(s) Style	**2 TYPICAL**	
1.GOOD	4.Obsolete	7.
2.TYPICAL	5.	8.
3.Old Type	6.	9.None
# Rooms	**5**	
# Bedrooms	**3**	
# Full Baths	**1**	
# Half Baths	**0**	
# Addn Fixtures	**0**	
# Fireplaces	**1**	

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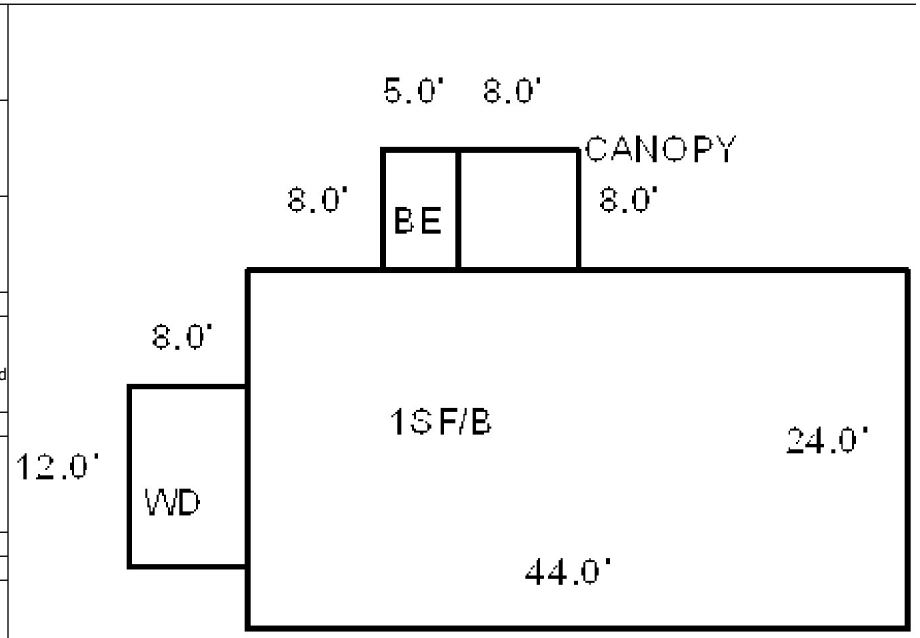
A Division of Harris Computer Systems

Layout	**1 Typical**	
1.Typical	4.	7.
2.Inadeq	5.	8.
3.	6.	9.
Attic	**9 None**	
1.1/4 Fin	4.Full Fin	7.
2.1/2 Fin	5.Fl/Stair	8.
3.3/4 Fin	6.	9.None
Insulation	**1 Full**	
1.Full	4.Minimal	7.
2.Heavy	5.Unknown	8.
3.Capped	6.	9.None
Unfinished %	**0%**	
Grade & Factor	**3 Average 100%**	
1.E Grade	4.B Grade	7.AA+ Grad
2.D Grade	5.A Grade	8.AA++Grad
3.C Grade	6.AA Grade	9.Same
SQFT (Footprint)	**1056**	
Condition	**4 Average**	
1.Poor	4.Avg	7.V G
2.Fair	5.Avg+	8.Exc
3.Avg-	6.Good	9.Same
Phys. % Good	**0%**	
Funct. % Good	**100%**	
Functional Code	**9 None**	
1.Incomp	4.SMALL	7.LAYOUT
2.O-Built	5.CDU	8.OTHER
3.Defmaint	6.STYLE	9.None
Econ. % Good	**100%**	
Economic Code	**None**	
0.None	3.Services	9.None
1.Location	4.Traffic	8.
2.Encroach	8.Other	9.
Entrance Code	**5 Estimated**	
1.Interior	4.Vacant	7.
2.Refusal	5.Estimate	8.
3.Informed	6.	9.
Information Code	**5 Estimate**	
1.Owner	4.Agent	7.
2.Relative	5.Estimate	8.
3.Tenant	6.Other	9.



Date Inspected 1/17/2007

Additions, Outbuildings & Improvements

Type	Year	Units	Grade	Cond	Phys.	Funct.	Sound Value
68 Wood Deck	1965	96	0 0	0	0 %	0 %	
90 BSMT ENTRY.....	1965	40	0 0	0	0 %	0 %	
61 Canopy	1965	64	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 R05-079 Account 698 Location 156 ALNA ROAD Card 1 Of 1 10/10/2023

FREEMAN, VIRGINIA R
150 ALNA ROAD
WISCASSET ME 04578

B1659P157

Property Data

Neighborhood	**105 RURAL NORTH**
Tree Growth Year	**0**
FARM LAND YEAR	**0**
OPEN SPACE YEAR	**0**
Zone/Land Use	**21 RURAL**
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	**9 NoWater/NoSewer**

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	38,700	51,500	0	90,200
2011	38,700	51,500	0	90,200
2012	38,700	51,500	0	90,200
2013	38,700	51,500	0	90,200
2014	38,700	51,500	0	90,200
2015	38,700	51,500	0	90,200
2016	38,700	51,500	0	90,200
2017	38,700	51,500	0	90,200
2018	38,700	51,500	0	90,200
2019	38,700	51,500	0	90,200
2020	38,700	51,500	0	90,200
2021	38,700	51,500	0	90,200
2022	38,700	51,500	0	90,200
2023	48,400	64,300	0	112,700

Land Data

Front Foot	Type	Effective Frontage	Effective Depth	Influence Factor	Influence Code
11.Regular Lot				%	
12.Delta Triangle				%	
13.Nabla Triangle				%	
14.Rear Land				%	
15.Front Foot				%	
				%	
				%	
Square Foot		**Square Feet**			
16.Regular Lot				%	
17.Secondary Site				%	
18.Secondary Site				%	
19.Condominium				%	
20.Base Homesite				%	
				%	
				%	
Fract. Acre		**Acreage/Sites**			
21.HS Size Adj	20	1.00	100	%	0
22.Base Waterfron	21	1.00	100	%	0
23.Deep WF Size A	28	0.10	100	%	0
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					

Total Acreage 1.10

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 Improveme
45.CAMP SITE
46.PAVING/00

Inspection Witnessed By:

X Date

No./Date	Description	Date Insp.

Notes:

WISCASSET

WISCASSET

Map Lot R05-079 | Account 698 | Location 156 ALNA ROAD | Card 1 Of 1 | 10/10/2023

Building Style		
1.Conv.	5.Colonial	9.Other
2.Ranch	6.Split	10.Double
3.R Ranch	7.Mod/Cont	11.Multi
4.Cape	8.Log	12.Cot.

Dwelling Units

Other Units

Stories		
1.1	4.1.5	7.
2.2	5.1.75	8.
3.3	6.2.5	9.

Exterior Walls		
1.CLAP	5.T-111	9.OTHER
2.WD SH	6.BR/STONE	10.
3.COMP	7.NOV	11.
4.ASB/ASP	8.AL/VIN	12.

Roof Surface		
1.Asphalt	4.Composit	7.
2.Slate	5.Wood	8.
3.Metal	6.Other	9.

SF Masonry Trim

OPEN-3-CUSTOM

OPEN-4-CUSTOM

Year Built

Year Remodeled

Foundation		
1.Concrete	4.Wood	7.
2.C Block	5.Slab	8.
3.Br/Stone	6.Piers	9.

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

Wet Basement		
1.Dry	4.	7.
2.Damp	5.	8.
3.Wet	6.	9.

SF Bsmt Living

Fin Bsmt Grade

HEARTH

Heat Type **100%**		
1.HWBB	5.FWA	9.No Heat
2.HWCI	6.GravWA	10.
3.H Pump	7.Electric	11.
4.Steam	8.Fl/Wall	12.

Cool Type **0%**		
1.Refrig	4.W&C Air	7.
2.Evapor	5.	8.
3.H Pump	6.	9.None

Kitchen Style		
1.GOOD	4.Obsolete	7.
2.TYPICAL	5.	8.
3.OLD TYPE	6.	9.None

Bath(s) Style		
1.GOOD	4.Obsolete	7.
2.TYPICAL	5.	8.
3.Old Type	6.	9.None

Rooms

Bedrooms

Full Baths

Half Baths

Addn Fixtures

Fireplaces

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Layout		
1.Typical	4.	7.
2.Inadeq	5.	8.
3.	6.	9.

Attic		
1.1/4 Fin	4.Full Fin	7.
2.1/2 Fin	5.Fl/Stair	8.
3.3/4 Fin	6.	9.None

Insulation		
1.Full	4.Minimal	7.
2.Heavy	5.Unknown	8.
3.Capped	6.	9.None

Unfinished %

Grade & Factor		
1.E Grade	4.B Grade	7.AA+ Grad
2.D Grade	5.A Grade	8.AA++Grad
3.C Grade	6.AA Grade	9.Same

SQFT (Footprint)

Condition		
1.Poor	4.Avg	7.V G
2.Fair	5.Avg+	8.Exc
3.Avg-	6.Good	9.Same

Phys. % Good

Funct. % Good

Functional Code		
1.Incomp	4.SMALL	7.LAYOUT
2.O-Built	5.CDU	8.OTHER
3.Defmaint	6.STYLE	9.None

Econ. % Good

Economic Code		
0.None	3.Services	9.None
1.Location	4.Traffic	8.
2.Encroach	8.Other	9.

Entrance Code **5 Estimated**		
1.Interior	4.Vacant	7.
2.Refusal	5.Estimate	8.
3.Informed	6.	9.

Information Code **5 Estimate**		
1.Owner	4.Agent	7.
2.Relative	5.Estimate	8.
3.Tenant	6.Other	9.

GARAGE 1.5S 28X50

Date Inspected 1/17/2006

Additions, Outbuildings & Improvements

Type	Year	Units	Grade	Cond	Phys.	Funct.	Sound Value
77 1.50 ST	0	1400	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 R05-080 Account 699 Location 164 ALNA ROAD Card 1 Of 1 10/10/2023

BRYER, DARRELL J J/T
BRYER, AIMEE S CAMPBELL
WISCASSET ME 04578

B4417P112

Previous Owner
THOMAS, GARY J.
C/O DARRELL & AIMEE BRYER
164 ALNA ROAD
WISCASSET ME 04578
Sale Date: 7/13/2011

Inspection Witnessed By:

X Date

No./Date	Description	Date Insp.

Notes:

5/13/2019 nah add shed
2002-FORMER OWNER: TORRANCE R. GATES PREVIIOUS BK2414 PG0001
2003-ENTRY ROOM IS PART OF THE HOUSE, BOTTOM FRONT IS SHED STORAGE FOR OIL TANK AND SOME WOOD, UPPER FRONT IS ENCLOSED FRAME PORCH, DECK ON THE BACK.
2012-Previous owner Gary Thomas BK2706 PG198, bought in 2001 for $72,000.

WISCASSET

Property Data

Neighborhood	**105 RURAL NORTH**
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 **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	**7/13/2011**
Price	**135,000**

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	39,100	145,200	10,000	174,300
2011	39,100	145,200	10,000	174,300
2012	39,100	147,000	0	186,100
2013	39,100	147,000	10,000	176,100
2014	39,100	147,000	10,000	176,100
2015	39,100	147,000	10,000	176,100
2016	39,100	147,000	15,000	171,100
2017	39,100	147,000	20,000	166,100
2018	39,100	147,000	20,000	166,100
2019	39,100	154,200	20,000	173,300
2020	39,100	154,200	25,000	168,300
2021	39,100	154,200	25,000	168,300
2022	39,100	154,200	24,000	169,300
2023	48,900	192,800	25,000	216,700

Land Data

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	Effective Frontage	Effective Depth	Influence Factor	Influence Code
			%	
			%	
			%	
			%	
			%	
			%	
			%	
Square Feet				
			%	
			%	
			%	
			%	
			%	
			%	
			%	
Acreage/Sites				
20		1.00	100 %	0
21		1.00	100 %	0
28		0.29	100 %	0
			%	
			%	
			%	
			%	

Total Acreage 1.29

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 Improveme
45.CAMP SITE
46.PAVING/00

WISCASSET

Map Lot R05-080 | Account 699 | Location 164 ALNA ROAD | Card 1 Of 1 | 10/10/2023

Building Style	**1 Conventional**		
1.Conv.	5.Colonial	9.Other	
2.Ranch	6.Split	10.Double	
3.R Ranch	7.Mod/Cont	11.Multi	
4.Cape	8.Log	12.Cot.	
Dwelling Units	**1**		
Other Units	**0**		
Stories	**2 Two Story**		
1.1	4.1.5	7.	
2.2	5.1.75	8.	
3.3	6.2.5	9.	
Exterior Walls	**2 WOOD SHINGLE**		
1.CLAP	5.T-111	9.OTHER	
2.WD SH	6.BR/STONE	10.	
3.COMP	7.NOV	11.	
4.ASB/ASP	8.AL/VIN	12.	
Roof Surface	**1 Asphalt Shingles**		
1.Asphalt	4.Composit	7.	
2.Slate	5.Wood	8.	
3.Metal	6.Other	9.	
SF Masonry Trim	**0**		
OPEN-3-CUSTOM	**0**		
OPEN-4-CUSTOM	**0**		
Year Built	**1985**		
Year Remodeled	**2002**		
Foundation	**2 Concrete Block**		
1.Concrete	4.Wood	7.	
2.C Block	5.Slab	8.	
3.Br/Stone	6.Piers	9.	
Basement	**9 No 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	**9 No Basement**		
1.Dry	4.	7.	
2.Damp	5.	8.	
3.Wet	6.	9.	

