

WISCASSET

Map Lot R05-091

Account 715

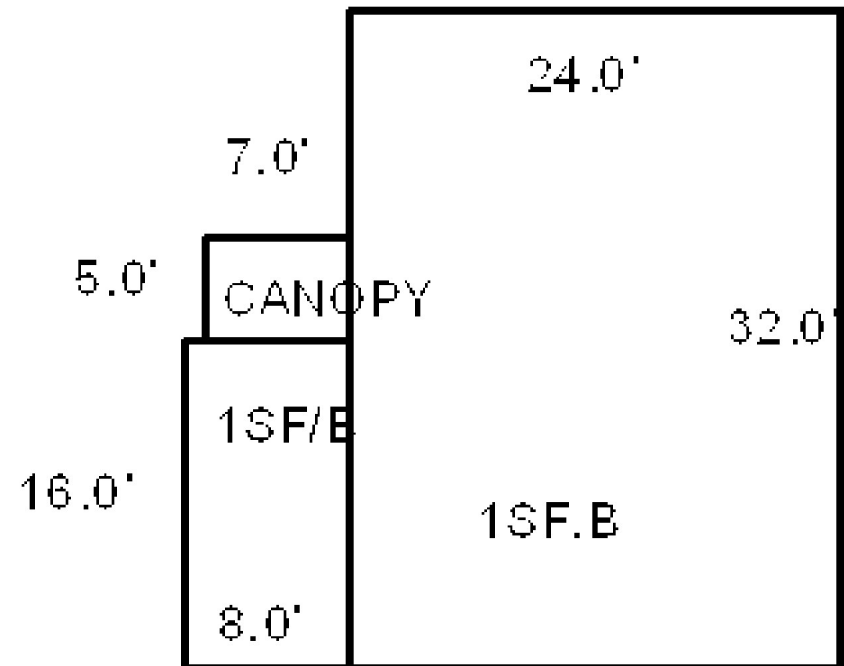
Location 135 ALNA ROAD

Card 1 Of 1 10/11/2023

Building Style	1 Conventional		SF Bsmst Living	0		Layout	1 Typical		
1.Conv.	5.Colonial	9.Other	Fin Bsmst Grade	0 0		1.Typical	4.	7.	
2.Ranch	6.Split	10.Double	HEARTH	0		2.Inadeq	5.	8.	
3.R Ranch	7.Mod/Cont	11.Multi	Heat Type	100%	5 Forced Warm Air	3.	6.	9.	
4.Cape	8.Log	12.Cot.	1.HWBB	5.FWA	9.No Heat	Attic	4 Full Finished		
Dwelling Units	1		2.HWCI	6.GravWA	10.	1.1/4 Fin	4.Full Fin	7.	
Other Units	0		3.H Pump	7.Electric	11.	2.1/2 Fin	5.F/Stair	8.	
Stories	1 One Story		4.Steam	8.F/Wall	12.	3.3/4 Fin	6.	9.None	
1.1	4.1.5	7.	Cool Type	0%	9 None	Insulation	4 Minimal		
2.2	5.1.75	8.	1.Refrig	4.W&C Air	7.	1.Full	4.Minimal	7.	
3.3	6.2.5	9.	2.Evapor	5.	8.	2.Heavy	5.Unknown	8.	
Exterior Walls	2 WOOD SHINGLE		3.H Pump	6.	9.None	3.Capped	6.	9.None	
1.CLAP	5.T-111	9.OTHER	Kitchen Style	2 TYPICAL		Unfinished %	0%		
2.WD SH	6.BR/STONE	10.	1.GOOD	4.Obsolete	7.	Grade & Factor	3 Average 100%		
3.COMP	7.NOV	11.	2.TYPICAL	5.	8.	1.E Grade	4.B Grade	7.AA+ Grad	
4.ASB/ASP	8.AL/VIN	12.	3.OLD TYPE	6.	9.None	2.D Grade	5.A Grade	8.AA++Grad	
Roof Surface	1 Asphalt Shingles		Bath(s) Style	2 TYPICAL		3.C Grade	6.AA Grade	9.Same	
1.Asphalt	4.Composit	7.	1.GOOD	4.Obsolete	7.	SQFT (Footprint)	768		
2.Slate	5.Wood	8.	2.TYPICAL	5.	8.	Condition	3 Below Average		
3.Metal	6.Other	9.	3.Old Type	6.	9.None	1.Poor	4.Avg	7.V G	
SF Masonry Trim	0		# Rooms	4		2.Fair	5.Avg+	8.Exc	
OPEN-3-CUSTOM	0		# Bedrooms	2		3.Avg-	6.Good	9.Same	
OPEN-4-CUSTOM	0		# Full Baths	1		Phys. % Good	0%		
Year Built	1960		# Half Baths	1		Funct. % Good	90%		
Year Remodeled	0		# Addn Fixtures	0		Functional Code	9 None		
Foundation	1 Concrete		# Fireplaces	0		1.Incomp	4.SMALL	7.LAYOUT	
1.Concrete	4.Wood	7.				2.O-Built	5.CDU	8.OTHER	
2.C Block	5.Slab	8.				3.Defmaint	6.STYLE	9.None	
3.Br/Stone	6.Piers	9.				Econ. % Good	100%		
Basement	4 Full Basement					Economic Code	None		
1.1/4 Bmt	4.Full Bmt	7.				0.None	3.Services	9.None	
2.1/2 Bmt	5.None	8.				1.Location	4.Traffic	8.	
3.3/4 Bmt	6.	9.None				2.Encroach	8.Other	9.	
Bsmst Gar # Cars	0					Entrance Code	1 Interior Inspect		
Wet Basement	1 Dry Basement					1.Interior	4.Vacant	7.	
1.Dry	4.	7.				2.Refusal	5.Estimate	8.	
2.Damp	5.	8.				3.Informed	6.	9.	
3.Wet	6.	9.				Information Code	5 Estimate		

Date Inspected 1/23/2007

Additions, Outbuildings & Improvements								1.ONE STORY FRAM
Type	Year	Units	Grade	Cond	Phys.	Funct.	Sound Value	2.TWO STORY FRAM
11 1	1960	128	0 0	0	0 %	0 %		3.THREE STORY FR
61 Canopy	1980	35	1 100	1	0 %	100 %		4.1 & 1/2 STORY
					%	%		5.1 & 3/4 STORY
					%	%		6.2 & 1/2 STORY
					%	%		21.Open Frame Por
					%	%		22.Encl Frame Por
					%	%		23.Frame Garage
					%	%		24.Frame Shed
					%	%		25.Frame Bay Wind
					%	%		26.1SFr Overhang
					%	%		27.Unfin Basement
					%	%		28.Unfinished Att
					%	%		29.Finished Attic



Map Lot R05-091-A

Account 716

Location 145 ALNA ROAD

Card 1 Of 1 10/11/2023

METCALF, JONATHAN R
RAYMOND, DIANNE M
145 ALNA ROAD
WISCASSET ME 04578

B5609P242 B5823P58

Previous Owner
GNESS, JANE E

145 ALNA ROAD
WISCASSET ME 04578
Sale Date: 10/20/2020

Previous Owner
LEAVITT, II, EARL E.
LEAVITT, SHEILA R.

MADISON SD 57042
Sale Date: 7/15/2011

Inspection Witnessed By:

X

Date

No./Date	Description	Date Insp.

Notes:

2009-ADDRESS FOR MAILING SERVICE ADDED.
2012-Previous owner: Earl E. Leavitt, II & Sheila R. Leavitt
BK817 PG12 8/13/74 and BK1213 PG271 10/16/1984.
2013-Corrected record to reflect that previous owners retained
1.43 +/- acres. This lot is 1.57 acres with 345' frontage.
2014-Bought remaining land retained from abuttor and
combined two lots into one, this lot is now 3.30 acres.

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 10/20/2020		
Price 140,000		
Sale Type 2 Land & Buildings		
1.Land	4.Mobile	7.
2.L & B	5.Other	8.
3.Building	6.	9.
Financing 9 Unknown		
1.Convent	4.Seller	7.
2.FHA/VA	5.Private	8.
3.Assumed	6.Cash	9.Unknown
Validity 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	42,500	174,100	10,000	206,600
2011	42,500	174,100	10,000	206,600
2012	42,500	174,100	0	216,600
2013	39,600	174,100	0	213,700
2014	43,100	174,100	0	217,200
2015	43,100	174,100	0	217,200
2016	43,100	174,100	0	217,200
2017	43,100	174,100	0	217,200
2018	43,100	174,100	0	217,200
2019	43,100	174,100	0	217,200
2020	43,100	174,100	0	217,200
2021	43,100	174,100	0	217,200
2022	43,100	174,100	24,000	193,200
2023	53,900	217,600	25,000	246,500

Land Data

Front Foot	Type	Effective		Influence		Influence Codes
		Frontage	Depth	Factor	Code	
11.Regular Lot				%		1.Open Space
12.Delta Triangle				%		2.Neighborhood A
13.Nabla Triangle				%		3.Topography
14.Rear Land				%		4.Size/Shape
15.Front Foot				%		5.Access
				%		6.Restriction
				%		7.Corner/Locatio
				%		8.View/Environ
				%		9.Fract Share
				%		Acres
				%		30.Rear 20+
				%		31.Waterfront Rea
				%		32.Open Space
				%		33.RestrictEsm
				%		34.PASTURE 1
				%		35.HORTICULTURAL-
				%		36.Pasture 3
				%		37.Softwood
				%		38.Mixed Wood
				%		39.Hardwood
				%		40.Wasteland
				%		41.CAMP SITE
				%		42.Mobile Home Si
				%		43.Condo Site
				%		44.Site Improve
				%		45.CAMP SITE
				%		46.PAVING/00
Total Acreage		3.30				

Front Foot

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

Square Foot

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

Fract. Acre

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

Acres

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

Type

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

Square Feet

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

Fract. Acre

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

Acres

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

Effective

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

Square Feet

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

Fract. Acre

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

Acres

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

Influence

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

Square Feet

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

Fract. Acre

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

Acres

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

Influence Codes

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

Square Feet

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

Fract. Acre

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

Acres

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


WISCASSET

Map Lot R05-091-A

Account 716

Location 145 ALNA ROAD

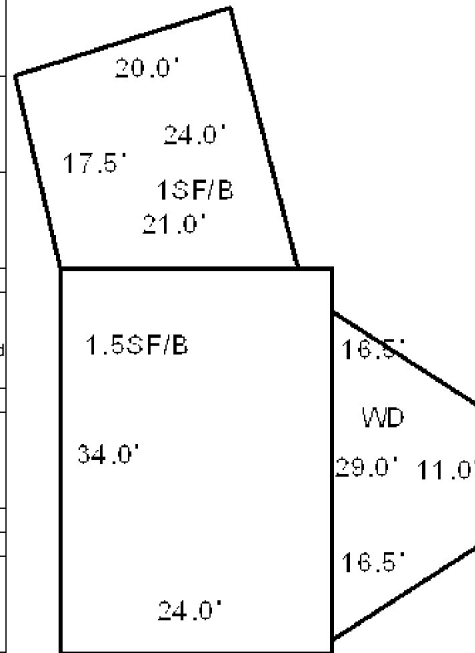
Card 1 Of 1 10/11/2023

Building Style 4 Cape Cod	SF Bsmt Living 288	Layout 2 Inadequate
1.Conv. 5.Colonial 9.Other	Fin Bsmt Grade 0 0	1.Typical 4. 7.
2.Ranch 6.Split 10.Double	HEARTH 0	2.Inadeq 5. 8.
3.R Ranch 7.Mod/Cont 11.Multi	Heat Type 100% 1 Hot Water BB	3. 6. 9.
4.Cape 8.Log 12.Cot.	1.HWBB 5.FWA 9.No Heat	Attic 9 None
Dwelling Units 1	2.HWCI 6.GravWA 10.	1.1/4 Fin 4.Full Fin 7.
Other Units 0	3.H Pump 7.Electric 11.	2.1/2 Fin 5.F/Stair 8.
Stories 4 One & 1/2 Story	4.Steam 8.F/Wall 12.	3.3/4 Fin 6. 9.None
1.1 4.1.5 7.	Cool Type 0% 9 None	Insulation 1 Full
2.2 5.1.75 8.	1.Refrig 4.W&C Air 7.	1.Full 4.Minimal 7.
3.3 6.2.5 9.	2.Evapor 5. 8.	2.Heavy 5.Unknown 8.
Exterior Walls 2 WOOD SHINGLE	3.H Pump 6. 9.None	3.Capped 6. 9.None
1.CLAP 5.T-111 9.OTHER	Kitchen Style 2 TYPICAL	Unfinished % 0%
2.WD SH 6.BR/STONE 10.	1.GOOD 4.Obsolete 7.	Grade & Factor 4 Good 95%
3.COMP 7.NOV 11.	2.TYPICAL 5. 8.	1.E Grade 4.B Grade 7.AA+ Grad
4.ASB/ASP 8.AL/VIN 12.	3.OLD TYPE 6. 9.None	2.D Grade 5.A Grade 8.AA++Grad
Roof Surface 1 Asphalt Shingles	Bath(s) Style 2 TYPICAL	3.C Grade 6.AA Grade 9.Same
1.Asphalt 4.Composit 7.	1.GOOD 4.Obsolete 7.	SQFT (Footprint) 816
2.Slate 5.Wood 8.	2.TYPICAL 5. 8.	Condition 5 Above Average
3.Metal 6.Other 9.	3.Old Type 6. 9.None	1.Poor 4.Avg 7.V G
SF Masonry Trim 0	# Rooms 6	2.Fair 5.Avg+ 8.Exc
OPEN-3-CUSTOM 0	# Bedrooms 3	3.Avg- 6.Good 9.Same
OPEN-4-CUSTOM 0	# Full Baths 1	Phys. % Good 0%
Year Built 1974	# Half Baths 1	Funct. % Good 100%
Year Remodeled 0	# Addn Fixtures 0	Functional Code 9 None
Foundation 1 Concrete	# Fireplaces 0	1.Incomp 4.SMALL 7.LAYOUT
1.Concrete 4.Wood 7.		2.O-Built 5.CDU 8.OTHER
2.C Block 5.Slab 8.		3.Defmaint 6.STYLE 9.None
3.Br/Stone 6.Piers 9.		Econ. % Good 100%
Basement 4 Full Basement		Economic Code None
1.1/4 Bmt 4.Full Bmt 7.		0.None 3.Services 9.None
2.1/2 Bmt 5.None 8.		1.Location 4.Traffic 8.
3.3/4 Bmt 6. 9.None		2.Encroach 8.Other 9.
Bsmt Gar # Cars 0		Entrance Code 1 Interior Inspect
Wet Basement 1 Dry Basement		1.Interior 4.Vacant 7.
1.Dry 4. 7.		2.Refusal 5.Estimate 8.
2.Damp 5. 8.		3.Informed 6. 9.
3.Wet 6. 9.		Information Code 1 Owner
		1.Owner 4.Agent 7.
		2.Relative 5.Estimate 8.
		3.Tenant 6.Other 9.

Date Inspected 3/28/2007

Additions, Outbuildings & Improvements

Type	Year	Units	Grade	Cond	Phys.	Funct.	Sound Value	
11 1	1974	415	0 110	0	0 %	100 %		1.ONE STORY FRAM
68 Wood Deck	1974	280	0 110	0	0 %	100 %		2.TWO STORY FRAM
63 Swimming Pool	0	1	3 100	4	99 %	100 %		3.THREE STORY FR
78 1.75 ST	1974	768	3 100	4	0 %	100 %		4.1 & 1/2 STORY
24 Frame Shed	1974	96	3 100	4	0 %	100 %		5.1 & 3/4 STORY
					%	%		6.2 & 1/2 STORY
					%	%		21.Open Frame Por
					%	%		22.Encl Frame Por
					%	%		23.Frame Garage
					%	%		24.Frame Shed
					%	%		25.Frame Bay Wind
					%	%		26.1SFr Overhang
					%	%		27.Unfin Basement
					%	%		28.Unfinished Att
					%	%		29.Finished Attic



POOL 18X36

SHED 8X12



Map Lot R05-091-B

Account 9

Location ALNA ROAD

Card 1 Of 1 10/11/2023

LEAVITT, EARL E II
LEAVITT, SHEILA R
MADISON SD 57042

B817P12 B1213P271

Inspection Witnessed By:

X

Date

No./Date	Description	Date Insp.

Notes:

2013-This is a new account for the land reserved after sale.
2014-This lot sold to abuttor and combined with that lot as total acreage of 3.30 acres, and then this account was deleted.