SF Bsmt Living	**0**		
Fin Bsmt Grade	**0 0**		
HEARTH	**0**		
Heat Type	**100%**	**1 Hot Water BB**	
1.HWBB	5.FWA	9.No Heat	
2.HWCI	6.GravWA	10.	
3.H Pump	7.Electric	11.	
4.Steam	8.Fl/Wall	12.	
Cool Type	**0%**	**9 None**	
1.Refrig	4.W&C Air	7.	
2.Evapor	5.	8.	
3.H Pump	6.	9.None	
Kitchen Style	**2 TYPICAL**		
1.GOOD	4.Obsolete	7.	
2.TYPICAL	5.	8.	
3.OLD TYPE	6.	9.None	
Bath(s) Style	**2 TYPICAL**		
1.GOOD	4.Obsolete	7.	
2.TYPICAL	5.	8.	
3.Old Type	6.	9.None	
# Rooms	**7**		
# Bedrooms	**3**		
# Full Baths	**2**		
# Half Baths	**0**		
# Addn Fixtures	**0**		
# Fireplaces	**1**		

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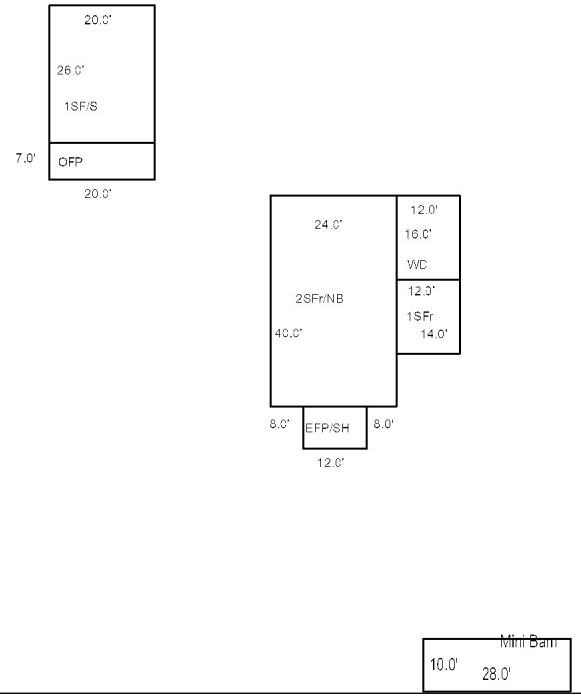
Layout	**1 Typical**		
1.Typical	4.	7.	
2.Inadeq	5.	8.	
3.	6.	9.	
Attic	**9 None**		
1.1/4 Fin	4.Full Fin	7.	
2.1/2 Fin	5.Fl/Stair	8.	
3.3/4 Fin	6.	9.None	
Insulation	**1 Full**		
1.Full	4.Minimal	7.	
2.Heavy	5.Unknown	8.	
3.Capped	6.	9.None	
Unfinished %	**0%**		
Grade & Factor	**3 Average 105%**		
1.E Grade	4.B Grade	7.AA+ Grad	
2.D Grade	5.A Grade	8.AA++Grad	
3.C Grade	6.AA Grade	9.Same	
SQFT (Footprint)	**960**		
Condition	**4 Average**		
1.Poor	4.Avg	7.V G	
2.Fair	5.Avg+	8.Exc	
3.Avg-	6.Good	9.Same	
Phys. % Good	**0%**		
Funct. % Good	**100%**		
Functional Code	**9 None**		
1.Incomp	4.SMALL	7.LAYOUT	
2.O-Built	5.CDU	8.OTHER	
3.Defmaint	6.STYLE	9.None	
Econ. % Good	**100%**		
Economic Code	**None**		
0.None	3.Services	9.None	
1.Location	4.Traffic	8.	
2.Encroach	8.Other	9.	
Entrance Code	**1 Interior Inspect**		
1.Interior	4.Vacant	7.	
2.Refusal	5.Estimate	8.	
3.Informed	6.	9.	
Information Code	**1 Owner**		
1.Owner	4.Agent	7.	
2.Relative	5.Estimate	8.	
3.Tenant	6.Other	9.	



Date Inspected 1/17/2007

Additions, Outbuildings & Improvements

Type	Year	Units	Grade	Cond	Phys.	Funct.	Sound Value
24 Frame Shed	2002	96	3 100	4	0 %	100 %	
65 Barn 1S	1985	520	3 100	4	0 %	100 %	
21 Open Frame	2002	140	3 100	4	0 %	100 %	
22 Encl Frame Porch	2002	96	3 100	4	0 %	100 %	
68 Wood Deck	2002	180	3 100	4	0 %	100 %	
1 ONE STORY	2002	168	0 0	0	0 %	100 %	
65 Barn 1S	2018	280	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 R05-081 Account 700 Location 182 ALNA ROAD Card 1 Of 1 10/10/2023

SOULE, RAYMOND A
WISCASSET ME 04578

B4544P269

Previous Owner
WISCASSET, INHABITANTS OF THE MUNICIPALITY

51 BATH ROAD
WISCASSET ME 04578
Sale Date: 7/03/2012

Previous Owner
HART, JULIA E. (HEIRS)
HART,PRESTON,FRENCH,SUSAN &HEILMAN,CONSTANCE

WISCASSET ME 04578
Sale Date: 11/03/2010

Previous Owner
HART, JULIA E.
182 ALNA ROAD

WISCASSET ME 04578
Sale Date: 6/27/2005

Inspection Witnessed By:

X Date

No./Date	Description	Date Insp.

Notes:

2005-PER OWNER THE HOUSE WAS TORN DOWN IN 1999. THE ONLY M/HOME IS THE 1996.
2005-JULIA HART DECEASED 9/29/04, SEND BILL TO ALL HEIRS AND MAIL TO CONSTANCE HEILMAN. (P/R DENNIS JUMPER).
2010-Judgment from Julia Hart Heirs to Town of Wiscasset for all property.
2013-Sold to Raymond Soule 7/3/12.

WISCASSET

Property Data

Neighborhood	**105 RURAL NORTH**
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	**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	**7/03/2012**
Price	**12,600**
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
2010	72,000	19,100	0	91,100
2011	72,000	19,100	91,100	0
2012	72,000	19,100	91,100	0
2013	72,000	0	0	72,000
2014	72,000	0	0	72,000
2015	72,000	0	0	72,000
2016	72,000	0	0	72,000
2017	72,000	0	0	72,000
2018	72,000	0	0	72,000
2019	72,000	0	0	72,000
2020	72,000	0	0	72,000
2021	72,000	0	0	72,000
2022	72,000	0	0	72,000
2023	90,000	0	0	90,000

Land Data

Front Foot	Type	Effective Frontage	Effective Depth	Influence Factor	Influence Code
11.Regular Lot				%	
12.Delta Triangle				%	
13.Nabla Triangle				%	
14.Rear Land				%	
15.Front Foot				%	
				%	
				%	
Square Foot		**Square Feet**			
16.Regular Lot				%	
17.Secondary Site				%	
18.Secondary Site				%	
19.Condominium				%	
20.Base Homesite				%	
				%	
				%	
Fract. Acre		**Acreage/Sites**			
21.HS Size Adj	20	1.00	100	%	0
22.Base Waterfron	21	1.00	100	%	0
23.Deep WF Size A	28	10.00	100	%	0
Acres	29	10.00	100	%	0
24.Base Waterfron	30	7.00	100	%	0
25.Shallow WF Siz				%	
26.Base Water Inf				%	
27.Influence W Si					
28.Rear Land 1-10		**Total Acreage**	28.00		
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 Improveme
45.CAMP SITE
46.PAVING/00

WISCASSET

Map Lot R05-081 | Account 700 | Location 182 ALNA ROAD | Card 1 Of 1 | 10/10/2023

Building Style		
1.Conv.	5.Colonial	9.Other
2.Ranch	6.Split	10.Double
3.R Ranch	7.Mod/Cont	11.Multi
4.Cape	8.Log	12.Cot.

Dwelling Units

Other Units

Stories		
1.1	4.1.5	7.
2.2	5.1.75	8.
3.3	6.2.5	9.

Exterior Walls		
1.CLAP	5.T-111	9.OTHER
2.WD SH	6.BR/STONE	10.
3.COMP	7.NOV	11.
4.ASB/ASP	8.AL/VIN	12.

Roof Surface		
1.Asphalt	4.Composit	7.
2.Slate	5.Wood	8.
3.Metal	6.Other	9.

SF Masonry Trim

OPEN-3-CUSTOM

OPEN-4-CUSTOM

Year Built

Year Remodeled

Foundation		
1.Concrete	4.Wood	7.
2.C Block	5.Slab	8.
3.Br/Stone	6.Piers	9.

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

Wet Basement		
1.Dry	4.	7.
2.Damp	5.	8.
3.Wet	6.	9.

SF Bsmt Living

Fin Bsmt Grade

HEARTH

Heat Type **100%**		
1.HWBB	5.FWA	9.No Heat
2.HWCI	6.GravWA	10.
3.H Pump	7.Electric	11.
4.Steam	8.Fl/Wall	12.

Cool Type **0%**		
1.Refrig	4.W&C Air	7.
2.Evapor	5.	8.
3.H Pump	6.	9.None

Kitchen Style		
1.GOOD	4.Obsolete	7.
2.TYPICAL	5.	8.
3.OLD TYPE	6.	9.None

Bath(s) Style		
1.GOOD	4.Obsolete	7.
2.TYPICAL	5.	8.
3.Old Type	6.	9.None

Rooms

Bedrooms

Full Baths

Half Baths

Addn Fixtures

Fireplaces

TRIO Software
A Division of Harris Computer Systems

Layout		
1.Typical	4.	7.
2.Inadeq	5.	8.
3.	6.	9.

Attic		
1.1/4 Fin	4.Full Fin	7.
2.1/2 Fin	5.Fl/Stair	8.
3.3/4 Fin	6.	9.None

Insulation		
1.Full	4.Minimal	7.
2.Heavy	5.Unknown	8.
3.Capped	6.	9.None

Unfinished %

Grade & Factor		
1.E Grade	4.B Grade	7.AA+ Grad
2.D Grade	5.A Grade	8.AA++Grad
3.C Grade	6.AA Grade	9.Same

SQFT (Footprint)

Condition		
1.Poor	4.Avg	7.V G
2.Fair	5.Avg+	8.Exc
3.Avg-	6.Good	9.Same

Phys. % Good

Funct. % Good

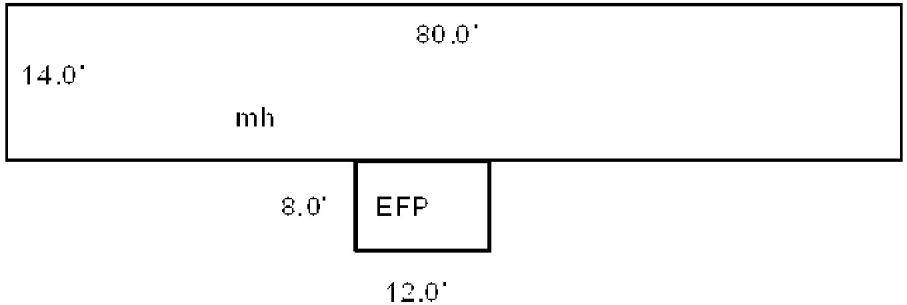
Functional Code		
1.Incomp	4.SMALL	7.LAYOUT
2.O-Built	5.CDU	8.OTHER
3.Defmaint	6.STYLE	9.None

Econ. % Good

Economic Code		
0.None	3.Services	9.None
1.Location	4.Traffic	8.
2.Encroach	8.Other	9.

Entrance Code **1 Interior Inspect**		
1.Interior	4.Vacant	7.
2.Refusal	5.Estimate	8.
3.Informed	6.	9.

Information Code **1 Owner**		
1.Owner	4.Agent	7.
2.Relative	5.Estimate	8.
3.Tenant	6.Other	9.



Date Inspected 1/17/2007

Additions, Outbuildings & Improvements

Type	Year	Units	Grade	Cond	Phys.	Funct.	Sound Value
					%	%	
					%	%	
					%	%	
					%	%	
					%	%	
					%	%	
					%	%	
					%	%	
					%	%	
					%	%	

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 R05-081-001 Account 701 Location 182B ALNA ROAD Card 1 Of 1 10/10/2023

SOULE, RAYMOND
223 WEST ALNA ROAD
WISCASSET ME 04578

Previous Owner
MACKENZIE, HELEN
182B ALNA ROAD

WISCASSET ME 04578
Sale Date: 11/05/2017

Inspection Witnessed By:

X Date

No./Date	Description	Date Insp.

Notes:
'17 add shed
'16 ADJUST FUNCTIONAL ON MH
'15 NEW ON

WISCASSET

Property Data

Neighborhood **105 RURAL NORTH**

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 **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 **11/05/2017**

Price

Sale Type **4 Mobile Home**

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
2010	0	500	0	500
2011	0	0	0	0
2012	0	0	0	0
2015	0	60,700	0	60,700
2016	0	31,600	0	31,600
2017	0	31,900	0	31,900
2018	0	31,900	0	31,900
2019	0	31,900	0	31,900
2020	0	31,900	0	31,900
2021	0	31,900	0	31,900
2022	0	31,900	0	31,900
2023	0	39,900	0	39,900

Land Data

Front Foot	Type	Effective Frontage	Effective Depth	Influence Factor	Influence Code
11.Regular Lot				%	
12.Delta Triangle				%	
13.Nabla Triangle				%	
14.Rear Land				%	
15.Front Foot				%	
				%	
				%	
Square Foot		**Square Feet**			
16.Regular Lot				%	
17.Secondary Site				%	
18.Secondary Site				%	
19.Condominium				%	
20.Base Homesite				%	
				%	
				%	
Fract. Acre		**Acreage/Sites**			
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					

Total Acreage 0.00

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 Improveme
45.CAMP SITE
46.PAVING/00

WISCASSET

Map Lot R05-081-001 | Account 701 | Location 182B ALNA ROAD | Card 1 Of 1 | 10/10/2023

Building Style		
1.Conv.	5.Colonial	9.Other
2.Ranch	6.Split	10.Double
3.R Ranch	7.Mod/Cont	11.Multi
4.Cape	8.Log	12.Cot.

Dwelling Units

Other Units

Stories		
1.1	4.1.5	7.
2.2	5.1.75	8.
3.3	6.2.5	9.

Exterior Walls		
1.CLAP	5.T-111	9.OTHER
2.WD SH	6.BR/STONE	10.
3.COMP	7.NOV	11.
4.ASB/ASP	8.AL/VIN	12.

Roof Surface		
1.Asphalt	4.Composit	7.
2.Slate	5.Wood	8.
3.Metal	6.Other	9.

SF Masonry Trim

OPEN-3-CUSTOM

OPEN-4-CUSTOM

Year Built

Year Remodeled

Foundation		
1.Concrete	4.Wood	7.
2.C Block	5.Slab	8.
3.Br/Stone	6.Piers	9.

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

Wet Basement		
1.Dry	4.	7.
2.Damp	5.	8.
3.Wet	6.	9.

SF Bsmt Living

Fin Bsmt Grade

HEARTH

Heat Type **100%**		
1.HWBB	5.FWA	9.No Heat
2.HWCI	6.GravWA	10.
3.H Pump	7.Electric	11.
4.Steam	8.Fl/Wall	12.

Cool Type **0%**		
1.Refrig	4.W&C Air	7.
2.Evapor	5.	8.
3.H Pump	6.	9.None

Kitchen Style		
1.GOOD	4.Obsolete	7.
2.TYPICAL	5.	8.
3.OLD TYPE	6.	9.None

Bath(s) Style		
1.GOOD	4.Obsolete	7.
2.TYPICAL	5.	8.
3.Old Type	6.	9.None

Rooms

Bedrooms

Full Baths

Half Baths

Addn Fixtures

Fireplaces

TRIO Software
A Division of Harris Computer Systems

Layout		
1.Typical	4.	7.
2.Inadeq	5.	8.
3.	6.	9.

Attic		
1.1/4 Fin	4.Full Fin	7.
2.1/2 Fin	5.Fl/Stair	8.
3.3/4 Fin	6.	9.None

Insulation		
1.Full	4.Minimal	7.
2.Heavy	5.Unknown	8.
3.Capped	6.	9.None

Unfinished %

Grade & Factor		
1.E Grade	4.B Grade	7.AA+ Grad
2.D Grade	5.A Grade	8.AA++Grad
3.C Grade	6.AA Grade	9.Same

SQFT (Footprint)

Condition		
1.Poor	4.Avg	7.V G
2.Fair	5.Avg+	8.Exc
3.Avg-	6.Good	9.Same

Phys. % Good

Funct. % Good

Functional Code		
1.Incomp	4.SMALL	7.LAYOUT
2.O-Built	5.CDU	8.OTHER
3.Defmaint	6.STYLE	9.None

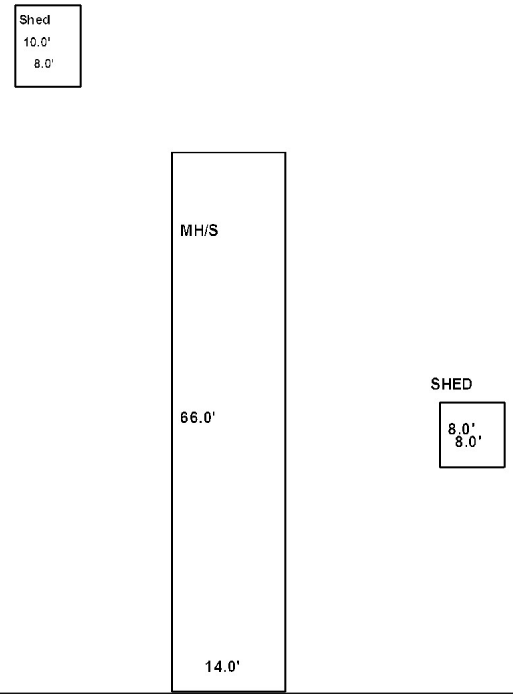
Econ. % Good

Economic Code		
0.None	3.Services	9.None
1.Location	4.Traffic	8.
2.Encroach	8.Other	9.

Entrance Code **3 Information Only**		
1.Interior	4.Vacant	7.
2.Refusal	5.Estimate	8.
3.Informed	6.	9.

Information Code **1 Owner**		
1.Owner	4.Agent	7.
2.Relative	5.Estimate	8.
3.Tenant	6.Other	9.

Date Inspected 1/17/2007



Additions, Outbuildings & Improvements

Type	Year	Units	Grade	Cond	Phys.	Funct.	Sound Value
998 14' Mobile	2015	14x66	2 100	4	0 %	50 %	
103 SLAB.....	2015	924	3 100	4	0 %	100 %	
24 Frame Shed	2015	64	2 100	4	0 %	100 %	
24 Frame Shed	2016	80	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 R05-082 Account 702 Location 202 ALNA ROAD Card 1 Of 1 10/10/2023

ROBINSON, ALBERT L
ROBINSON, CAROL A
WISCASSET ME 04578 4079

B1122P230

Property Data

Neighborhood **105 RURAL NORTH**

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 **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

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	37,300	68,000	10,000	95,300
2011	37,300	68,000	10,000	95,300
2012	37,300	68,000	10,000	95,300
2013	37,300	68,000	10,000	95,300
2014	37,300	68,000	10,000	95,300
2015	37,300	68,000	10,000	95,300
2016	37,300	68,000	15,000	90,300
2017	37,300	68,000	20,000	85,300
2018	37,300	68,000	20,000	85,300
2019	37,300	68,000	20,000	85,300
2020	37,300	68,000	25,000	80,300
2021	37,300	68,000	25,000	80,300
2022	37,300	68,000	24,000	81,300
2023	46,600	85,000	31,000	100,600

Land Data

Front Foot	Type	Effective Frontage	Effective Depth	Influence Factor	Influence Code
11.Regular Lot				%	
12.Delta Triangle				%	
13.Nabla Triangle				%	
14.Rear Land				%	
15.Front Foot				%	
				%	
				%	
Square Foot		**Square Feet**			
16.Regular Lot				%	
17.Secondary Site				%	
18.Secondary Site				%	
19.Condominium				%	
20.Base Homesite				%	
				%	
				%	
Fract. Acre		**Acreage/Sites**			
21.HS Size Adj	20	1.00	100	%	0
22.Base Waterfron	21	0.65	100	%	0
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					

Total Acreage 0.65

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 Improveme
45.CAMP SITE
46.PAVING/00

Inspection Witnessed By:

X Date

No./Date	Description	Date Insp.

Notes:

WISCASSET

WISCASSET

Map Lot R05-082 | Account 702 | Location 202 ALNA ROAD | Card 1 Of 1 | 10/10/2023

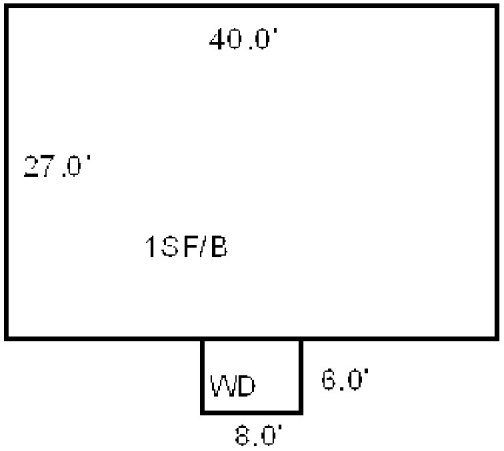
Building Style	**2 Ranch**	
1.Conv.	5.Colonial	9.Other
2.Ranch	6.Split	10.Double
3.R Ranch	7.Mod/Cont	11.Multi
4.Cape	8.Log	12.Cot.
Dwelling Units	**1**	
Other Units	**0**	
Stories	**1 One Story**	
1.1	4.1.5	7.
2.2	5.1.75	8.
3.3	6.2.5	9.
Exterior Walls	**2 WOOD SHINGLE**	
1.CLAP	5.T-111	9.OTHER
2.WD SH	6.BR/STONE	10.
3.COMP	7.NOV	11.
4.ASB/ASP	8.AL/VIN	12.
Roof Surface	**1 Asphalt Shingles**	
1.Asphalt	4.Composit	7.
2.Slate	5.Wood	8.
3.Metal	6.Other	9.
SF Masonry Trim	**0**	
OPEN-3-CUSTOM	**0**	
OPEN-4-CUSTOM	**0**	
Year Built	**1965**	
Year Remodeled	**0**	
Foundation	**1 Concrete**	
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.

SF Bsmt Living	**0**	
Fin Bsmt Grade	**0 0**	
HEARTH	**0**	
Heat Type	**100%**	**5 Forced Warm Air**
1.HWBB	5.FWA	9.No Heat
2.HWCI	6.GravWA	10.
3.H Pump	7.Electric	11.
4.Steam	8.Fl/Wall	12.
Cool Type	**0%**	**9 None**
1.Refrig	4.W&C Air	7.
2.Evapor	5.	8.
3.H Pump	6.	9.None
Kitchen Style	**2 TYPICAL**	
1.GOOD	4.Obsolete	7.
2.TYPICAL	5.	8.
3.OLD TYPE	6.	9.None
Bath(s) Style	**2 TYPICAL**	
1.GOOD	4.Obsolete	7.
2.TYPICAL	5.	8.
3.Old Type	6.	9.None
# Rooms	**6**	
# Bedrooms	**2**	
# Full Baths	**1**	
# Half Baths	**0**	
# Addn Fixtures	**0**	
# Fireplaces	**0**	

TRIO Software
A Division of Harris Computer Systems

Layout	**1 Typical**	
1.Typical	4.	7.
2.Inadeq	5.	8.
3.	6.	9.
Attic	**9 None**	
1.1/4 Fin	4.Full Fin	7.
2.1/2 Fin	5.Fl/Stair	8.
3.3/4 Fin	6.	9.None
Insulation	**1 Full**	
1.Full	4.Minimal	7.
2.Heavy	5.Unknown	8.
3.Capped	6.	9.None
Unfinished %	**0%**	
Grade & Factor	**3 Average 100%**	
1.E Grade	4.B Grade	7.AA+ Grad
2.D Grade	5.A Grade	8.AA++Grad
3.C Grade	6.AA Grade	9.Same
SQFT (Footprint)	**1080**	
Condition	**3 Below Average**	
1.Poor	4.Avg	7.V G
2.Fair	5.Avg+	8.Exc
3.Avg-	6.Good	9.Same
Phys. % Good	**0%**	
Funct. % Good	**100%**	
Functional Code	**9 None**	
1.Incomp	4.SMALL	7.LAYOUT
2.O-Built	5.CDU	8.OTHER
3.Defmaint	6.STYLE	9.None
Econ. % Good	**100%**	
Economic Code	**None**	
0.None	3.Services	9.None
1.Location	4.Traffic	8.
2.Encroach	8.Other	9.
Entrance Code	**1 Interior Inspect**	
1.Interior	4.Vacant	7.
2.Refusal	5.Estimate	8.
3.Informed	6.	9.
Information Code	**1 Owner**	
1.Owner	4.Agent	7.
2.Relative	5.Estimate	8.
3.Tenant	6.Other	9.

SHED 10X16



Date Inspected 1/17/2007

Additions, Outbuildings & Improvements

Type	Year	Units	Grade	Cond	Phys.	Funct.	Sound Value
68 Wood Deck	0	48	0 0	0	0 %	0 %	
24 Frame Shed	2000	160	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 R05-083 Account 703 Location 212 ALNA ROAD Card 1 Of 1 10/10/2023

BERRY, LAWRENCE F.
212 ALNA ROAD
WISCASSET ME 04578

B3126P147 B3958P25

Previous Owner
BERRY, NATHANIEL G. J/T
BERRY, CHRISTINE D.

WISCASSET ME 04578
Sale Date: 8/15/2003

Previous Owner
ERSKINE, THEOLYN E.
OTIS, MARJORIE E.

TOPSHAM ME 04086
Sale Date: 11/15/2002

Inspection Witnessed By:

X Date

No./Date	Description	Date Insp.

Notes:

7/19/22 NAH?- STILL INC. ADD P&P GHSE (SV GHSE- NO OPTION FOR P&P).
'21 SPLIT OF 16AC TO NEW LOT 83A
'17 W/ Mr. adjust condition, inc and list.
2003-FORMER OWNER: THEOLYN ERSKINE & MARJORIE OTIS BK2481 PG21
2003-SHED ADDED AND REMODELED
2004-PREVIOUS OWNER: NATHANIEL & CHRISTINE BERRY BK2952 PG266
2005-Land adjusted for railroad right of way recorded.
2011-Living there now, all closed in, increased function

WISCASSET

Property Data

Neighborhood	**105 RURAL NORTH**
Tree Growth Year	**0**
FARM LAND YEAR	**0**
OPEN SPACE YEAR	**0**
Zone/Land Use	**21 RURAL**
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	**8/15/2003**
Price	**100,000**
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	**7 Renovations**

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	68,500	43,500	0	112,000
2011	68,500	54,000	0	122,500
2012	68,500	62,200	10,000	120,700
2013	68,500	62,200	10,000	120,700
2014	68,500	62,200	10,000	120,700
2015	68,500	62,200	10,000	120,700
2016	68,500	62,200	15,000	115,700
2017	68,500	78,300	20,000	126,800
2018	68,500	78,300	20,000	126,800
2019	68,500	78,300	20,000	126,800
2020	68,500	78,300	25,000	121,800
2021	45,800	78,300	25,000	99,100
2022	45,800	78,800	24,000	100,600
2023	57,300	98,400	25,000	130,700

Land Data

Front Foot	Type	Effective Frontage	Effective Depth	Influence Factor	Influence Code
11.Regular Lot				%	
12.Delta Triangle				%	
13.Nabla Triangle				%	
14.Rear Land				%	
15.Front Foot				%	
				%	
				%	
Square Foot		**Square Feet**			
16.Regular Lot				%	
17.Secondary Site				%	
18.Secondary Site				%	
19.Condominium				%	
20.Base Homesite				%	
				%	
				%	
Fract. Acre		**Acreage/Sites**			
21.HS Size Adj	20	1.00	100	%	0
22.Base Waterfron	21	1.00	100	%	0
23.Deep WF Size A	28	3.65	100	%	0
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					

Total Acreage 4.65

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 Improveme
45.CAMP SITE
46.PAVING/00

WISCASSET

Map Lot R05-083 | Account 703 | Location 212 ALNA ROAD | Card 1 Of 1 | 10/10/2023

Building Style	**4 Cape Cod**		
1.Conv.	5.Colonial	9.Other	
2.Ranch	6.Split	10.Double	
3.R Ranch	7.Mod/Cont	11.Multi	
4.Cape	8.Log	12.Cot.	
Dwelling Units	**1**		
Other Units	**0**		
Stories	**5 One & 3/4 Story**		
1.1	4.1.5	7.	
2.2	5.1.75	8.	
3.3	6.2.5	9.	
Exterior Walls	**8 ALUM/VINYL**		
1.CLAP	5.T-111	9.OTHER	
2.WD SH	6.BR/STONE	10.	
3.COMP	7.NOV	11.	
4.ASB/ASP	8.AL/VIN	12.	
Roof Surface	**1 Asphalt Shingles**		
1.Asphalt	4.Composit	7.	
2.Slate	5.Wood	8.	
3.Metal	6.Other	9.	
SF Masonry Trim	**0**		
OPEN-3-CUSTOM	**0**		
OPEN-4-CUSTOM	**0**		
Year Built	**1977**		
Year Remodeled	**2003**		
Foundation	**5 Concrete Slab**		
1.Concrete	4.Wood	7.	
2.C Block	5.Slab	8.	
3.Br/Stone	6.Piers	9.	
Basement	**9 No 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	**9 No Basement**		
1.Dry	4.	7.	
2.Damp	5.	8.	
3.Wet	6.	9.	