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	9	
1.Level	4.Below St	7.Steep	
2.Rolling	5.Low	8.Rough	
3.Above St	6.Swampy	9.	
Utilities	9 NoWater/NoSewer	9	NoWater/NoSewer
1.Public	4.Dr Well	7.Cesspool	
2.Water	5.DUG/LAKE	8.	
3.Sewer	6.Septic	9.None	
Street	9 No 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
2013	39,400	0	0	39,400
2016	0	0	0	0
2017	0	0	0	0
2018	0	0	0	0
2019	0	0	0	0
2020	0	0	0	0
2021	0	0	0	0
2022	0	0	0	0
2023	0	0	0	0

Land Data

Front Foot	Type	Effective		Influence		Influence Codes
		Frontage	Depth	Factor	Code	
11.Regular Lot				%		1.Open Space
12.Delta Triangle				%		2.Neighborhood A
13.Nabla Triangle				%		3.Topography
14.Rear Land				%		4.Size/Shape
15.Front Foot				%		5.Access
				%		6.Restriction
				%		7.Corner/Locatio
				%		8.View/Environ
				%		9.Fract Share
				%		Acres
				%		30.Rear 20+
				%		31.Waterfront Rea
				%		32.Open Space
				%		33.RestrictEsm
				%		34.PASTURE 1
				%		35.HORTICULTURAL-
				%		36.Pasture 3
				%		37.Softwood
				%		38.Mixed Wood
				%		39.Hardwood
				%		40.Wasteland
				%		41.CAMP SITE
				%		42.Mobile Home Si
				%		43.Condo Site
				%		44.Site Improve
				%		45.CAMP SITE
				%		46.PAVING/00
Total Acreage		0.00				

Front Foot

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

Square Foot

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

Fract. Acre

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

Acres

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

Type

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

Square Feet

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

Fract. Acre

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

Acres

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

Effective

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

Square Feet

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

Fract. Acre

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

Acres

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

Influence

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

Square Feet

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

Fract. Acre

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

Acres

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

Influence Codes

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

WISCASSET

Map Lot R05-091-B

Account 9

Location ALNA ROAD

Card 1 Of 1 10/11/2023

Building Style			SF Bsmt Living			Layout		
1.Conv.	5.Colonial	9.Other	Fin Bsmt Grade			1.Typical 4. 7.		
2.Ranch	6.Split	10.Double	HEARTH			2.Inadeq 5. 8.		
3.R Ranch	7.Mod/Cont	11.Multi	Heat Type 100%			3. 6. 9.		
4.Cape	8.Log	12.Cot.	1.HWBB 5.FWA 9.No Heat			Attic		
Dwelling Units			2.HWCI 6.GravWA 10.			1.1/4 Fin 4.Full Fin 7.		
Other Units			3.H Pump 7.Electric 11.			2.1/2 Fin 5.F/Stair 8.		
Stories			4.Steam 8.F/Wall 12.			3.3/4 Fin 6. 9.None		
1.1	4.1.5	7.	Cool Type 0%			Insulation		
2.2	5.1.75	8.	1.Refrig 4.W&C Air 7.			1.Full 4.Minimal 7.		
3.3	6.2.5	9.	2.Evapor 5. 8.			2.Heavy 5.Unknown 8.		
Exterior Walls			3.H Pump 6. 9.None			3.Capped 6. 9.None		
1.CLAP	5.T-111	9.OTHER	Kitchen Style			Unfinished %		
2.WD SH	6.BR/STONE	10.	1.GOOD 4.Obsolete 7.			Grade & Factor		
3.COMP	7.NOV	11.	2.TYPICAL 5. 8.			1.E Grade 4.B Grade 7.AA+ Grad		
4.ASB/ASP	8.AL/VIN	12.	3.OLD TYPE 6. 9.None			2.D Grade 5.A Grade 8.AA++Grad		
Roof Surface			Bath(s) Style			3.C Grade 6.AA Grade 9.Same		
1.Asphalt	4.Composit	7.	1.GOOD 4.Obsolete 7.			SQFT (Footprint)		
2.Slate	5.Wood	8.	2.TYPICAL 5. 8.			Condition		
3.Metal	6.Other	9.	3.Old Type 6. 9.None			1.Poor 4.Avg 7.V G		
SF Masonry Trim			# Rooms			2.Fair 5.Avg+ 8.Exc		
OPEN-3-CUSTOM			# Bedrooms			3.Avg- 6.Good 9.Same		
OPEN-4-CUSTOM			# Full Baths			Phys. % Good		
Year Built			# Half Baths			Funct. % Good		
Year Remodeled			# Addn Fixtures			Functional Code		
Foundation			# Fireplaces			1.Incomp 4.SMALL 7.LAYOUT		
1.Concrete	4.Wood	7.				2.O-Built 5.CDU 8.OTHER		
2.C Block	5.Slab	8.				3.Defmaint 6.STYLE 9.None		
3.Br/Stone	6.Piers	9.				Econ. % Good		
Basement						Economic Code		
1.1/4 Bmt	4.Full Bmt	7.				0.None 3.Services 9.None		
2.1/2 Bmt	5.None	8.				1.Location 4.Traffic 8.		
3.3/4 Bmt	6.	9.None				2.Encroach 8.Other 9.		
Bsmt Gar # Cars						Entrance Code 0		
Wet Basement						1.Interior 4.Vacant 7.		
1.Dry	4.	7.				2.Refusal 5.Estimate 8.		
2.Damp	5.	8.	3.Informed 6. 9.					
3.Wet	6.	9.	Information Code 0					
Date Inspected			1.Owner 4.Agent 7.			2.Relative 5.Estimate 8.		
			2.Relative 5.Estimate 8.			3.Tenant 6.Other 9.		
Additions, Outbuildings & Improvements								1.ONE STORY FRAM
Type	Year	Units	Grade	Cond	Phys.	Funct.	Sound Value	2.TWO STORY FRAM
					%	%		3.THREE STORY FR
					%	%		4.1 & 1/2 STORY
					%	%		5.1 & 3/4 STORY
					%	%		6.2 & 1/2 STORY
					%	%		21.Open Frame Por
					%	%		22.Encl Frame Por
					%	%		23.Frame Garage
					%	%		24.Frame Shed
					%	%		25.Frame Bay Wind
					%	%		26.1SFr Overhang
					%	%		27.Unfin Basement
					%	%		28.Unfinished Att
					%	%		29.Finished Attic

Map Lot R05-093

Account 717

Location ALNA ROAD

Card 1 Of 1 10/11/2023

SHELDON, FRANK W
5 DENNISON AVE
FREEPORT ME 04032

B1066P253

Inspection Witnessed By:

X

Date

No./Date	Description	Date Insp.

Notes:

WISCASSET

Property Data			Assessment Record							
Neighborhood 105 RURAL NORTH			Year	Land		Buildings		Exempt	Total	
			2010	40,500		0		0	40,500	
Tree Growth Year 0			2011	40,500		0		0	40,500	
FARM LAND YEAR 0			2012	40,500		0		0	40,500	
OPEN SPACE YEAR 0			2013	40,500		0		0	40,500	
Zone/Land Use 12 SHORE STREAM PRO			2014	40,500		0		0	40,500	
			2015	40,500		0		0	40,500	
Secondary Zone			2016	40,500		0		0	40,500	
Topography 7 Steep			2017	40,500		0		0	40,500	
			2018	40,500		0		0	40,500	
1.Level	4.Below St	7.Steep	2019	40,500		0		0	40,500	
2.Rolling	5.Low	8.Rough	2020	40,500		0		0	40,500	
3.Above St	6.Swampy	9.	2021	40,500		0		0	40,500	
Utilities 9 NoWater/NoSewer			2022	40,500		0		0	40,500	
			2023	50,600		0		0	50,600	
1.Public	4.Dr Well	7.Cesspool	Land Data							
2.Water	5.DUG/LAKE	8.								
3.Sewer	6.Septic	9.None	Front Foot		Type	Effective		Influence		Influence Codes
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.			11.Regular Lot		Frontage		Depth	Factor	Code	
			12.Delta Triangle					%		
			13.Nabla Triangle					%		
			14.Rear Land					%		
			15.Front Foot					%		
			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	1.00		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										