SF Bsmt Living	**0**		
Fin Bsmt Grade	**0 0**		
HEARTH	**0**		
Heat Type	**100%**	**8 Floor/Wall Unit**	
1.HWBB	5.FWA	9.No Heat	
2.HWCI	6.GravWA	10.	
3.H Pump	7.Electric	11.	
4.Steam	8.Fl/Wall	12.	
Cool Type	**0%**	**9 None**	
1.Refrig	4.W&C Air	7.	
2.Evapor	5.	8.	
3.H Pump	6.	9.None	
Kitchen Style	**2 TYPICAL**		
1.GOOD	4.Obsolete	7.	
2.TYPICAL	5.	8.	
3.OLD TYPE	6.	9.None	
Bath(s) Style	**2 TYPICAL**		
1.GOOD	4.Obsolete	7.	
2.TYPICAL	5.	8.	
3.Old Type	6.	9.None	
# Rooms	**3**		
# Bedrooms	**1**		
# Full Baths	**2**		
# Half Baths	**0**		
# Addn Fixtures	**0**		
# Fireplaces	**0**		

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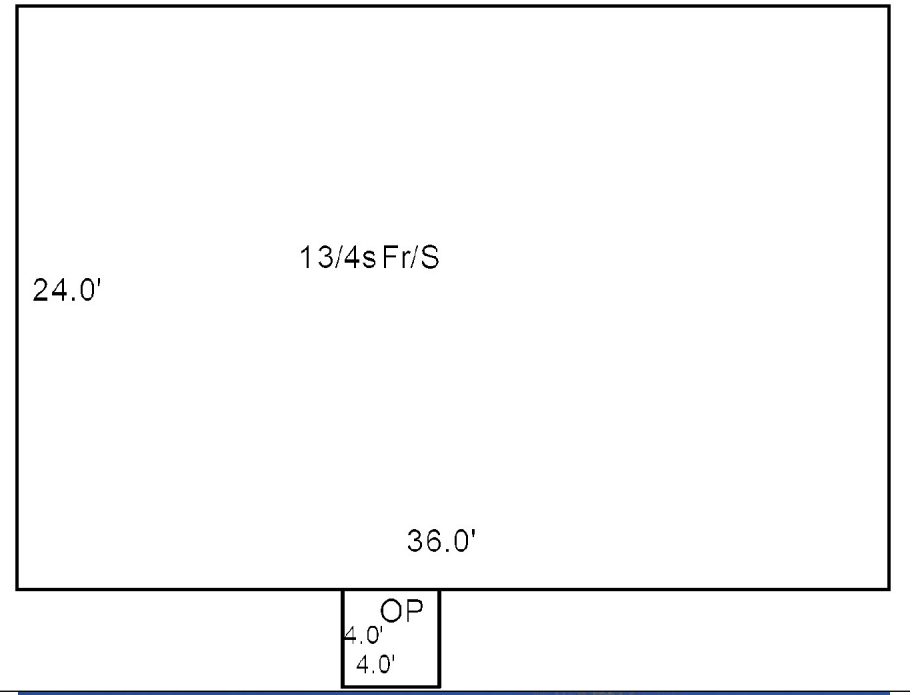
Layout	**1 Typical**		
1.Typical	4.	7.	
2.Inadeq	5.	8.	
3.	6.	9.	
Attic	**9 None**		
1.1/4 Fin	4.Full Fin	7.	
2.1/2 Fin	5.Fl/Stair	8.	
3.3/4 Fin	6.	9.None	
Insulation	**1 Full**		
1.Full	4.Minimal	7.	
2.Heavy	5.Unknown	8.	
3.Capped	6.	9.None	
Unfinished %	**0%**		
Grade & Factor	**4 Good 95%**		
1.E Grade	4.B Grade	7.AA+ Grad	
2.D Grade	5.A Grade	8.AA++Grad	
3.C Grade	6.AA Grade	9.Same	
SQFT (Footprint)	**864**		
Condition	**6 Good**		
1.Poor	4.Avg	7.V G	
2.Fair	5.Avg+	8.Exc	
3.Avg-	6.Good	9.Same	
Phys. % Good	**0%**		
Funct. % Good	**75%**		
Functional Code	**1 Incomplete**		
1.Incomp	4.SMALL	7.LAYOUT	
2.O-Built	5.CDU	8.OTHER	
3.Defmaint	6.STYLE	9.None	
Econ. % Good	**100%**		
Economic Code	**None**		
0.None	3.Services	9.None	
1.Location	4.Traffic	8.	
2.Encroach	8.Other	9.	
Entrance Code	**5 Estimated**		
1.Interior	4.Vacant	7.	
2.Refusal	5.Estimate	8.	
3.Informed	6.	9.	
Information Code	**5 Estimate**		
1.Owner	4.Agent	7.	
2.Relative	5.Estimate	8.	
3.Tenant	6.Other	9.	



Date Inspected 6/09/2010

Additions, Outbuildings & Improvements

Type	Year	Units	Grade	Cond	Phys.	Funct.	Sound Value
24 Frame Shed	2003	624	3 100	4	0 %	100 %	
24 Frame Shed	2006	120	3 100	4	0 %	100 %	
21 Open Frame	2003	16	3 100	4	0 %	100 %	
66 Res. Greenhouse	0				%	%	500
					%	%	
					%	%	
					%	%	
					%	%	
					%	%	
					%	%	

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 R05-083-A | Account 2725 | Location 192 ALNA ROAD | Card 1 Of 1 | 10/10/2023

KUHN, DONALD L
KUHN, JULIE M
192 ALNA ROAD
WISCASSET ME 04578

B5854P219

Previous Owner
FERNANDEZ, NICOLAS
521 WEST 47TH, APT 4B

NEW YORK NY 10036
Sale Date: 3/02/2022

Inspection Witnessed By:

X Date

No./Date	Description	Date Insp.

Notes:

6/1/23 NO ONE AROUND- APPEARS CONNEX WAS CONVERTED TO SMALL COTTAGE- CALL "E" 1sFr (NO COTTAGE CODE FOUND)- EST MIN INT FIN. APPEARS OUTHOUSE IN YARD.
7/19/22 NO ONE AROUND- NO HOUSE YET. ADD 2 SV CONNEX BOXES.

WISCASSET

Property Data

Neighborhood **105 RURAL NORTH**

Tree Growth Year **0**

FARM LAND YEAR

OPEN SPACE YEAR

Zone/Land Use **21 RURAL**

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**

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 **3/02/2022**

Price **145,000**

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 **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
2021	64,200	0	0	64,200
2022	64,200	3,000	0	67,200
2023	80,200	8,900	0	89,100

Land Data

Front Foot	Type	Effective Frontage	Effective Depth	Influence Factor	Influence Code
11.Regular Lot				%	
12.Delta Triangle				%	
13.Nabla Triangle				%	
14.Rear Land				%	
15.Front Foot				%	
				%	
				%	
Square Foot		**Square Feet**			
16.Regular Lot				%	
17.Secondary Site				%	
18.Secondary Site				%	
19.Condominium				%	
20.Base Homesite				%	
				%	
				%	
Fract. Acre		**Acreage/Sites**			
21.HS Size Adj	20	1.00	100	%	0
22.Base Waterfron	21	1.00	100	%	0
23.Deep WF Size A	28	10.00	100	%	0
Acres	29	5.65	100	%	0
24.Base Waterfron				%	
25.Shallow WF Siz				%	
26.Base Water Inf				%	
27.Influence W Si					
28.Rear Land 1-10		**Total Acreage**	16.65		
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 Improveme
45.CAMP SITE
46.PAVING/00

WISCASSET

Map Lot R05-083-A | Account 2725 | Location 192 ALNA ROAD | Card 1 Of 1 | 10/10/2023

Building Style		
1.Conv.	5.Colonial	9.Other
2.Ranch	6.Split	10.Double
3.R Ranch	7.Mod/Cont	11.Multi
4.Cape	8.Log	12.Cot.

Dwelling Units

Other Units

Stories		
1.1	4.1.5	7.
2.2	5.1.75	8.
3.3	6.2.5	9.

Exterior Walls		
1.CLAP	5.T-111	9.OTHER
2.WD SH	6.BR/STONE	10.
3.COMP	7.NOV	11.
4.ASB/ASP	8.AL/VIN	12.

Roof Surface		
1.Asphalt	4.Composit	7.
2.Slate	5.Wood	8.
3.Metal	6.Other	9.

SF Masonry Trim

OPEN-3-CUSTOM

OPEN-4-CUSTOM

Year Built

Year Remodeled

Foundation		
1.Concrete	4.Wood	7.
2.C Block	5.Slab	8.
3.Br/Stone	6.Piers	9.

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

Wet Basement		
1.Dry	4.	7.
2.Damp	5.	8.
3.Wet	6.	9.

SF Bsmt Living

Fin Bsmt Grade

HEARTH

Heat Type **100%**		
1.HWBB	5.FWA	9.No Heat
2.HWCI	6.GravWA	10.
3.H Pump	7.Electric	11.
4.Steam	8.Fl/Wall	12.

Cool Type **0%**		
1.Refrig	4.W&C Air	7.
2.Evapor	5.	8.
3.H Pump	6.	9.None

Kitchen Style		
1.GOOD	4.Obsolete	7.
2.TYPICAL	5.	8.
3.OLD TYPE	6.	9.None

Bath(s) Style		
1.GOOD	4.Obsolete	7.
2.TYPICAL	5.	8.
3.Old Type	6.	9.None

Rooms

Bedrooms

Full Baths

Half Baths

Addn Fixtures

Fireplaces

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Layout		
1.Typical	4.	7.
2.Inadeq	5.	8.
3.	6.	9.

Attic		
1.1/4 Fin	4.Full Fin	7.
2.1/2 Fin	5.Fl/Stair	8.
3.3/4 Fin	6.	9.None

Insulation		
1.Full	4.Minimal	7.
2.Heavy	5.Unknown	8.
3.Capped	6.	9.None

Unfinished %

Grade & Factor		
1.E Grade	4.B Grade	7.AA+ Grad
2.D Grade	5.A Grade	8.AA++Grad
3.C Grade	6.AA Grade	9.Same

SQFT (Footprint)

Condition		
1.Poor	4.Avg	7.V G
2.Fair	5.Avg+	8.Exc
3.Avg-	6.Good	9.Same

Phys. % Good

Funct. % Good

Functional Code		
1.Incomp	4.SMALL	7.LAYOUT
2.O-Built	5.CDU	8.OTHER
3.Defmaint	6.STYLE	9.None

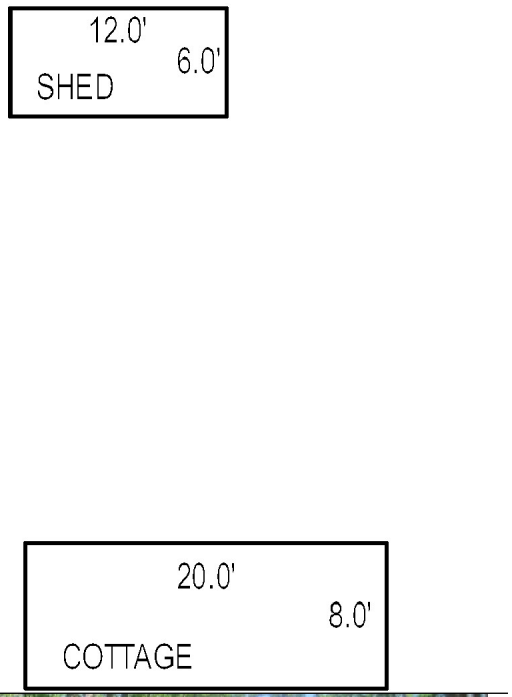
Econ. % Good

Economic Code		
0.None	3.Services	9.None
1.Location	4.Traffic	8.
2.Encroach	8.Other	9.

Entrance Code **0**		
1.Interior	4.Vacant	7.
2.Refusal	5.Estimate	8.
3.Informed	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
1 ONE STORY	2022	160	1 100	4	0 %	100 %	
24 Frame Shed	0				%	%	400
					%	%	
					%	%	
					%	%	
					%	%	
					%	%	
					%	%	
					%	%	
					%	%	

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 R05-084 Account 704 Location 218 ALNA ROAD Card 1 Of 1 10/10/2023

CRONK, LORI A
WISCASSET ME 04578

B2194P352

Property Data

Neighborhood	**105 RURAL NORTH**
Tree Growth Year	**0**
FARM LAND YEAR	**0**
OPEN SPACE YEAR	**0**
Zone/Land Use	**21 RURAL**
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	**11/01/1996**
Price	**17,000**
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 **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	42,800	161,300	10,000	194,100
2011	42,800	161,300	10,000	194,100
2012	42,800	161,300	10,000	194,100
2013	42,800	161,300	10,000	194,100
2014	42,800	161,300	10,000	194,100
2015	42,800	161,300	10,000	194,100
2016	42,800	161,300	15,000	189,100
2017	42,800	161,300	20,000	184,100
2018	42,800	161,300	20,000	184,100
2019	42,800	161,300	20,000	184,100
2020	42,800	161,300	25,000	179,100
2021	42,800	161,300	25,000	179,100
2022	42,800	161,300	24,000	180,100
2023	53,500	201,700	25,000	230,200

Land Data

Front Foot	Type	Effective Frontage	Effective Depth	Influence Factor	Influence Code
11.Regular Lot				%	
12.Delta Triangle				%	
13.Nabla Triangle				%	
14.Rear Land				%	
15.Front Foot				%	
				%	
				%	
Square Foot		**Square Feet**			
16.Regular Lot				%	
17.Secondary Site				%	
18.Secondary Site				%	
19.Condominium				%	
20.Base Homesite				%	
				%	
				%	
Fract. Acre		**Acreage/Sites**			
21.HS Size Adj	20	1.00	100	%	0
22.Base Waterfron	21	1.00	100	%	0
23.Deep WF Size A	28	2.16	100	%	0
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					

Total Acreage 3.16

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 Improveme
45.CAMP SITE
46.PAVING/00

Inspection Witnessed By:

X Date

No./Date	Description	Date Insp.

Notes:

WISCASSET

WISCASSET

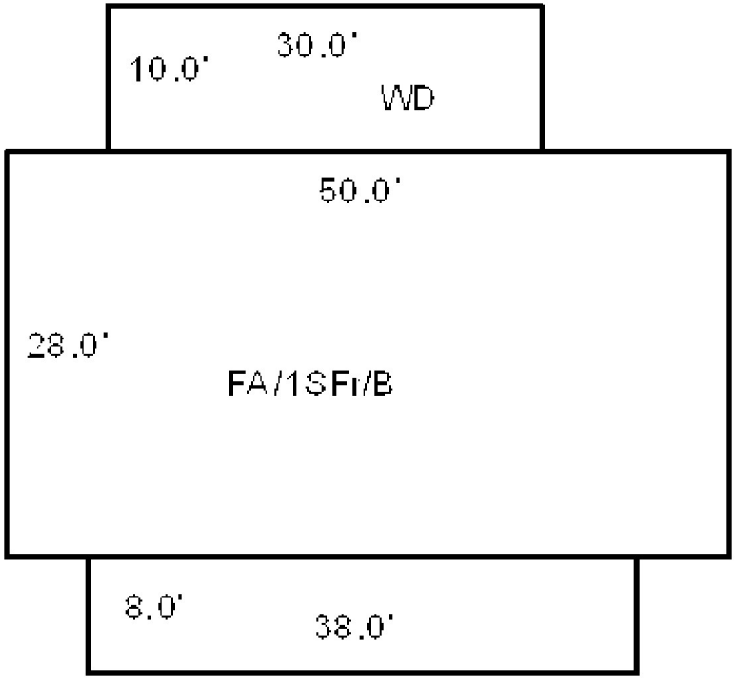
Map Lot R05-084 | Account 704 | Location 218 ALNA ROAD | Card 1 Of 1 | 10/10/2023

Building Style	**8 Log**		
1.Conv.	5.Colonial	9.Other	
2.Ranch	6.Split	10.Double	
3.R Ranch	7.Mod/Cont	11.Multi	
4.Cape	8.Log	12.Cot.	
Dwelling Units	**1**		
Other Units	**0**		
Stories	**1 One Story**		
1.1	4.1.5	7.	
2.2	5.1.75	8.	
3.3	6.2.5	9.	
Exterior Walls	**9 OTHER**		
1.CLAP	5.T-111	9.OTHER	
2.WD SH	6.BR/STONE	10.	
3.COMP	7.NOV	11.	
4.ASB/ASP	8.AL/VIN	12.	
Roof Surface	**1 Asphalt Shingles**		
1.Asphalt	4.Composit	7.	
2.Slate	5.Wood	8.	
3.Metal	6.Other	9.	
SF Masonry Trim	**0**		
OPEN-3-CUSTOM	**0**		
OPEN-4-CUSTOM	**0**		
Year Built	**1999**		
Year Remodeled	**0**		
Foundation	**1 Concrete**		
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.	

SF Bsmt Living	**0**		
Fin Bsmt Grade	**0 0**		
HEARTH	**1**		
Heat Type	**100%**	**1 Hot Water BB**	
1.HWBB	5.FWA	9.No Heat	
2.HWCI	6.GravWA	10.	
3.H Pump	7.Electric	11.	
4.Steam	8.Fl/Wall	12.	
Cool Type	**100%**	**9 None**	
1.Refrig	4.W&C Air	7.	
2.Evapor	5.	8.	
3.H Pump	6.	9.None	
Kitchen Style	**2 TYPICAL**		
1.GOOD	4.Obsolete	7.	
2.TYPICAL	5.	8.	
3.OLD TYPE	6.	9.None	
Bath(s) Style	**2 TYPICAL**		
1.GOOD	4.Obsolete	7.	
2.TYPICAL	5.	8.	
3.Old Type	6.	9.None	
# Rooms	**4**		
# Bedrooms	**3**		
# Full Baths	**1**		
# Half Baths	**1**		
# Addn Fixtures	**0**		
# Fireplaces	**1**		

TRIO Software
A Division of Harris Computer Systems

Layout	**1 Typical**		
1.Typical	4.	7.	
2.Inadeq	5.	8.	
3.	6.	9.	
Attic	**9 None**		
1.1/4 Fin	4.Full Fin	7.	
2.1/2 Fin	5.Fl/Stair	8.	
3.3/4 Fin	6.	9.None	
Insulation	**9 None**		
1.Full	4.Minimal	7.	
2.Heavy	5.Unknown	8.	
3.Capped	6.	9.None	
Unfinished %	**0%**		
Grade & Factor	**4 Good 95%**		
1.E Grade	4.B Grade	7.AA+ Grad	
2.D Grade	5.A Grade	8.AA++Grad	
3.C Grade	6.AA Grade	9.Same	
SQFT (Footprint)	**1400**		
Condition	**5 Above Average**		
1.Poor	4.Avg	7.V G	
2.Fair	5.Avg+	8.Exc	
3.Avg-	6.Good	9.Same	
Phys. % Good	**0%**		
Funct. % Good	**100%**		
Functional Code	**9 None**		
1.Incomp	4.SMALL	7.LAYOUT	
2.O-Built	5.CDU	8.OTHER	
3.Defmaint	6.STYLE	9.None	
Econ. % Good	**100%**		
Economic Code	**None**		
0.None	3.Services	9.None	
1.Location	4.Traffic	8.	
2.Encroach	8.Other	9.	
Entrance Code	**2 Refused Entry**		
1.Interior	4.Vacant	7.	
2.Refusal	5.Estimate	8.	
3.Informed	6.	9.	
Information Code	**1 Owner**		
1.Owner	4.Agent	7.	
2.Relative	5.Estimate	8.	
3.Tenant	6.Other	9.	



Date Inspected 1/17/2007

Additions, Outbuildings & Improvements

Type	Year	Units	Grade	Cond	Phys.	Funct.	Sound Value
68 Wood Deck	1999	300	3 100	4	0 %	100 %	
21 Open Frame	1999	304	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 R05-085 Account 705 Location 236 ALNA ROAD Card 1 Of 1 10/10/2023

RICHARDS, CHRIS R
52 FLOOD AVE
WISCASSET ME 04578

B5324P319 B5337P112

Previous Owner
VERNEY, JOEL W
RICHARDS, TIMOTHY L
1188 ALNA ROAD
ALNA ME 04535
Sale Date: 11/23/2018

Previous Owner
STEVENS, JR., HAROLD C.
C/O RICHARD VERNEY
1192 ALNA ROAD
ALNA ME 04535
Sale Date: 8/22/2017

Previous Owner
STEVENS, JR., HAROLD C.
C/O RICHARD VERNEY
1192 ALNA ROAD
ALNA ME 04535
Sale Date: 11/05/2007

Inspection Witnessed By:

X Date

No./Date	Description	Date Insp.

Notes:

8/11/06-FORMER OWNER: HAROLD C. STEVENS
2/16/11-abatement issued, mobile home overvalued.
12/3/13-Changed mobile home to shed code as not liveable.
Will most likely be torn down by April.

WISCASSET

Property Data

Neighborhood **105 RURAL NORTH**

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 **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 **11/23/2018**

Price **25,000**

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	41,600	14,000	16,000	39,600
2011	41,600	10,100	16,000	35,700
2012	41,600	10,100	16,000	35,700
2013	41,600	10,100	16,000	35,700
2014	41,600	7,800	16,000	33,400
2015	41,600	7,800	0	49,400
2016	41,600	7,800	0	49,400
2017	41,600	7,800	0	49,400
2018	41,600	7,800	0	49,400
2019	41,600	7,800	0	49,400
2020	41,600	7,800	0	49,400
2021	41,600	7,800	0	49,400
2022	41,600	7,800	0	49,400
2023	52,000	9,700	0	61,700

Land Data

Front Foot	Type	Effective Frontage	Effective Depth	Influence Factor	Influence Code
11.Regular Lot				%	
12.Delta Triangle				%	
13.Nabla Triangle				%	
14.Rear Land				%	
15.Front Foot				%	
				%	
				%	
Square Foot		**Square Feet**			
16.Regular Lot				%	
17.Secondary Site				%	
18.Secondary Site				%	
19.Condominium				%	
20.Base Homesite				%	
				%	
				%	
Fract. Acre		**Acreage/Sites**			
21.HS Size Adj	20	1.00	100	%	0
22.Base Waterfron	21	1.00	100	%	0
23.Deep WF Size A	28	1.53	100	%	0
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					

Total Acreage 2.53

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 Improveme
45.CAMP SITE
46.PAVING/00

WISCASSET

Map Lot R05-085 | Account 705 | Location 236 ALNA ROAD | Card 1 Of 1 | 10/10/2023

Building Style		
1.Conv.	5.Colonial	9.Other
2.Ranch	6.Split	10.Double
3.R Ranch	7.Mod/Cont	11.Multi
4.Cape	8.Log	12.Cot.

Dwelling Units

Other Units

Stories		
1.1	4.1.5	7.
2.2	5.1.75	8.
3.3	6.2.5	9.

Exterior Walls		
1.CLAP	5.T-111	9.OTHER
2.WD SH	6.BR/STONE	10.
3.COMP	7.NOV	11.
4.ASB/ASP	8.AL/VIN	12.

Roof Surface		
1.Asphalt	4.Composit	7.
2.Slate	5.Wood	8.
3.Metal	6.Other	9.

SF Masonry Trim

OPEN-3-CUSTOM

OPEN-4-CUSTOM

Year Built

Year Remodeled

Foundation		
1.Concrete	4.Wood	7.
2.C Block	5.Slab	8.
3.Br/Stone	6.Piers	9.

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

Wet Basement		
1.Dry	4.	7.
2.Damp	5.	8.
3.Wet	6.	9.

SF Bsmt Living

Fin Bsmt Grade

HEARTH

Heat Type **100%**		
1.HWBB	5.FWA	9.No Heat
2.HWCI	6.GravWA	10.
3.H Pump	7.Electric	11.
4.Steam	8.Fl/Wall	12.

Cool Type **100%**		
1.Refrig	4.W&C Air	7.
2.Evapor	5.	8.
3.H Pump	6.	9.None

Kitchen Style		
1.GOOD	4.Obsolete	7.
2.TYPICAL	5.	8.
3.OLD TYPE	6.	9.None

Bath(s) Style		
1.GOOD	4.Obsolete	7.
2.TYPICAL	5.	8.
3.Old Type	6.	9.None

Rooms

Bedrooms

Full Baths

Half Baths

Addn Fixtures

Fireplaces

TRIO Software
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Layout		
1.Typical	4.	7.
2.Inadeq	5.	8.
3.	6.	9.

Attic		
1.1/4 Fin	4.Full Fin	7.
2.1/2 Fin	5.Fl/Stair	8.
3.3/4 Fin	6.	9.None

Insulation		
1.Full	4.Minimal	7.
2.Heavy	5.Unknown	8.
3.Capped	6.	9.None

Unfinished %

Grade & Factor		
1.E Grade	4.B Grade	7.AA+ Grad
2.D Grade	5.A Grade	8.AA++Grad
3.C Grade	6.AA Grade	9.Same

SQFT (Footprint)

Condition		
1.Poor	4.Avg	7.V G
2.Fair	5.Avg+	8.Exc
3.Avg-	6.Good	9.Same

Phys. % Good

Funct. % Good

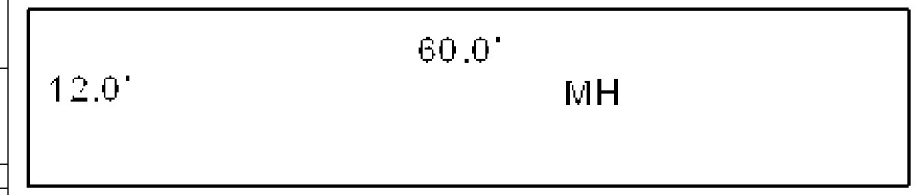
Functional Code		
1.Incomp	4.SMALL	7.LAYOUT
2.O-Built	5.CDU	8.OTHER
3.Defmaint	6.STYLE	9.None

Econ. % Good

Economic Code		
0.None	3.Services	9.None
1.Location	4.Traffic	8.
2.Encroach	8.Other	9.

Entrance Code **5 Estimated**		
1.Interior	4.Vacant	7.
2.Refusal	5.Estimate	8.
3.Informed	6.	9.

Information Code **5 Estimate**		
1.Owner	4.Agent	7.
2.Relative	5.Estimate	8.
3.Tenant	6.Other	9.



GARAGE 16X22

Date Inspected 1/17/2007

Additions, Outbuildings & Improvements

Type	Year	Units	Grade	Cond	Phys.	Funct.	Sound Value
24 Frame Shed	1975	720	2 100	1	0 %	100 %	
23 Frame Garage	1975	352	3 100	2	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 R05-085-A | Account 706 | Location 228 ALNA ROAD | Card 1 Of 1 | 10/10/2023

SEIGARS, JAMES A
SEIGARS, MARY B
SEIGARS, GERALD
WISCASSET ME 04578

B2361P86 B4835P273 B4844P130 B4978P283

Previous Owner
BASSETT, MELANIE S.

228 ALNA ROAD
WISCASSET ME 04578
Sale Date: 2/11/2016

Previous Owner
BASSETT, JR., EARL F. (DEVISEE)
BASSETT, MELANIE S. (PR)

WISCASSET ME 04578
Sale Date: 12/01/2014

Inspection Witnessed By:

X Date

No./Date	Description	Date Insp.

Notes:

6/1/23 W/MR- ADD WD, ADJ COND & FUNC SHEDS.
'19 Per request move Homestead and Veteran exemptions to this account where they now live.
'17 W/ Mr. New D-wide/B Adjust old hse to 11/2s Shed MH inside
2015-Mr. Bassett passed away 10/17/2014 leaving property to spouse, Melanie S. Bassett

WISCASSET

Property Data

Neighborhood **105 RURAL NORTH**

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 **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 **2/11/2016**

Price **90,000**

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	72,000	135,400	0	207,400
2011	72,000	135,400	0	207,400
2012	72,000	135,400	0	207,400
2013	72,000	135,400	0	207,400
2014	72,000	135,400	0	207,400
2015	72,000	135,400	0	207,400
2016	72,000	135,400	0	207,400
2017	72,000	127,400	0	199,400
2018	72,000	127,400	0	199,400
2019	72,000	127,400	26,000	173,400
2020	72,000	127,400	31,000	168,400
2021	72,000	127,400	31,000	168,400
2022	72,000	127,400	29,760	169,640
2023	90,000	146,700	31,000	205,700

Land Data

Front Foot	Type	Effective Frontage	Effective Depth	Influence Factor	Influence Code
11.Regular Lot				%	
12.Delta Triangle				%	
13.Nabla Triangle				%	
14.Rear Land				%	
15.Front Foot				%	
				%	
				%	
Square Foot		**Square Feet**			
16.Regular Lot				%	
17.Secondary Site				%	
18.Secondary Site				%	
19.Condominium				%	
20.Base Homesite				%	
				%	
				%	
Fract. Acre		**Acreage/Sites**			
21.HS Size Adj	20	1.00	100	%	0
22.Base Waterfron	21	1.00	100	%	0
23.Deep WF Size A	28	10.00	100	%	0
Acres	29	10.00	100	%	0
24.Base Waterfron	30	7.00	100	%	0
25.Shallow WF Siz				%	
26.Base Water Inf				%	
27.Influence W Si					
28.Rear Land 1-10		**Total Acreage**	28.00		
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 Improveme
45.CAMP SITE
46.PAVING/00

WISCASSET

Map Lot R05-085-A | Account 706 | Location 228 ALNA ROAD | Card 1 Of 1 | 10/10/2023

Building Style	**10 Double Wide**	
1.Conv.	5.Colonial	9.Other
2.Ranch	6.Split	10.Double
3.R Ranch	7.Mod/Cont	11.Multi
4.Cape	8.Log	12.Cot.
Dwelling Units	**1**	
Other Units	**0**	
Stories	**1 One Story**	
1.1	4.1.5	7.
2.2	5.1.75	8.
3.3	6.2.5	9.
Exterior Walls	**8 ALUM/VINYL**	
1.CLAP	5.T-111	9.OTHER
2.WD SH	6.BR/STONE	10.
3.COMP	7.NOV	11.
4.ASB/ASP	8.AL/VIN	12.
Roof Surface	**1 Asphalt Shingles**	
1.Asphalt	4.Composit	7.
2.Slate	5.Wood	8.
3.Metal	6.Other	9.
SF Masonry Trim	**0**	
OPEN-3-CUSTOM	**0**	
OPEN-4-CUSTOM	**0**	
Year Built	**2016**	
Year Remodeled	**0**	
Foundation	**5 Concrete Slab**	
1.Concrete	4.Wood	7.
2.C Block	5.Slab	8.
3.Br/Stone	6.Piers	9.
Basement	**9 No 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	**9 No Basement**	
1.Dry	4.	7.
2.Damp	5.	8.
3.Wet	6.	9.