WISCASSET

Map Lot R05-093

Account 717

Location ALNA ROAD

Card 1 Of 1 10/11/2023

Building Style			SF Bsmt Living			Layout		
1.Conv.	5.Colonial	9.Other	Fin Bsmt Grade			1.Typical 4. 7.		
2.Ranch	6.Split	10.Double	HEARTH			2.Inadeq 5. 8.		
3.R Ranch	7.Mod/Cont	11.Multi	Heat Type 100%			3. 6. 9.		
4.Cape	8.Log	12.Cot.	1.HWBB 5.FWA 9.No Heat			Attic		
Dwelling Units			2.HWCI 6.GravWA 10.			1.1/4 Fin 4.Full Fin 7.		
Other Units			3.H Pump 7.Electric 11.			2.1/2 Fin 5.F/Stair 8.		
Stories			4.Steam 8.F/Wall 12.			3.3/4 Fin 6. 9.None		
1.1	4.1.5	7.	Cool Type 0%			Insulation		
2.2	5.1.75	8.	1.Refrig 4.W&C Air 7.			1.Full 4.Minimal 7.		
3.3	6.2.5	9.	2.Evapor 5. 8.			2.Heavy 5.Unknown 8.		
Exterior Walls			3.H Pump 6. 9.None			3.Capped 6. 9.None		
1.CLAP	5.T-111	9.OTHER	Kitchen Style			Unfinished %		
2.WD SH	6.BR/STONE	10.	1.GOOD 4.Obsolete 7.			Grade & Factor		
3.COMP	7.NOV	11.	2.TYPICAL 5. 8.			1.E Grade 4.B Grade 7.AA+ Grad		
4.ASB/ASP	8.AL/VIN	12.	3.OLD TYPE 6. 9.None			2.D Grade 5.A Grade 8.AA++Grad		
Roof Surface			Bath(s) Style			3.C Grade 6.AA Grade 9.Same		
1.Asphalt	4.Composit	7.	1.GOOD 4.Obsolete 7.			SQFT (Footprint)		
2.Slate	5.Wood	8.	2.TYPICAL 5. 8.			Condition		
3.Metal	6.Other	9.	3.Old Type 6. 9.None			1.Poor 4.Avg 7.V G		
SF Masonry Trim			# Rooms			2.Fair 5.Avg+ 8.Exc		
OPEN-3-CUSTOM			# Bedrooms			3.Avg- 6.Good 9.Same		
OPEN-4-CUSTOM			# Full Baths			Phys. % Good		
Year Built			# Half Baths			Funct. % Good		
Year Remodeled			# Addn Fixtures			Functional Code		
Foundation			# Fireplaces			1.Incomp 4.SMALL 7.LAYOUT		
1.Concrete	4.Wood	7.				2.O-Built 5.CDU 8.OTHER		
2.C Block	5.Slab	8.				3.Defmaint 6.STYLE 9.None		
3.Br/Stone	6.Piers	9.				Econ. % Good		
Basement						Economic Code		
1.1/4 Bmt	4.Full Bmt	7.				0.None 3.Services 9.None		
2.1/2 Bmt	5.None	8.				1.Location 4.Traffic 8.		
3.3/4 Bmt	6.	9.None				2.Encroach 8.Other 9.		
Bsmt Gar # Cars						Entrance Code 4 Unoccupied		
Wet Basement						1.Interior 4.Vacant 7.		
1.Dry	4.	7.				2.Refusal 5.Estimate 8.		
2.Damp	5.	8.				3.Informed 6. 9.		
3.Wet	6.	9.				Information Code 5 Estimate		
						1.Owner 4.Agent 7.		
						2.Relative 5.Estimate 8.		
						3.Tenant 6.Other 9.		
Date Inspected 1/17/2007								
Additions, Outbuildings & Improvements								1.ONE STORY FRAM
Type	Year	Units	Grade	Cond	Phys.	Funct.	Sound Value	2.TWO STORY FRAM
					%	%		3.THREE STORY FR
					%	%		4.1 & 1/2 STORY
					%	%		5.1 & 3/4 STORY
					%	%		6.2 & 1/2 STORY
					%	%		21.Open Frame Por
					%	%		22.Encl Frame Por
					%	%		23.Frame Garage
					%	%		24.Frame Shed
					%	%		25.Frame Bay Wind
					%	%		26.1SFr Overhang
					%	%		27.Unfin Basement
					%	%		28.Unfinished Att
					%	%		29.Finished Attic

Map Lot R05-094

Account 718

Location 24 OLD SHEEPSCOT ROAD

Card 1 Of 1 10/11/2023

GUSTAFSON, GREGORY
GUSTAFSON, HEATHER
24 OLD SHEEPSCOT RD
WISCASSET ME 04578

B5674P62

Previous Owner
SAVAGE, CHRISTOPHER A
SAVAGE, NICOLE M
24 OLD SHEEPSCOT ROAD
WISCASSET ME 04578
Sale Date: 3/06/2020

Previous Owner
MORRELL, PRIOR S.
MORRELL, CLAIRE F.

BRUNSWICK ME 04011
Sale Date: 6/26/2015

Inspection Witnessed By:

X

Date

No./Date	Description	Date Insp.

Notes:

WISCASSET

Property Data

Neighborhood		106 RURAL NORTHEAST	
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		3/06/2020	
Price		225,000	
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	149,700	16,000	173,200
2011	39,500	149,700	16,000	173,200
2012	39,500	149,700	16,000	173,200
2013	39,500	149,700	16,000	173,200
2014	39,500	149,700	16,000	173,200
2015	39,500	149,700	16,000	173,200
2016	39,500	149,700	0	189,200
2017	39,500	149,700	20,000	169,200
2018	39,500	149,700	20,000	169,200
2019	39,500	149,700	20,000	169,200
2020	39,500	149,700	0	189,200
2021	39,500	149,700	0	189,200
2022	39,500	149,700	0	189,200
2023	49,400	187,100	25,000	211,500

Land Data

Front Foot	Type	Effective		Influence		Influence Codes
		Frontage	Depth	Factor	Code	
11.Regular Lot				%		1.Open Space
12.Delta Triangle				%		2.Neighborhood A
13.Nabla Triangle				%		3.Topography
14.Rear Land				%		4.Size/Shape
15.Front Foot				%		5.Access
				%		6.Restriction
				%		7.Corner/Locatio
				%		8.View/Environ
				%		9.Fract Share
				%		Acres
				%		30.Rear 20+
				%		31.Waterfront Rea
				%		32.Open Space
				%		33.RestrictEsm
				%		34.PASTURE 1
				%		35.HORTICULTURAL-
				%		36.Pasture 3
				%		37.Softwood
				%		38.Mixed Wood
				%		39.Hardwood
				%		40.Wasteland
				%		41.CAMP SITE
				%		42.Mobile Home Si
				%		43.Condo Site
				%		44.Site Improve
				%		45.CAMP SITE
				%		46.PAVING/00
Total Acreage		2.87				