SF Bsmt Living	**0**	
Fin Bsmt Grade	**0 0**	
HEARTH	**0**	
Heat Type	**100%**	**5 Forced Warm Air**
1.HWBB	5.FWA	9.No Heat
2.HWCI	6.GravWA	10.
3.H Pump	7.Electric	11.
4.Steam	8.Fl/Wall	12.
Cool Type	**0%**	**9 None**
1.Refrig	4.W&C Air	7.
2.Evapor	5.	8.
3.H Pump	6.	9.None
Kitchen Style	**2 TYPICAL**	
1.GOOD	4.Obsolete	7.
2.TYPICAL	5.	8.
3.OLD TYPE	6.	9.None
Bath(s) Style	**2 TYPICAL**	
1.GOOD	4.Obsolete	7.
2.TYPICAL	5.	8.
3.Old Type	6.	9.None
# Rooms	**0**	
# Bedrooms	**0**	
# Full Baths	**2**	
# Half Baths	**0**	
# Addn Fixtures	**0**	
# Fireplaces	**0**	

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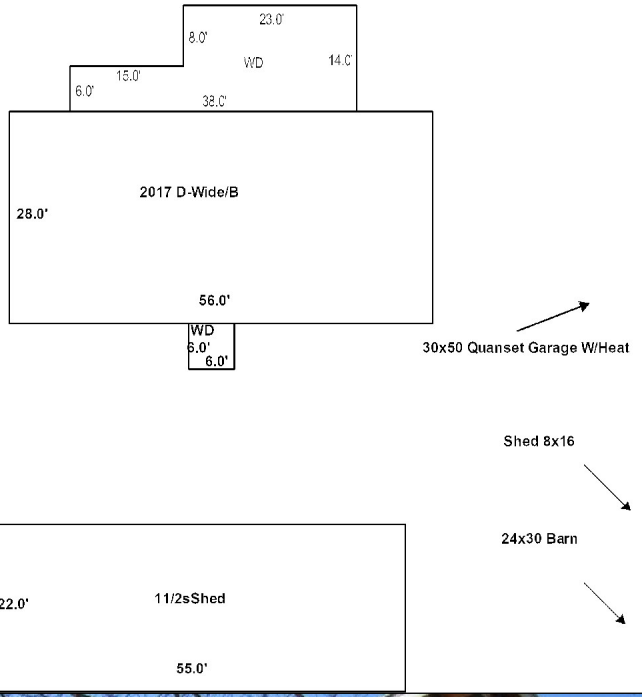
Layout	**1 Typical**	
1.Typical	4.	7.
2.Inadeq	5.	8.
3.	6.	9.
Attic	**9 None**	
1.1/4 Fin	4.Full Fin	7.
2.1/2 Fin	5.Fl/Stair	8.
3.3/4 Fin	6.	9.None
Insulation	**1 Full**	
1.Full	4.Minimal	7.
2.Heavy	5.Unknown	8.
3.Capped	6.	9.None
Unfinished %	**0%**	
Grade & Factor	**2 Fair 100%**	
1.E Grade	4.B Grade	7.AA+ Grad
2.D Grade	5.A Grade	8.AA++Grad
3.C Grade	6.AA Grade	9.Same
SQFT (Footprint)	**1210**	
Condition	**4 Average**	
1.Poor	4.Avg	7.V G
2.Fair	5.Avg+	8.Exc
3.Avg-	6.Good	9.Same
Phys. % Good	**0%**	
Funct. % Good	**100%**	
Functional Code	**9 None**	
1.Incomp	4.SMALL	7.LAYOUT
2.O-Built	5.CDU	8.OTHER
3.Defmaint	6.STYLE	9.None
Econ. % Good	**100%**	
Economic Code	**None**	
0.None	3.Services	9.None
1.Location	4.Traffic	8.
2.Encroach	8.Other	9.
Entrance Code	**1 Interior Inspect**	
1.Interior	4.Vacant	7.
2.Refusal	5.Estimate	8.
3.Informed	6.	9.
Information Code	**1 Owner**	
1.Owner	4.Agent	7.
2.Relative	5.Estimate	8.
3.Tenant	6.Other	9.



Date Inspected 1/17/2007

Additions, Outbuildings & Improvements

Type	Year	Units	Grade	Cond	Phys.	Funct.	Sound Value
68 Wood Deck	2016	36	3 100	4	0 %	100 %	
24 Frame Shed	0	128	2 100	3	0 %	100 %	
158 1.75 ST	0	720	2 100	2	0 %	75 %	
267 WAREHOUSE	1998	1500	3 100	3	80 %	80 %	
84 1.50 ST SHED....	1970	1210	2 100	2	0 %	75 %	
68 Wood Deck	2022	412	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 R05-086 Account 707 Location 248 ALNA ROAD Card 1 Of 1 10/10/2023

SEIGARS, JOSHUA J
WISCASSET ME 04578

B3381P24 B4862P225

Previous Owner
SEIGARS, JR., JAMES A.

248 ALNA ROAD
WISCASSET ME 04578
Sale Date: 2/18/2015

Inspection Witnessed By:

X Date

No./Date	Description	Date Insp.

Notes:

2002-DIVORCE DECREE PREVIOUS BK1701 PG0236
2005-RELEASE DEED FROM FORMER WIFE. ADDED NEW 12 X 8 SHED

WISCASSET

Property Data

Neighborhood	**105 RURAL NORTH**
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 **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	**2/18/2015**
Price	**122,000**
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	38,900	83,700	10,000	112,600
2011	38,900	83,700	10,000	112,600
2012	38,900	83,700	10,000	112,600
2013	38,900	83,700	10,000	112,600
2014	38,900	83,700	10,000	112,600
2015	38,900	83,700	0	122,600
2016	38,900	83,700	0	122,600
2017	38,900	83,700	0	122,600
2018	38,900	83,700	0	122,600
2019	38,900	83,700	20,000	102,600
2020	38,900	83,700	25,000	97,600
2021	38,900	83,700	25,000	97,600
2022	38,900	83,700	24,000	98,600
2023	48,600	104,600	25,000	128,200

Land Data

Front Foot	Type	Effective Frontage	Effective Depth	Influence Factor	Influence Code
11.Regular Lot				%	
12.Delta Triangle				%	
13.Nabla Triangle				%	
14.Rear Land				%	
15.Front Foot				%	
				%	
				%	
Square Foot		**Square Feet**			
16.Regular Lot				%	
17.Secondary Site				%	
18.Secondary Site				%	
19.Condominium				%	
20.Base Homesite				%	
				%	
				%	
Fract. Acre		**Acreage/Sites**			
21.HS Size Adj	20	1.00	100	%	0
22.Base Waterfron	21	1.00	100	%	0
23.Deep WF Size A	28	0.20	100	%	0
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					

Total Acreage 1.20

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 Improveme
45.CAMP SITE
46.PAVING/00

WISCASSET

Map Lot R05-086 | Account 707 | Location 248 ALNA ROAD | Card 1 Of 1 | 10/10/2023

Building Style	**5 Colonial**		
1.Conv.	5.Colonial	9.Other	
2.Ranch	6.Split	10.Double	
3.R Ranch	7.Mod/Cont	11.Multi	
4.Cape	8.Log	12.Cot.	
Dwelling Units	**1**		
Other Units	**0**		
Stories	**4 One & 1/2 Story**		
1.1	4.1.5	7.	
2.2	5.1.75	8.	
3.3	6.2.5	9.	
Exterior Walls	**2 WOOD SHINGLE**		
1.CLAP	5.T-111	9.OTHER	
2.WD SH	6.BR/STONE	10.	
3.COMP	7.NOV	11.	
4.ASB/ASP	8.AL/VIN	12.	
Roof Surface	**3 Sheet Metal**		
1.Asphalt	4.Composit	7.	
2.Slate	5.Wood	8.	
3.Metal	6.Other	9.	
SF Masonry Trim	**0**		
OPEN-3-CUSTOM	**0**		
OPEN-4-CUSTOM	**0**		
Year Built	**1970**		
Year Remodeled	**0**		
Foundation	**1 Concrete**		
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	**3 Wet Basement**		
1.Dry	4.	7.	
2.Damp	5.	8.	
3.Wet	6.	9.	

SF Bsmt Living	**0**		
Fin Bsmt Grade	**0 0**		
HEARTH	**0**		
Heat Type	**100%**	**1 Hot Water BB**	
1.HWBB	5.FWA	9.No Heat	
2.HWCI	6.GravWA	10.	
3.H Pump	7.Electric	11.	
4.Steam	8.Fl/Wall	12.	
Cool Type	**0%**	**9 None**	
1.Refrig	4.W&C Air	7.	
2.Evapor	5.	8.	
3.H Pump	6.	9.None	
Kitchen Style	**2 TYPICAL**		
1.GOOD	4.Obsolete	7.	
2.TYPICAL	5.	8.	
3.OLD TYPE	6.	9.None	
Bath(s) Style	**2 TYPICAL**		
1.GOOD	4.Obsolete	7.	
2.TYPICAL	5.	8.	
3.Old Type	6.	9.None	
# Rooms	**6**		
# Bedrooms	**3**		
# Full Baths	**1**		
# Half Baths	**1**		
# Addn Fixtures	**0**		
# Fireplaces	**0**		

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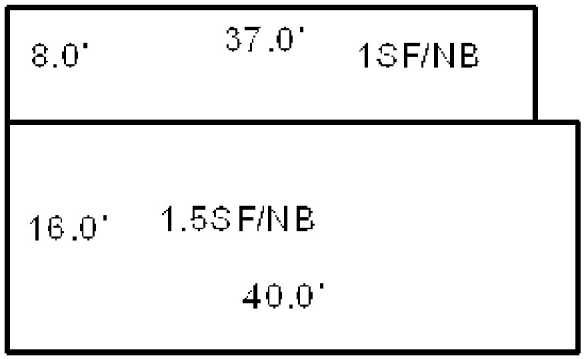
Layout	**1 Typical**		
1.Typical	4.	7.	
2.Inadeq	5.	8.	
3.	6.	9.	
Attic	**9 None**		
1.1/4 Fin	4.Full Fin	7.	
2.1/2 Fin	5.Fl/Stair	8.	
3.3/4 Fin	6.	9.None	
Insulation	**1 Full**		
1.Full	4.Minimal	7.	
2.Heavy	5.Unknown	8.	
3.Capped	6.	9.None	
Unfinished %	**0%**		
Grade & Factor	**3 Average 100%**		
1.E Grade	4.B Grade	7.AA+ Grad	
2.D Grade	5.A Grade	8.AA++Grad	
3.C Grade	6.AA Grade	9.Same	
SQFT (Footprint)	**640**		
Condition	**4 Average**		
1.Poor	4.Avg	7.V G	
2.Fair	5.Avg+	8.Exc	
3.Avg-	6.Good	9.Same	
Phys. % Good	**0%**		
Funct. % Good	**100%**		
Functional Code	**9 None**		
1.Incomp	4.SMALL	7.LAYOUT	
2.O-Built	5.CDU	8.OTHER	
3.Defmaint	6.STYLE	9.None	
Econ. % Good	**100%**		
Economic Code	**None**		
0.None	3.Services	9.None	
1.Location	4.Traffic	8.	
2.Encroach	8.Other	9.	
Entrance Code	**1 Interior Inspect**		
1.Interior	4.Vacant	7.	
2.Refusal	5.Estimate	8.	
3.Informed	6.	9.	
Information Code	**1 Owner**		
1.Owner	4.Agent	7.	
2.Relative	5.Estimate	8.	
3.Tenant	6.Other	9.	



Date Inspected 1/17/2007

Additions, Outbuildings & Improvements

Type	Year	Units	Grade	Cond	Phys.	Funct.	Sound Value
1 ONE STORY	0	296	0 0	0	0 %	0 %	
24 Frame Shed	0	220	2 100	1	0 %	100 %	
24 Frame Shed	2005	96	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 R05-087 Account 708 Location 278 ALNA ROAD Card 1 Of 1 10/10/2023

PEACOCK, JASON L
PO BOX 1221
HALEIWA HI 96712

B3919P195 B4383P253

Previous Owner
PEACOCK, JASON L. J/T
KELLIS, LEIGH S.

KENNEBUNK ME 04043
Sale Date: 3/16/2011

Previous Owner
BOND, JOSEPH L. & GEORGE A.
BOND FAMILY IRREVOCABLE TRUST

CHELMSFORD MA 01824
Sale Date: 9/14/2007

Inspection Witnessed By:

X Date

No./Date	Description	Date Insp.

Notes:

2007-SUPPLEMENTAL TAX BILL ISSUED FOR TREE GROWTH PENALTY AS REMOVED FROM T.G. CLASSIFICATION UPON SALE OF PROPERTY.
9/13/07-RELEASE DEED DONE TO RELEASE TOWN'S INTEREST IN FORMER RAILROAD RIGHT-OF-WAY (WIDCO) VOTED ARTICLE 39 WISCASSET TOWN MEETING WARRANT MARCH 1996.
2008-Former owners: Joseph L. Bond & George A. Bond BK1901 PG192 and release deed Bk3907 Pg225.
2009-New house started
6-9-10: Increased % Func Gd from 45 to 60 for progress

WISCASSET

Property Data

Neighborhood	**105 RURAL NORTH**
Tree Growth Year	**1998**
FARM LAND YEAR	**0**
OPEN SPACE YEAR	**0**
Zone/Land Use	**21 RURAL**
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**

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	**9/14/2007**
Price	**60,000**
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	69,000	36,700	0	105,700
2011	69,000	36,700	0	105,700
2012	69,000	36,700	0	105,700
2013	69,000	71,700	0	140,700
2014	69,000	71,700	0	140,700
2015	69,000	71,700	0	140,700
2016	69,000	71,700	0	140,700
2017	69,000	71,700	0	140,700
2018	69,000	71,700	0	140,700
2019	69,000	71,700	0	140,700
2020	69,000	71,700	0	140,700
2021	69,000	71,700	0	140,700
2022	69,000	71,700	0	140,700
2023	86,300	89,600	0	175,900

Land Data

Front Foot	Type	Effective Frontage	Effective Depth	Influence Factor	Influence Code
11.Regular Lot				%	
12.Delta Triangle				%	
13.Nabla Triangle				%	
14.Rear Land				%	
15.Front Foot				%	
				%	
				%	
Square Foot		**Square Feet**			
16.Regular Lot				%	
17.Secondary Site				%	
18.Secondary Site				%	
19.Condominium				%	
20.Base Homesite				%	
				%	
				%	
Fract. Acre		**Acreage/Sites**			
21.HS Size Adj	20	1.00	80	%	3
22.Base Waterfron	21	1.00	100	%	0
23.Deep WF Size A	28	10.00	100	%	0
Acres	29	10.00	100	%	0
24.Base Waterfron	30	15.00	100	%	0
25.Shallow WF Siz				%	
26.Base Water Inf				%	
27.Influence W Si					
28.Rear Land 1-10		**Total Acreage**	36.00		
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 Improveme
45.CAMP SITE
46.PAVING/00

WISCASSET

Map Lot R05-087 | Account 708 | Location 278 ALNA ROAD | Card 1 Of 1 | 10/10/2023

Building Style	**7 Modern/Contemp.**		
1.Conv.	5.Colonial	9.Other	
2.Ranch	6.Split	10.Double	
3.R Ranch	7.Mod/Cont	11.Multi	
4.Cape	8.Log	12.Cot.	
Dwelling Units	**1**		
Other Units	**0**		
Stories	**2 Two Story**		
1.1	4.1.5	7.	
2.2	5.1.75	8.	
3.3	6.2.5	9.	
Exterior Walls	**9 OTHER**		
1.CLAP	5.T-111	9.OTHER	
2.WD SH	6.BR/STONE	10.	
3.COMP	7.NOV	11.	
4.ASB/ASP	8.AL/VIN	12.	
Roof Surface	**3 Sheet Metal**		
1.Asphalt	4.Composit	7.	
2.Slate	5.Wood	8.	
3.Metal	6.Other	9.	
SF Masonry Trim	**0**		
OPEN-3-CUSTOM	**0**		
OPEN-4-CUSTOM	**0**		
Year Built	**2009**		
Year Remodeled	**0**		
Foundation	**5 Concrete Slab**		
1.Concrete	4.Wood	7.	
2.C Block	5.Slab	8.	
3.Br/Stone	6.Piers	9.	
Basement	**9 No 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	**9 No Basement**		
1.Dry	4.	7.	
2.Damp	5.	8.	
3.Wet	6.	9.	

SF Bsmt Living	**0**		
Fin Bsmt Grade	**0 0**		
HEARTH	**0**		
Heat Type	**100%**	**7 Electric**	
1.HWBB	5.FWA	9.No Heat	
2.HWCI	6.GravWA	10.	
3.H Pump	7.Electric	11.	
4.Steam	8.Fl/Wall	12.	
Cool Type	**0%**	**9 None**	
1.Refrig	4.W&C Air	7.	
2.Evapor	5.	8.	
3.H Pump	6.	9.None	
Kitchen Style	**2 TYPICAL**		
1.GOOD	4.Obsolete	7.	
2.TYPICAL	5.	8.	
3.OLD TYPE	6.	9.None	
Bath(s) Style	**2 TYPICAL**		
1.GOOD	4.Obsolete	7.	
2.TYPICAL	5.	8.	
3.Old Type	6.	9.None	
# Rooms	**4**		
# Bedrooms	**2**		
# Full Baths	**1**		
# Half Baths	**1**		
# Addn Fixtures	**0**		
# Fireplaces	**0**		

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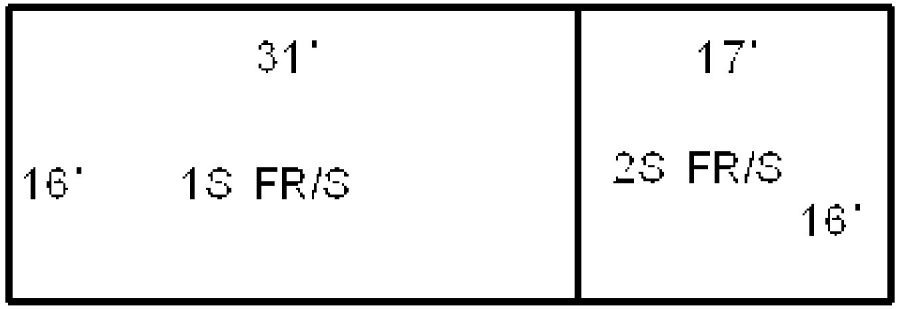
Layout	**1 Typical**		
1.Typical	4.	7.	
2.Inadeq	5.	8.	
3.	6.	9.	
Attic	**9 None**		
1.1/4 Fin	4.Full Fin	7.	
2.1/2 Fin	5.Fl/Stair	8.	
3.3/4 Fin	6.	9.None	
Insulation	**1 Full**		
1.Full	4.Minimal	7.	
2.Heavy	5.Unknown	8.	
3.Capped	6.	9.None	
Unfinished %	**0%**		
Grade & Factor	**4 Good 100%**		
1.E Grade	4.B Grade	7.AA+ Grad	
2.D Grade	5.A Grade	8.AA++Grad	
3.C Grade	6.AA Grade	9.Same	
SQFT (Footprint)	**272**		
Condition	**4 Average**		
1.Poor	4.Avg	7.V G	
2.Fair	5.Avg+	8.Exc	
3.Avg-	6.Good	9.Same	
Phys. % Good	**0%**		
Funct. % Good	**100%**		
Functional Code	**9 None**		
1.Incomp	4.SMALL	7.LAYOUT	
2.O-Built	5.CDU	8.OTHER	
3.Defmaint	6.STYLE	9.None	
Econ. % Good	**100%**		
Economic Code	**None**		
0.None	3.Services	9.None	
1.Location	4.Traffic	8.	
2.Encroach	8.Other	9.	
Entrance Code	**5 Estimated**		
1.Interior	4.Vacant	7.	
2.Refusal	5.Estimate	8.	
3.Informed	6.	9.	
Information Code	**5 Estimate**		
1.Owner	4.Agent	7.	
2.Relative	5.Estimate	8.	
3.Tenant	6.Other	9.	



Date Inspected 6/09/2010

Additions, Outbuildings & Improvements

Type	Year	Units	Grade	Cond	Phys.	Funct.	Sound Value
1 ONE STORY	2008	496	4 100	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 R05-088 | Account 709 | Location 19 BLAGDON RIDGE ROAD | Card 1 Of 1 | 10/10/2023

REED, KENT H
REED, MARCI
19 BLAGDON RIDGE ROAD
WISCASSET ME 04578

B5357P318

Previous Owner
SIMPSON, SHARON M
PO BOX 335

WISCASSET ME 04578
Sale Date: 2/07/2019

Previous Owner
REED, KENT H.
REED, MARCI-ANN

WISCASSET ME 04578

Inspection Witnessed By:

X Date

No./Date	Description	Date Insp.

Notes:

HOUSE STARTED SPRING 2001, TAX IN 2002
2004-PREVIOUS OWNERS: KENT H. & MARCI-ANN REED BK2533 PG89 NO HOMESTEAD
2005-CHANGED HOUSE FROM 2 STORY FRAME TO 1 3/4 STORY FRAME AS WELL AS THE GRADE FROM GRADE B 105 TO GRADE B 100. SENT OWNER NEW SHEET.

WISCASSET

Property Data

Neighborhood	**105 RURAL NORTH**
Tree Growth Year	**0**
FARM LAND YEAR	**0**
OPEN SPACE YEAR	**0**
Zone/Land Use	**21 RURAL**
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	**2/07/2019**
Price	**155,001**
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	48,500	214,600	0	263,100
2011	48,500	214,600	0	263,100
2012	48,500	214,600	0	263,100
2013	48,500	214,600	0	263,100
2014	48,500	214,600	0	263,100
2015	48,500	214,600	0	263,100
2016	48,500	214,600	0	263,100
2017	48,500	214,600	0	263,100
2018	48,500	214,600	0	263,100
2019	48,500	214,600	0	263,100
2020	48,500	214,600	0	263,100
2021	48,500	214,600	0	263,100
2022	48,500	214,600	0	263,100
2023	60,600	268,200	0	328,800

Land Data

Front Foot	Type	Effective Frontage	Effective Depth	Influence Factor	Influence Code
11.Regular Lot				%	
12.Delta Triangle				%	
13.Nabla Triangle				%	
14.Rear Land				%	
15.Front Foot				%	
				%	
				%	
Square Foot		**Square Feet**			
16.Regular Lot				%	
17.Secondary Site				%	
18.Secondary Site				%	
19.Condominium				%	
20.Base Homesite				%	
				%	
				%	
Fract. Acre		**Acreage/Sites**			
21.HS Size Adj	20	1.00	100	%	0
22.Base Waterfron	21	1.00	100	%	0
23.Deep WF Size A	28	5.00	100	%	0
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					

Total Acreage 6.00

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 Improveme
45.CAMP SITE
46.PAVING/00

WISCASSET

Map Lot R05-088 | Account 709 | Location 19 BLAGDON RIDGE ROAD | Card 1 Of 1 | 10/10/2023

Building Style	**4 Cape Cod**		
1.Conv.	5.Colonial	9.Other	
2.Ranch	6.Split	10.Double	
3.R Ranch	7.Mod/Cont	11.Multi	
4.Cape	8.Log	12.Cot.	
Dwelling Units	**1**		
Other Units	**0**		
Stories	**5 One & 3/4 Story**		
1.1	4.1.5	7.	
2.2	5.1.75	8.	
3.3	6.2.5	9.	
Exterior Walls	**8 ALUM/VINYL**		
1.CLAP	5.T-111	9.OTHER	
2.WD SH	6.BR/STONE	10.	
3.COMP	7.NOV	11.	
4.ASB/ASP	8.AL/VIN	12.	
Roof Surface	**1 Asphalt Shingles**		
1.Asphalt	4.Composit	7.	
2.Slate	5.Wood	8.	
3.Metal	6.Other	9.	
SF Masonry Trim	**0**		
OPEN-3-CUSTOM	**0**		
OPEN-4-CUSTOM	**0**		
Year Built	**2001**		
Year Remodeled	**0**		
Foundation	**1 Concrete**		
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.	

SF Bsmt Living	**0**		
Fin Bsmt Grade	**0 0**		
HEARTH	**1**		
Heat Type	**100%**	**1 Hot Water BB**	
1.HWBB	5.FWA	9.No Heat	
2.HWCI	6.GravWA	10.	
3.H Pump	7.Electric	11.	
4.Steam	8.Fl/Wall	12.	
Cool Type	**100%**	**9 None**	
1.Refrig	4.W&C Air	7.	
2.Evapor	5.	8.	
3.H Pump	6.	9.None	
Kitchen Style	**2 TYPICAL**		
1.GOOD	4.Obsolete	7.	
2.TYPICAL	5.	8.	
3.OLD TYPE	6.	9.None	
Bath(s) Style	**2 TYPICAL**		
1.GOOD	4.Obsolete	7.	
2.TYPICAL	5.	8.	
3.Old Type	6.	9.None	
# Rooms	**6**		
# Bedrooms	**3**		
# Full Baths	**2**		
# Half Baths	**1**		
# Addn Fixtures	**0**		
# Fireplaces	**0**		

TRIO Software
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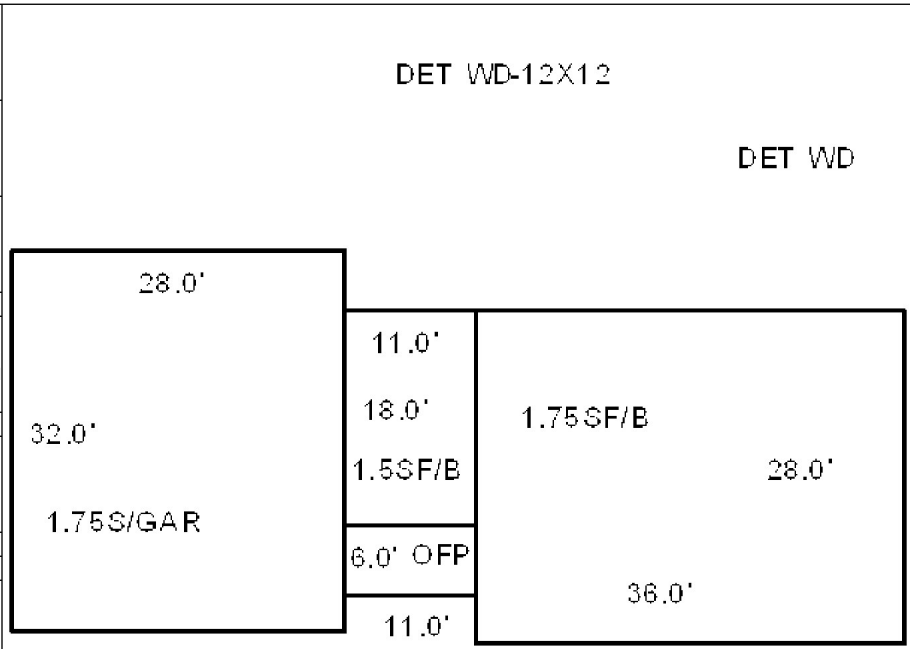
Layout	**1 Typical**		
1.Typical	4.	7.	
2.Inadeq	5.	8.	
3.	6.	9.	
Attic	**9 None**		
1.1/4 Fin	4.Full Fin	7.	
2.1/2 Fin	5.Fl/Stair	8.	
3.3/4 Fin	6.	9.None	
Insulation	**1 Full**		
1.Full	4.Minimal	7.	
2.Heavy	5.Unknown	8.	
3.Capped	6.	9.None	
Unfinished %	**0%**		
Grade & Factor	**4 Good 100%**		
1.E Grade	4.B Grade	7.AA+ Grad	
2.D Grade	5.A Grade	8.AA++Grad	
3.C Grade	6.AA Grade	9.Same	
SQFT (Footprint)	**1008**		
Condition	**4 Average**		
1.Poor	4.Avg	7.V G	
2.Fair	5.Avg+	8.Exc	
3.Avg-	6.Good	9.Same	
Phys. % Good	**0%**		
Funct. % Good	**100%**		
Functional Code	**9 None**		
1.Incomp	4.SMALL	7.LAYOUT	
2.O-Built	5.CDU	8.OTHER	
3.Defmaint	6.STYLE	9.None	
Econ. % Good	**100%**		
Economic Code	**None**		
0.None	3.Services	9.None	
1.Location	4.Traffic	8.	
2.Encroach	8.Other	9.	
Entrance Code	**1 Interior Inspect**		
1.Interior	4.Vacant	7.	
2.Refusal	5.Estimate	8.	
3.Informed	6.	9.	
Information Code	**1 Owner**		
1.Owner	4.Agent	7.	
2.Relative	5.Estimate	8.	
3.Tenant	6.Other	9.	



Date Inspected 1/30/2007

Additions, Outbuildings & Improvements

Type	Year	Units	Grade	Cond	Phys.	Funct.	Sound Value
14 1.5 Story/BSMT	2001	198	0 0	0	0 %	100 %	
21 Open Frame	2001	66	0 0	0	0 %	100 %	
77 1.50 ST	2001	896	0 0	0	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 R05-089 Account 710 Location 193 ALNA ROAD Card 1 Of 1 10/10/2023

MILLS, JODY J
WISCASSET ME 04578

B4265P55

Previous Owner
SOULE, RAYMOND
C/O JODY MILLS
193 ALNA ROAD
WISCASSET ME 04578
Sale Date: 3/31/2010

Inspection Witnessed By:

X Date

No./Date	Description	Date Insp.