Front Foot

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

Square Foot

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

Fract. Acre

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

Acres

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

Type

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

Square Feet

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

Fract. Acre

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

Acres

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

Effective

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

Square Feet

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

Fract. Acre

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

Acres

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

Influence

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

Square Feet

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

Fract. Acre

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

Acres

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

Influence Codes

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


WISCASSET

Map Lot R05-094

Account 718

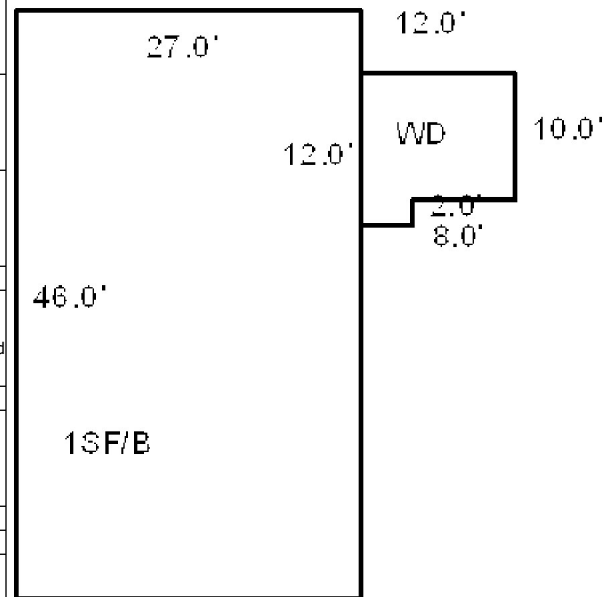
Location 24 OLD SHEEPSCOT ROAD

Card 1 Of 1 10/11/2023

Building Style			3 Raised Ranch			SF Bsmt Living			993			Layout			1 Typical											
1.Conv.			5.Colonial			9.Other			Fin Bsmt Grade			9 100			1.Typical			4.			7.					
2.Ranch			6.Split			10.Double			HEARTH			0			2.Inadeq			5.			8.					
3.R Ranch			7.Mod/Cont			11.Multi			Heat Type			100% 1 Hot Water BB			3.			6.			9.					
4.Cape			8.Log			12.Cot.			1.HWBB			5.FWA			9.No Heat			Attic						9 None		
Dwelling Units			1						2.HWCI			6.GravWA			10.			1.1/4 Fin			4.Full Fin			7.		
Other Units			0						3.H Pump			7.Electric			11.			2.1/2 Fin			5.F/Stair			8.		
Stories			1 One Story						4.Steam			8.F/Wall			12.			3.3/4 Fin			6.			9.None		
1.1			4.1.5			7.			Cool Type			0% 9 None						Insulation			1 Full					
2.2			5.1.75			8.			1.Refrig			4.W&C Air			7.			1.Full			4.Minimal			7.		
3.3			6.2.5			9.			2.Evapor			5.			8.			2.Heavy			5.Unknown			8.		
Exterior Walls			2 WOOD SHINGLE						3.H Pump			6.			9.None			3.Capped			6.			9.None		
1.CLAP			5.T-111			9.OTHER			Kitchen Style			2 TYPICAL						Unfinished %			0%					
2.WD SH			6.BR/STONE			10.			1.GOOD			4.Obsolete			7.			Grade & Factor			3 Average 105%					
3.COMP			7.NOV			11.			2.TYPICAL			5.			8.			1.E Grade			4.B Grade			7.AA+ Grad		
4.ASB/ASP			8.AL/VIN			12.			3.OLD TYPE			6.			9.None			2.D Grade			5.A Grade			8.AA++Grad		
Roof Surface			1 Asphalt Shingles						Bath(s) Style			2 TYPICAL						3.C Grade			6.AA Grade			9.Same		
1.Asphalt			4.Composit			7.			1.GOOD			4.Obsolete			7.			SQFT (Footprint)			1242					
2.Slate			5.Wood			8.			2.TYPICAL			5.			8.			Condition			4 Average					
3.Metal			6.Other			9.			3.Old Type			6.			9.None			1.Poor			4.Avg			7.V G		
SF Masonry Trim			0						# Rooms			5						2.Fair			5.Avg+			8.Exc		
OPEN-3-CUSTOM			0						# Bedrooms			3						3.Avg-			6.Good			9.Same		
OPEN-4-CUSTOM			0						# Full Baths			2						Phys. % Good			0%					
Year Built			1969						# Half Baths			0						Funct. % Good			100%					
Year Remodeled			0						# Addn Fixtures			0						Functional Code			9 None					
Foundation			1 Concrete						# Fireplaces			2						1.Incomp			4.SMALL			7.LAYOUT		
1.Concrete			4.Wood			7.			<div><p>TRIO Software <i>A Division of Harris Computer Systems</i></p></div>						2.O-Built			5.CDU			8.OTHER					
2.C Block			5.Slab			8.									3.Defaint			6.STYLE			9.None					
3.Br/Stone			6.Piers			9.									Econ. % Good			100%								
Basement			4 Full Basement												Economic Code			None								
1.1/4 Bmt			4.Full Bmt			7.									0.None			3.Services			9.None					
2.1/2 Bmt			5.None			8.									1.Location			4.Traffic			8.					
3.3/4 Bmt			6.			9.None									2.Encroach			8.Other			9.					
Bsmt Gar # Cars			0												Entrance Code			1 Interior Inspect								
Wet Basement			1 Dry Basement												1.Interior			4.Vacant			7.					
1.Dry			4.			7.									2.Refusal			5.Estimate			8.					
2.Damp			5.			8.			3.Informed			6.			9.											
3.Wet			6.			9.			Information Code			1 Owner														

Date Inspected 3/09/2007

Additions, Outbuildings & Improvements								1.ONE STORY FRAM
Type	Year	Units	Grade	Cond	Phys.	Funct.	Sound Value	2.TWO STORY FRAM
26 1SFr Overhang	1969	15	0 0	0	0 %	0 %		3.THREE STORY FR
23 Frame Garage	1969	888	3 100	2	0 %	100 %		4.1 & 1/2 STORY
24 Frame Shed	1969	96	3 100	3	0 %	100 %		5.1 & 3/4 STORY
68 Wood Deck	2002	176	3 100	4	0 %	100 %		6.2 & 1/2 STORY
26 1SFr Overhang	0	24	0 0	0	0 %	0 %		21.Open Frame Por
						%	%	22.Encl Frame Por
						%	%	23.Frame Garage
						%	%	24.Frame Shed
						%	%	25.Frame Bay Wind
						%	%	26.1SFr Overhang
						%	%	27.Unfin Basement
						%	%	28.Unfinished Att
						%	%	29.Finished Attic



SHED 8X12

GARAGE 24X32



Map Lot R05-095

Account 719

Location 54 OLD SHEEPSCOT ROAD

Card 1 Of 1 10/11/2023

KIELY, TIMOTHY
54 OLD SHEEPSCOT ROAD
WISCASSET ME 04578

B5327P107

Previous Owner
INGRAHAM, RICK
INGRAHAM, SALLY

NEWCASTLE ME 04553
Sale Date: 11/15/2018

Previous Owner
OWEN, CORA M. J/T
PINKHAM, GORDON C., MARIE E., & GARY H.
C/O INGRAHAM, SALLY
NORTHFIELD VT 05663
Sale Date: 8/14/2015

Previous Owner
OWEN, CORA M.
54 OLD SHEEPSCOT ROAD

WISCASSET ME 04578

Inspection Witnessed By:

X

Date

No./Date	Description	Date Insp.

Notes:

7/19/22 ADD SHED.

2003-SOLD 2.8AC TO SON & ADDED ALL NAMES TO THIS
DEED THEN DEEDED 2.8 AC BACK TO THIS PROPERTY SO
ESSENTIALLY NOTHING HAPPENED ON THIS PROPERTY
OTHER THAN NAMES

2014-Changed mailing address c/o Gary Pinkham per his
request.

WISCASSET**Property Data**

Neighborhood		106 RURAL NORTHEAST	
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		11/15/2018	
Price		116,000	
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	47,800	62,500	10,000	100,300
2011	47,800	62,500	10,000	100,300
2012	47,800	62,500	10,000	100,300
2013	47,800	62,500	10,000	100,300
2014	47,800	62,500	10,000	100,300
2015	47,800	62,500	10,000	100,300
2016	47,800	62,500	0	110,300
2017	47,800	62,500	0	110,300
2018	47,800	62,500	0	110,300
2019	42,800	62,500	0	105,300
2020	42,800	62,500	25,000	80,300
2021	42,800	62,500	25,000	80,300
2022	42,800	62,800	24,000	81,600
2023	53,400	78,500	25,000	106,900

Land Data

Front Foot	Type	Effective		Influence		Influence Codes
		Frontage	Depth	Factor	Code	
11.Regular Lot				%		1.Open Space
12.Delta Triangle				%		2.Neighborhood A
13.Nabla Triangle				%		3.Topography
14.Rear Land				%		4.Size/Shape
15.Front Foot				%		5.Access
				%		6.Restriction
				%		7.Corner/Locatio
				%		8.View/Environ
				%		9.Fract Share
				%		Acres
				%		30.Rear 20+
				%		31.Waterfront Rea
				%		32.Open Space
				%		33.RestrictEsm
				%		34.PASTURE 1
				%		35.HORTICULTURAL-
				%		36.Pasture 3
				%		37.Softwood
				%		38.Mixed Wood
				%		39.Hardwood
				%		40.Wasteland
				%		41.CAMP SITE
				%		42.Mobile Home Si
				%		43.Condo Site
				%		44.Site Improve
				%		45.CAMP SITE
				%		46.PAVING/00
Total Acreage		4.50				

Front Foot

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

Square Foot

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

Fract. Acre

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

Acres

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

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

Land Data

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

Total Acreage 4.50


WISCASSET

Map Lot R05-095

Account 719

Location 54 OLD SHEEPSCOT ROAD

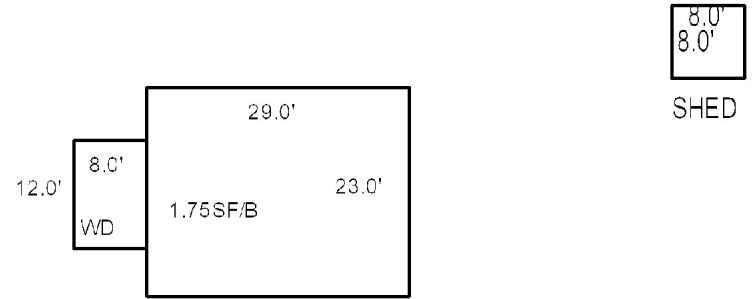
Card 1 Of 1 10/11/2023

Building Style 4 Cape Cod	SF Bsmt Living 0	Layout 1 Typical
1.Conv. 5.Colonial 9.Other	Fin Bsmt Grade 0 0	1.Typical 4. 7.
2.Ranch 6.Split 10.Double	HEARTH 0	2.Inadeq 5. 8.
3.R Ranch 7.Mod/Cont 11.Multi	Heat Type 100% 4 Steam	3. 6. 9.
4.Cape 8.Log 12.Cot.	1.HWBB 5.FWA 9.No Heat	Attic 9 None
Dwelling Units 1	2.HWCI 6.GravWA 10.	1.1/4 Fin 4.Full Fin 7.
Other Units 0	3.H Pump 7.Electric 11.	2.1/2 Fin 5.F/Stair 8.
Stories 5 One & 3/4 Story	4.Steam 8.F/Wall 12.	3.3/4 Fin 6. 9.None
1.1 4.1.5 7.	Cool Type 0% 9 None	Insulation 1 Full
2.2 5.1.75 8.	1.Refrig 4.W&C Air 7.	1.Full 4.Minimal 7.
3.3 6.2.5 9.	2.Evapor 5. 8.	2.Heavy 5.Unknown 8.
Exterior Walls 8 ALUM/VINYL	3.H Pump 6. 9.None	3.Capped 6. 9.None
1.CLAP 5.T-111 9.OTHER	Kitchen Style 2 TYPICAL	Unfinished % 0%
2.WD SH 6.BR/STONE 10.	1.GOOD 4.Obsolete 7.	Grade & Factor 4 Good 95%
3.COMP 7.NOV 11.	2.TYPICAL 5. 8.	1.E Grade 4.B Grade 7.AA+ Grad
4.ASB/ASP 8.AL/VIN 12.	3.OLD TYPE 6. 9.None	2.D Grade 5.A Grade 8.AA++Grad
Roof Surface 1 Asphalt Shingles	Bath(s) Style 2 TYPICAL	3.C Grade 6.AA Grade 9.Same
1.Asphalt 4.Composit 7.	1.GOOD 4.Obsolete 7.	SQFT (Footprint) 667
2.Slate 5.Wood 8.	2.TYPICAL 5. 8.	Condition 4 Average
3.Metal 6.Other 9.	3.Old Type 6. 9.None	1.Poor 4.Avg 7.V G
SF Masonry Trim 0	# Rooms 6	2.Fair 5.Avg+ 8.Exc
OPEN-3-CUSTOM 0	# Bedrooms 3	3.Avg- 6.Good 9.Same
OPEN-4-CUSTOM 0	# Full Baths 1	Phys. % Good 0%
Year Built 1850	# Half Baths 0	Funct. % Good 100%
Year Remodeled 0	# Addn Fixtures 0	Functional Code 9 None
Foundation 1 Concrete	# Fireplaces 0	1.Incomp 4.SMALL 7.LAYOUT
1.Concrete 4.Wood 7.		2.O-Built 5.CDU 8.OTHER
2.C Block 5.Slab 8.		3.Defmaint 6.STYLE 9.None
3.Br/Stone 6.Piers 9.		Econ. % Good 100%
Basement 4 Full Basement		Economic Code None
1.1/4 Bmt 4.Full Bmt 7.		0.None 3.Services 9.None
2.1/2 Bmt 5.None 8.		1.Location 4.Traffic 8.
3.3/4 Bmt 6. 9.None		2.Encroach 8.Other 9.
Bsmt Gar # Cars 0		Entrance Code 1 Interior Inspect
Wet Basement 1 Dry Basement		1.Interior 4.Vacant 7.
1.Dry 4. 7.		2.Refusal 5.Estimate 8.
2.Damp 5. 8.		3.Informed 6. 9.
3.Wet 6. 9.		Information Code 1 Owner
		1.Owner 4.Agent 7.
		2.Relative 5.Estimate 8.
		3.Tenant 6.Other 9.

Date Inspected 1/23/2007

Additions, Outbuildings & Improvements

Type	Year	Units	Grade	Cond	Phys.	Funct.	Sound Value	
68 Wood Deck	1990	96	3 100	4	0 %	100 %		1.ONE STORY FRAM
24 Frame Shed	1970	144	3 100	1	0 %	100 %		2.TWO STORY FRAM
24 Frame Shed	2021	64	2 100	4	0 %	100 %		3.THREE STORY FR
					%	%		4.1 & 1/2 STORY
					%	%		5.1 & 3/4 STORY
					%	%		6.2 & 1/2 STORY
					%	%		21.Open Frame Por
					%	%		22.Encl Frame Por
					%	%		23.Frame Garage
					%	%		24.Frame Shed
					%	%		25.Frame Bay Wind
					%	%		26.1SFr Overhang
					%	%		27.Unfin Basement
					%	%		28.Unfinished Att
					%	%		29.Finished Attic



SHED 12X12



Map Lot R05-095-001

Account 2300

Location 50 OLD SHEEPSCOT ROAD

Card 1 Of 1 10/11/2023

INGRAHAM, RICK
122 RIVER ROAD
NEWCASTLE ME 04553

B4920P104

Previous Owner
PINKHAM, GORDON
PINKHAM, MARIE

ST. AUGUSTINE FL 32084
Sale Date: 8/14/2015

Inspection Witnessed By:

X

Date

No./Date	Description	Date Insp.

Notes:
2004-M/HOME ADDED

WISCASSET

Property Data

Neighborhood		106 RURAL NORTHEAST	
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		8/14/2015	
Price			
Sale Type		3 Buildings 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	0	26,900	0	26,900
2011	0	26,900	0	26,900
2012	0	27,700	0	27,700
2013	0	27,700	0	27,700
2014	0	27,700	0	27,700
2015	0	27,700	0	27,700
2016	0	27,700	0	27,700
2017	0	27,700	0	27,700
2018	0	27,700	0	27,700
2019	0	27,700	0	27,700
2020	0	27,700	0	27,700
2021	0	27,700	0	27,700
2022	0	27,700	0	27,700
2023	0	34,700	0	34,700

Land Data

Front Foot	Type	Effective		Influence		Influence Codes
		Frontage	Depth	Factor	Code	
11.Regular Lot				%		1.Open Space
12.Delta Triangle				%		2.Neighborhood A
13.Nabla Triangle				%		3.Topography
14.Rear Land				%		4.Size/Shape
15.Front Foot				%		5.Access
				%		6.Restriction
				%		7.Corner/Locatio
				%		8.View/Environ
				%		9.Fract Share
				%		Acres
				%		30.Rear 20+
				%		31.Waterfront Rea
				%		32.Open Space
				%		33.RestrictEsm
				%		34.PASTURE 1
				%		35.HORTICULTURAL-
				%		36.Pasture 3
				%		37.Softwood
				%		38.Mixed Wood
				%		39.Hardwood
				%		40.Wasteland
				%		41.CAMP SITE
				%		42.Mobile Home Si
				%		43.Condo Site
				%		44.Site Improve
				%		45.CAMP SITE
				%		46.PAVING/00
Total Acreage		0.00				


WISCASSET

Map Lot R05-095-001

Account 2300

Location 50 OLD SHEEPSCOT ROAD

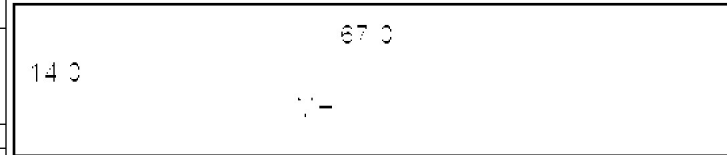
Card 1 Of 1 10/11/2023

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

Date Inspected 3/15/2007

Additions, Outbuildings & Improvements

Type	Year	Units	Grade	Cond	Phys.	Funct.	Sound Value	
998 14' Mobile	2003	14x67	2 100	4	0 %	50 %		1.ONE STORY FRAM
24 Frame Shed	2012	140	3 100	4	0 %	100 %		2.TWO STORY FRAM
					%	%		3.THREE STORY FR
					%	%		4.1 & 1/2 STORY
					%	%		5.1 & 3/4 STORY
					%	%		6.2 & 1/2 STORY
					%	%		21.Open Frame Por
					%	%		22.Encl Frame Por
					%	%		23.Frame Garage
					%	%		24.Frame Shed
					%	%		25.Frame Bay Wind
					%	%		26.1SFr Overhang
					%	%		27.Unfin Basement
					%	%		28.Unfinished Att
					%	%		29.Finished Attic



S-ED 10 X 14



Map Lot		R05-095-A		Account	720	Location	64 OLD SHEEPSCOT ROAD			Card	1	Of	1	10/11/2023	
LYNCH, KIM P WISCASSET ME 04578						Property Data			Assessment Record						
						Neighborhood 106 RURAL NORTHEAST			Year	Land	Buildings	Exempt	Total		
						Tree Growth Year 0			2010	39,800	221,800	10,000	251,600		
						FARM LAND YEAR 0			2011	39,800	0	10,000	29,800		
						OPEN SPACE YEAR 0			2012	39,800	14,300	0	54,100		
B2511P118 B4278P157						Zone/Land Use 12 SHORE STREAM PRO			2013	39,800	25,600	0	65,400		
Previous Owner LYNCH, III, LAWRENCE C. LYNCH, KIM P.						Secondary Zone 21 RU			2014	39,800	25,600	0	65,400		
									2015	39,800	25,600	0	65,400		
WISCASSET ME 04578 Sale Date: 5/14/2010						Topography 2 Rolling			2016	39,800	25,600	0	65,400		
									2017	39,800	25,600	0	65,400		
						1.Level 4.Below St 7.Steep 2.Rolling 5.Low 8.Rough 3.Above St 6.Swampy 9.			2018	39,800	25,600	0	65,400		
									2019	39,800	25,600	0	65,400		
						Utilities 4 Drilled Well 6 Septic System			2020	39,800	25,600	0	65,400		
									2021	39,800	25,600	0	65,400		
						1.Public 4.Dr Well 7.Cesspool 2.Water 5.DUG/LAKE 8. 3.Sewer 6.Septic 9.None			2022	39,800	25,600	0	65,400		
									2023	49,700	27,200	0	76,900		
						Street 1 Paved			Land Data						
									Front Foot		Type	Effective		Influence	
									Frontage	Depth	Factor	Code			
						11.Regular Lot					%		1.Open Space		
						12.Delta Triangle					%		2.Neighborhood A		
						13.Nabla Triangle					%		3.Topography		
						14.Rear Land					%		4.Size/Shape		
						15.Front Foot					%		5.Access		
											%		6.Restriction		
											%		7.Corner/Locatio		
											%		8.View/Environ		
											%		9.Fract Share		
						Square Foot		Square Feet					Acres		
						16.Regular Lot					%				
						17.Secondary Site					%				
						18.Secondary Site					%				
						19.Condominium					%				
						20.Base Homesite					%				
						Fract. Acre		Acreege/Sites							
						21.HS Size Adj		20		1.00	100	%	0		
						22.Base Waterfron		21		1.00	100	%	0		
						23.Deep WF Size A		28		2.00	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 Acreege		3.00					