Notes:

WISCASSET

Property Data

Neighborhood	**105 RURAL NORTH**
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 **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	**3/31/2010**
Price	**35,000**

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 **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	37,300	93,800	0	131,100
2011	37,300	93,800	0	131,100
2012	37,300	93,800	0	131,100
2013	37,300	93,800	0	131,100
2014	37,300	93,800	0	131,100
2015	37,300	93,800	0	131,100
2016	37,300	93,800	0	131,100
2017	37,300	93,800	0	131,100
2018	37,300	93,800	0	131,100
2019	37,300	93,800	20,000	111,100
2020	37,300	93,800	25,000	106,100
2021	37,300	93,800	25,000	106,100
2022	37,300	93,800	24,000	107,100
2023	46,600	117,300	25,000	138,900

Land Data

Front Foot	Type	Effective Frontage	Effective Depth	Influence Factor	Influence Code
11.Regular Lot				%	
12.Delta Triangle				%	
13.Nabla Triangle				%	
14.Rear Land				%	
15.Front Foot				%	
				%	
				%	
Square Foot		**Square Feet**			
16.Regular Lot				%	
17.Secondary Site				%	
18.Secondary Site				%	
19.Condominium				%	
20.Base Homesite				%	
				%	
				%	
Fract. Acre		**Acreage/Sites**			
21.HS Size Adj	20	1.00	100	%	0
22.Base Waterfron	21	0.66	100	%	0
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					

Total Acreage 0.66

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 Improveme
45.CAMP SITE
46.PAVING/00

WISCASSET

Map Lot R05-089 | Account 710 | Location 193 ALNA ROAD | Card 1 Of 1 | 10/10/2023

Building Style	**10 Double Wide**		
1.Conv.	5.Colonial	9.Other	
2.Ranch	6.Split	10.Double	
3.R Ranch	7.Mod/Cont	11.Multi	
4.Cape	8.Log	12.Cot.	
Dwelling Units	**1**		
Other Units	**0**		
Stories	**1 One Story**		
1.1	4.1.5	7.	
2.2	5.1.75	8.	
3.3	6.2.5	9.	
Exterior Walls	**8 ALUM/VINYL**		
1.CLAP	5.T-111	9.OTHER	
2.WD SH	6.BR/STONE	10.	
3.COMP	7.NOV	11.	
4.ASB/ASP	8.AL/VIN	12.	
Roof Surface	**1 Asphalt Shingles**		
1.Asphalt	4.Composit	7.	
2.Slate	5.Wood	8.	
3.Metal	6.Other	9.	
SF Masonry Trim	**0**		
OPEN-3-CUSTOM	**0**		
OPEN-4-CUSTOM	**0**		
Year Built	**2009**		
Year Remodeled	**0**		
Foundation	**5 Concrete Slab**		
1.Concrete	4.Wood	7.	
2.C Block	5.Slab	8.	
3.Br/Stone	6.Piers	9.	
Basement	**9 No 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	**9 No Basement**		
1.Dry	4.	7.	
2.Damp	5.	8.	
3.Wet	6.	9.	

SF Bsmt Living	**0**		
Fin Bsmt Grade	**0 0**		
HEARTH	**0**		
Heat Type	**100%**	**1 Hot Water BB**	
1.HWBB	5.FWA	9.No Heat	
2.HWCI	6.GravWA	10.	
3.H Pump	7.Electric	11.	
4.Steam	8.Fl/Wall	12.	
Cool Type	**0%**	**9 None**	
1.Refrig	4.W&C Air	7.	
2.Evapor	5.	8.	
3.H Pump	6.	9.None	
Kitchen Style	**2 TYPICAL**		
1.GOOD	4.Obsolete	7.	
2.TYPICAL	5.	8.	
3.OLD TYPE	6.	9.None	
Bath(s) Style	**2 TYPICAL**		
1.GOOD	4.Obsolete	7.	
2.TYPICAL	5.	8.	
3.Old Type	6.	9.None	
# Rooms	**5**		
# Bedrooms	**3**		
# Full Baths	**2**		
# Half Baths	**0**		
# Addn Fixtures	**0**		
# Fireplaces	**0**		

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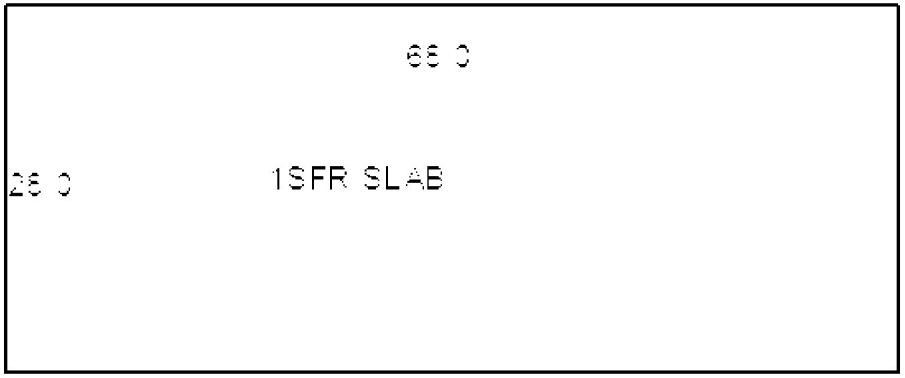
Layout	**1 Typical**		
1.Typical	4.	7.	
2.Inadeq	5.	8.	
3.	6.	9.	
Attic	**9 None**		
1.1/4 Fin	4.Full Fin	7.	
2.1/2 Fin	5.Fl/Stair	8.	
3.3/4 Fin	6.	9.None	
Insulation	**4 Minimal**		
1.Full	4.Minimal	7.	
2.Heavy	5.Unknown	8.	
3.Capped	6.	9.None	
Unfinished %	**0%**		
Grade & Factor	**2 Fair 105%**		
1.E Grade	4.B Grade	7.AA+ Grad	
2.D Grade	5.A Grade	8.AA++Grad	
3.C Grade	6.AA Grade	9.Same	
SQFT (Footprint)	**1904**		
Condition	**4 Average**		
1.Poor	4.Avg	7.V G	
2.Fair	5.Avg+	8.Exc	
3.Avg-	6.Good	9.Same	
Phys. % Good	**0%**		
Funct. % Good	**100%**		
Functional Code	**9 None**		
1.Incomp	4.SMALL	7.LAYOUT	
2.O-Built	5.CDU	8.OTHER	
3.Defmaint	6.STYLE	9.None	
Econ. % Good	**100%**		
Economic Code	**None**		
0.None	3.Services	9.None	
1.Location	4.Traffic	8.	
2.Encroach	8.Other	9.	
Entrance Code	**5 Estimated**		
1.Interior	4.Vacant	7.	
2.Refusal	5.Estimate	8.	
3.Informed	6.	9.	
Information Code	**5 Estimate**		
1.Owner	4.Agent	7.	
2.Relative	5.Estimate	8.	
3.Tenant	6.Other	9.	



Date Inspected 6/09/2010

Additions, Outbuildings & Improvements

Type	Year	Units	Grade	Cond	Phys.	Funct.	Sound Value
103 SLAB.....	2009	1904	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 R05-090 Account 712 Location 183 ALNA ROAD Card 1 Of 1 10/10/2023

KNIGHT, STACEY D
KNIGHT, ABIGAIL D
WISCASSET ME 04578

B5400P161 B5498P168

Property Data

Neighborhood **105 RURAL NORTH**

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 **5 Dugwell/Lake** **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

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	46,500	152,900	10,000	189,400
2011	46,500	152,900	10,000	189,400
2012	46,500	152,900	0	199,400
2013	46,500	152,900	0	199,400
2014	46,500	152,900	0	199,400
2015	46,500	152,900	0	199,400
2016	44,100	152,900	15,000	182,000
2017	44,100	152,900	20,000	177,000
2018	44,100	152,900	20,000	177,000
2019	44,100	152,900	20,000	177,000
2020	44,100	152,900	25,000	172,000
2021	44,100	152,900	25,000	172,000
2022	44,100	152,900	24,000	173,000
2023	55,100	191,200	25,000	221,300

Land Data

Front Foot	Type	Effective Frontage	Effective Depth	Influence Factor	Influence Code
11.Regular Lot				%	
12.Delta Triangle				%	
13.Nabla Triangle				%	
14.Rear Land				%	
15.Front Foot				%	
				%	
				%	
Square Foot		**Square Feet**			
16.Regular Lot				%	
17.Secondary Site				%	
18.Secondary Site				%	
19.Condominium				%	
20.Base Homesite				%	
				%	
				%	
Fract. Acre		**Acreage/Sites**			
21.HS Size Adj	20	1.00	100	%	0
22.Base Waterfron	21	1.00	100	%	0
23.Deep WF Size A	28	2.80	100	%	0
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					

Total Acreage 3.80

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 Improveme
45.CAMP SITE
46.PAVING/00

Inspection Witnessed By:

X Date

No./Date	Description	Date Insp.

Notes:

'16 PER SURVETY THIS LOT IS 3.80 ACRES.
2012-Moved homestead exemption to new house at 181 Alna Road Map R05 Lot 90/01.

WISCASSET

WISCASSET

Map Lot R05-090 | Account 712 | Location 183 ALNA ROAD | Card 1 Of 1 | 10/10/2023

Building Style	**6 Split Level**	
1.Conv.	5.Colonial	9.Other
2.Ranch	6.Split	10.Double
3.R Ranch	7.Mod/Cont	11.Multi
4.Cape	8.Log	12.Cot.
Dwelling Units	**1**	
Other Units	**0**	
Stories	**1 One Story**	
1.1	4.1.5	7.
2.2	5.1.75	8.
3.3	6.2.5	9.
Exterior Walls	**2 WOOD SHINGLE**	
1.CLAP	5.T-111	9.OTHER
2.WD SH	6.BR/STONE	10.
3.COMP	7.NOV	11.
4.ASB/ASP	8.AL/VIN	12.
Roof Surface	**1 Asphalt Shingles**	
1.Asphalt	4.Composit	7.
2.Slate	5.Wood	8.
3.Metal	6.Other	9.
SF Masonry Trim	**0**	
OPEN-3-CUSTOM	**0**	
OPEN-4-CUSTOM	**0**	
Year Built	**1970**	
Year Remodeled	**0**	
Foundation	**1 Concrete**	
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	**3 Wet Basement**	
1.Dry	4.	7.
2.Damp	5.	8.
3.Wet	6.	9.

SF Bsmt Living	**360**	
Fin Bsmt Grade	**9 100**	
HEARTH	**1**	
Heat Type	**100%**	**1 Hot Water BB**
1.HWBB	5.FWA	9.No Heat
2.HWCI	6.GravWA	10.
3.H Pump	7.Electric	11.
4.Steam	8.Fl/Wall	12.
Cool Type	**0%**	**9 None**
1.Refrig	4.W&C Air	7.
2.Evapor	5.	8.
3.H Pump	6.	9.None
Kitchen Style	**2 TYPICAL**	
1.GOOD	4.Obsolete	7.
2.TYPICAL	5.	8.
3.OLD TYPE	6.	9.None
Bath(s) Style	**2 TYPICAL**	
1.GOOD	4.Obsolete	7.
2.TYPICAL	5.	8.
3.Old Type	6.	9.None
# Rooms	**5**	
# Bedrooms	**3**	
# Full Baths	**1**	
# Half Baths	**1**	
# Addn Fixtures	**2**	
# Fireplaces	**0**	

TRIO Software
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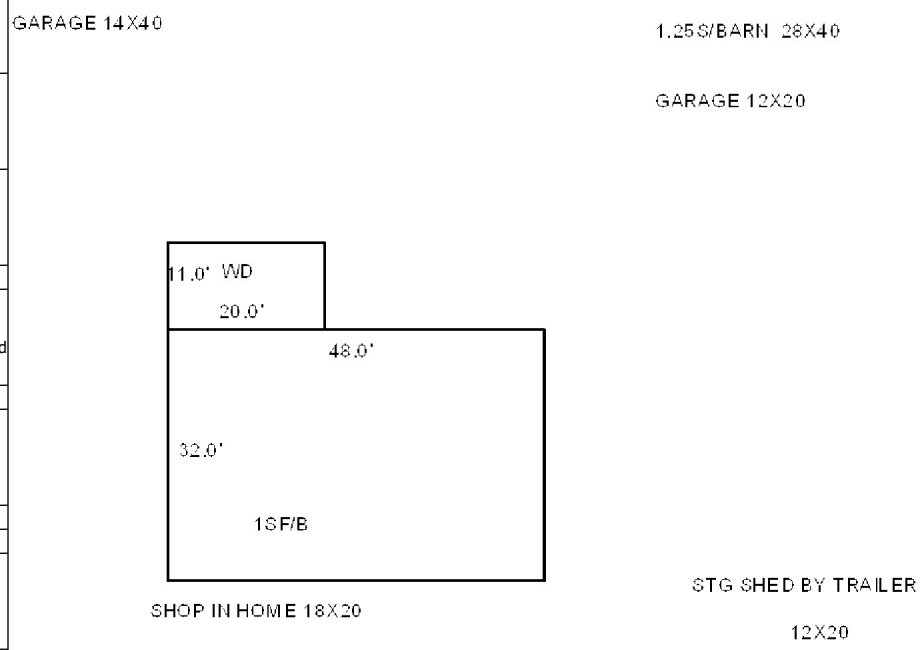
Layout	**1 Typical**	
1.Typical	4.	7.
2.Inadeq	5.	8.
3.	6.	9.
Attic	**9 None**	
1.1/4 Fin	4.Full Fin	7.
2.1/2 Fin	5.Fl/Stair	8.
3.3/4 Fin	6.	9.None
Insulation	**1 Full**	
1.Full	4.Minimal	7.
2.Heavy	5.Unknown	8.
3.Capped	6.	9.None
Unfinished %	**0%**	
Grade & Factor	**3 Average 105%**	
1.E Grade	4.B Grade	7.AA+ Grad
2.D Grade	5.A Grade	8.AA++Grad
3.C Grade	6.AA Grade	9.Same
SQFT (Footprint)	**1536**	
Condition	**4 Average**	
1.Poor	4.Avg	7.V G
2.Fair	5.Avg+	8.Exc
3.Avg-	6.Good	9.Same
Phys. % Good	**0%**	
Funct. % Good	**100%**	
Functional Code	**9 None**	
1.Incomp	4.SMALL	7.LAYOUT
2.O-Built	5.CDU	8.OTHER
3.Defmaint	6.STYLE	9.None
Econ. % Good	**100%**	
Economic Code	**None**	
0.None	3.Services	9.None
1.Location	4.Traffic	8.
2.Encroach	8.Other	9.
Entrance Code	**3 Information Only**	
1.Interior	4.Vacant	7.
2.Refusal	5.Estimate	8.
3.Informed	6.	9.
Information Code	**1 Owner**	
1.Owner	4.Agent	7.
2.Relative	5.Estimate	8.
3.Tenant	6.Other	9.



Date Inspected 1/23/2007

Additions, Outbuildings & Improvements

Type	Year	Units	Grade	Cond	Phys.	Funct.	Sound Value
68 Wood Deck	0	36	2 100	2	0 %	100 %	
68 Wood Deck	0	220	2 100	3	0 %	100 %	
156 1.25 ST	1920	1120	3 100	4	0 %	100 %	
24 Frame Shed	1998	240	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