WISCASSET


Map Lot R05-095-A

Account 720

Location 64 OLD SHEEPSCOT ROAD

Card 1 Of 1 10/11/2023

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



TRIO
Software
A Division of Harris Computer Systems

Date Inspected 1/23/2007

C a p p e d f o u n d

30

36

House burned on y capped foundation



INGRAHAM, RICK
INGRAHAM, SALLY
122 RIVER ROAD
NEWCASTLE ME 04553

B4920P104

Property Data

Neighborhood		106 RURAL NORTHEAST	
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	
2.Rolling		5.Low	
3.Above St		6.Swampy	
7.Steep		8.Rough	
9.			
Utilities			
1.Public		4.Dr Well	
2.Water		5.DUG/LAKE	
3.Sewer		6.Septic	
7.Cesspool		8.	
9.None			
Street		1 Paved	
1.Paved		4.Proposed	
2.Semi Imp		5.Private	
3.Gravel		6.Pub Eas	
7.		8.	
9.NoStreet			
TREE GROWTH PLAN		0	
CONSERV EASE		0	
Sale Data			
Sale Date			
Price			
Sale Type			
1.Land		4.Mobile	
2.L & B		5.Other	
3.Building		6.	
7.		8.	
9.			
Financing			
1.Convent		4.Seller	
2.FHA/VA		5.Private	
3.Assumed		6.Cash	
7.		8.	
9.Unknown			
Validity			
1.Valid		4.Split	
2.Related		5.Partial	
3.Distress		6.Exempt	
7.Renovate		8.Other	
9.Foreclose			
Verified			
1.Buyer		4.Agent	
2.Seller		5.Pub Rec	
3.Lender		6.MLS	
7.Family		8.Other	
9.			

Assessment Record

[illegible]

Land Data

Front Foot	Type	Effective		Influence		Influence Codes
		Frontage	Depth	Factor	Code	
11.Regular Lot				%		1.Open Space
12.Delta Triangle				%		2.Neighborhood A
13.Nabla Triangle				%		3.Topography
14.Rear Land				%		4.Size/Shape
15.Front Foot				%		5.Access
				%		6.Restriction
				%		7.Corner/Locatio
						8.View/Environ
Square Foot		Square Feet				9.Fract Share
16.Regular Lot				%		Acres
17.Secondary Site				%		30.Rear 20+
18.Secondary Site				%		31.Waterfront Rea
19.Condominium				%		32.Open Space
20.Base Homesite				%		33.RestrictEsm
				%		34.PASTURE 1
				%		35.HORTICULTURAL-
Fract. Acre		Acreage/Sites				36.Pasture 3
21.HS Size Adj	20	1.00	100	%	0	37.Softwood
22.Base Waterfront	21	1.00	100	%	0	38.Mixed Wood
23.Deep WF Size A	28	1.50	100	%	0	39.Hardwood
Acres				%		40.Wasteland
24.Base Waterfront				%		41.CAMP SITE
25.Shallow WF Siz				%		42.Mobile Home Si
26.Base Water Inf				%		43.Condo Site
27.Influence W Si				%		44.Site Improve
28.Rear Land 1-10						45.CAMP SITE
29.Rear Land 11-2						46.PAVING/00
		Total Acreage		2.50		

Inspection Witnessed By:

X

Date

No./Date	Description	Date Insp.

Notes:

'19 2.50 ACRES RETAINED FROM SPLIT OF LOT 95

WISCASSET

WISCASSET

Map Lot R05-095-B

Account 2694

Location

Card 1 Of 1 10/11/2023

Building Style			SF Bsmt Living			Layout		
1.Conv.	5.Colonial	9.Other	Fin Bsmt Grade			1.Typical 4. 7.		
2.Ranch	6.Split	10.Double	HEARTH			2.Inadeq 5. 8.		
3.R Ranch	7.Mod/Cont	11.Multi	Heat Type 100%			3. 6. 9.		
4.Cape	8.Log	12.Cot.	1.HWBB 5.FWA 9.No Heat			Attic		
Dwelling Units			2.HWCI 6.GravWA 10.			1.1/4 Fin 4.Full Fin 7.		
Other Units			3.H Pump 7.Electric 11.			2.1/2 Fin 5.F/Stair 8.		
Stories			4.Steam 8.F/Wall 12.			3.3/4 Fin 6. 9.None		
1.1	4.1.5	7.	Cool Type 0%			Insulation		
2.2	5.1.75	8.	1.Refrig 4.W&C Air 7.			1.Full 4.Minimal 7.		
3.3	6.2.5	9.	2.Evapor 5. 8.			2.Heavy 5.Unknown 8.		
Exterior Walls			3.H Pump 6. 9.None			3.Capped 6. 9.None		
1.CLAP	5.T-111	9.OTHER	Kitchen Style			Unfinished %		
2.WD SH	6.BR/STONE	10.	1.GOOD 4.Obsolete 7.			Grade & Factor		
3.COMP	7.NOV	11.	2.TYPICAL 5. 8.			1.E Grade 4.B Grade 7.AA+ Grad		
4.ASB/ASP	8.AL/VIN	12.	3.OLD TYPE 6. 9.None			2.D Grade 5.A Grade 8.AA++Grad		
Roof Surface			Bath(s) Style			3.C Grade 6.AA Grade 9.Same		
1.Asphalt	4.Composit	7.	1.GOOD 4.Obsolete 7.			SQFT (Footprint)		
2.Slate	5.Wood	8.	2.TYPICAL 5. 8.			Condition		
3.Metal	6.Other	9.	3.Old Type 6. 9.None			1.Poor 4.Avg 7.V G		
SF Masonry Trim			# Rooms			2.Fair 5.Avg+ 8.Exc		
OPEN-3-CUSTOM			# Bedrooms			3.Avg- 6.Good 9.Same		
OPEN-4-CUSTOM			# Full Baths			Phys. % Good		
Year Built			# Half Baths			Funct. % Good		
Year Remodeled			# Addn Fixtures			Functional Code		
Foundation			# Fireplaces			1.Incomp 4.SMALL 7.LAYOUT		
1.Concrete	4.Wood	7.				2.O-Built 5.CDU 8.OTHER		
2.C Block	5.Slab	8.				3.Defmait 6.STYLE 9.None		
3.Br/Stone	6.Piers	9.				Econ. % Good		
Basement						Economic Code		
1.1/4 Bmt	4.Full Bmt	7.				0.None 3.Services 9.None		
2.1/2 Bmt	5.None	8.				1.Location 4.Traffic 8.		
3.3/4 Bmt	6.	9.None				2.Encroach 8.Other 9.		
Bsmt Gar # Cars						Entrance Code 0		
Wet Basement						1.Interior 4.Vacant 7.		
1.Dry	4.	7.				2.Refusal 5.Estimate 8.		
2.Damp	5.	8.				3.Informed 6. 9.		
3.Wet	6.	9.				Information Code 0		
						1.Owner 4.Agent 7.		
						2.Relative 5.Estimate 8.		
						3.Tenant 6.Other 9.		
Date Inspected								
Additions, Outbuildings & Improvements								1.ONE STORY FRAM
Type	Year	Units	Grade	Cond	Phys.	Funct.	Sound Value	2.TWO STORY FRAM
					%	%		3.THREE STORY FR
					%	%		4.1 & 1/2 STORY
					%	%		5.1 & 3/4 STORY
					%	%		6.2 & 1/2 STORY
					%	%		21.Open Frame Por
					%	%		22.Encl Frame Por
					%	%		23.Frame Garage
					%	%		24.Frame Shed
					%	%		25.Frame Bay Wind
					%	%		26.1SFr Overhang
					%	%		27.Unfin Basement
					%	%		28.Unfinished Att
					%	%		29.Finished Attic

Map Lot R05-096

Account 721

Location 74 OLD SHEEPSCOT ROAD

Card 1 Of 1 10/11/2023

TOM, LINDA W
TOM, GARY F
5279 REEDER COURT
FREMONT CA 94536

B781P296 B5021P153

Previous Owner
WEST, PERCY R.
WEST, LAURA C.

FREMONT CA 94536
Sale Date: 6/23/2016

Inspection Witnessed By:

X

Date

No./Date	Description	Date Insp.

Notes:

WISCASSET

Property Data			Assessment Record							
Neighborhood 106 RURAL NORTHEAST Tree Growth Year 0 FARM LAND YEAR 0 OPEN SPACE YEAR 0			Year	Land		Buildings		Exempt	Total	
			2010	43,800		0		0	43,800	
			2011	43,800		0		0	43,800	
			2012	43,800		0		0	43,800	
Zone/Land Use 21 RURAL Secondary Zone			2013	43,800		0		0	43,800	
			2014	43,800		0		0	43,800	
			2015	43,800		0		0	43,800	
Topography 1 Level 1.Level 4.Below St 7.Steep 2.Rolling 5.Low 8.Rough 3.Above St 6.Swampy 9.			2016	43,800		0		0	43,800	
			2017	43,800		0		0	43,800	
			2018	43,800		0		0	43,800	
			2019	43,800		0		0	43,800	
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			2020	43,800		0		0	43,800	
			2021	43,800		0		0	43,800	
			2022	43,800		0		0	43,800	
			2023	54,700		0		0	54,700	
Land Data										
11.Regular Lot 12.Delta Triangle 13.Nabla Triangle 14.Rear Land 15.Front Foot			Front Foot	Type	Effective		Influence		Influence Codes	
					Frontage	Depth	Factor	Code		
							%		1.Open Space 2.Neighborhood A 3.Topography 4.Size/Shape 5.Access 6.Restriction 7.Corner/Locatio 8.View/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 Improveve 45.CAMP SITE	
							%			
							%			
							%			
							%			
							%			
							%			
							%			
				%						
				%						
16.Regular Lot 17.Secondary Site 18.Secondary Site 19.Condominium 20.Base Homesite			Square Foot	Square Feet						
						%				
					%					
					%					
					%					
					%					
					%					
					%					
					%					
					%					
Fract. Acre 21.HS Size Adj 22.Base Waterfron 23.Deep WF Size A				Acreage/Sites						
				20	1.00		100		%	0
				21	1.00		100		%	0
				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							

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

WISCASSET

Map Lot R05-096

Account 721

Location 74 OLD SHEEPSCOT ROAD

Card 1 Of 1 10/11/2023

Building Style			SF Bsmt Living			Layout		
1.Conv.	5.Colonial	9.Other	Fin Bsmt Grade			1.Typical 4. 7.		
2.Ranch	6.Split	10.Double	HEARTH			2.Inadeq 5. 8.		
3.R Ranch	7.Mod/Cont	11.Multi	Heat Type 100%			3. 6. 9.		
4.Cape	8.Log	12.Cot.	1.HWBB 5.FWA 9.No Heat			Attic		
Dwelling Units			2.HWCI 6.GravWA 10.			1.1/4 Fin 4.Full Fin 7.		
Other Units			3.H Pump 7.Electric 11.			2.1/2 Fin 5.F/Stair 8.		
Stories			4.Steam 8.F/Wall 12.			3.3/4 Fin 6. 9.None		
1.1	4.1.5	7.	Cool Type 0%			Insulation		
2.2	5.1.75	8.	1.Refrig 4.W&C Air 7.			1.Full 4.Minimal 7.		
3.3	6.2.5	9.	2.Evapor 5. 8.			2.Heavy 5.Unknown 8.		
Exterior Walls			3.H Pump 6. 9.None			3.Capped 6. 9.None		
1.CLAP	5.T-111	9.OTHER	Kitchen Style			Unfinished %		
2.WD SH	6.BR/STONE	10.	1.GOOD 4.Obsolete 7.			Grade & Factor		
3.COMP	7.NOV	11.	2.TYPICAL 5. 8.			1.E Grade 4.B Grade 7.AA+ Grad		
4.ASB/ASP	8.AL/VIN	12.	3.OLD TYPE 6. 9.None			2.D Grade 5.A Grade 8.AA++Grad		
Roof Surface			Bath(s) Style			3.C Grade 6.AA Grade 9.Same		
1.Asphalt	4.Composit	7.	1.GOOD 4.Obsolete 7.			SQFT (Footprint)		
2.Slate	5.Wood	8.	2.TYPICAL 5. 8.			Condition		
3.Metal	6.Other	9.	3.Old Type 6. 9.None			1.Poor 4.Avg 7.V G		
SF Masonry Trim			# Rooms			2.Fair 5.Avg+ 8.Exc		
OPEN-3-CUSTOM			# Bedrooms			3.Avg- 6.Good 9.Same		
OPEN-4-CUSTOM			# Full Baths			Phys. % Good		
Year Built			# Half Baths			Funct. % Good		
Year Remodeled			# Addn Fixtures			Functional Code		
Foundation			# Fireplaces			1.Incomp 4.SMALL 7.LAYOUT		
1.Concrete	4.Wood	7.				2.O-Built 5.CDU 8.OTHER		
2.C Block	5.Slab	8.				3.Defmait 6.STYLE 9.None		
3.Br/Stone	6.Piers	9.				Econ. % Good		
Basement						Economic Code		
1.1/4 Bmt	4.Full Bmt	7.				0.None 3.Services 9.None		
2.1/2 Bmt	5.None	8.				1.Location 4.Traffic 8.		
3.3/4 Bmt	6.	9.None				2.Encroach 8.Other 9.		
Bsmt Gar # Cars						Entrance Code 4 Unoccupied		
Wet Basement						1.Interior 4.Vacant 7.		
1.Dry	4.	7.				2.Refusal 5.Estimate 8.		
2.Damp	5.	8.				3.Informed 6. 9.		
3.Wet	6.	9.				Information Code 5 Estimate		
						1.Owner 4.Agent 7.		
						2.Relative 5.Estimate 8.		
						3.Tenant 6.Other 9.		
Date Inspected 1/23/2007								
Additions, Outbuildings & Improvements								1.ONE STORY FRAM
Type	Year	Units	Grade	Cond	Phys.	Funct.	Sound Value	2.TWO STORY FRAM
					%	%		3.THREE STORY FR
					%	%		4.1 & 1/2 STORY
					%	%		5.1 & 3/4 STORY
					%	%		6.2 & 1/2 STORY
					%	%		21.Open Frame Por
					%	%		22.Encl Frame Por
					%	%		23.Frame Garage
					%	%		24.Frame Shed
					%	%		25.Frame Bay Wind
					%	%		26.1SFr Overhang
					%	%		27.Unfin Basement
					%	%		28.Unfinished Att
					%	%		29.Finished Attic

Map Lot R05-097

Account 723

Location 88 OLD SHEEPSCOT ROAD

Card 1 Of 1 10/11/2023

DAY, ALECIA A
WISCASSET ME 04578

B2483P249

Inspection Witnessed By:

X		Date
No./Date	Description	Date Insp.

Notes:
'15 NEW SHED.

WISCASSET

Property Data			Assessment Record							
Neighborhood 106 RURAL NORTHEAST			Year	Land		Buildings		Exempt	Total	
			2010	38,600		51,500		10,000	80,100	
Tree Growth Year 0			2011	38,600		51,500		10,000	80,100	
FARM LAND YEAR 0										
OPEN SPACE YEAR 0			2012	38,600		51,500		10,000	80,100	
Zone/Land Use 21 RURAL			2013	38,600		51,500		10,000	80,100	
Secondary Zone			2014	38,600		51,500		10,000	80,100	
			2015	38,600		52,100		10,000	80,700	
Topography 2 Rolling			2016	38,600		52,100		15,000	75,700	
1.Level	4.Below St	7.Steep	2017	38,600		52,100		20,000	70,700	
2.Rolling	5.Low	8.Rough								
3.Above St	6.Swampy	9.	2018	38,600		52,100		20,000	70,700	
Utilities	4 Drilled Well	6 Septic System	2019	38,600		52,100		20,000	70,700	
1.Public	4.Dr Well	7.Cesspool	2020	38,600		52,100		25,000	65,700	
2.Water	5.DUG/LAKE	8.								
3.Sewer	6.Septic	9.None	2021	38,600		52,100		25,000	65,700	
Street 1 Paved			2022	38,600		52,100		24,000	66,700	
			2023	48,200		65,200		25,000	88,400	
1.Paved			Land Data							
4.Proposed										
2.Semi Imp			Front Foot							
5.Private										
3.Gravel			Type							
6.Pub Eas										
9.NoStreet			Effective							
TREE GROWTH PLAN 0			Influence							
CONSERV EASE 0										
Sale Data			Factor							
Sale Date										
Price			Code							
Sale Type										
1.Land			Influence Codes							
4.Mobile										
2.L & B			Acres							
5.Other										
3.Building			Acres							
6.										
Financing			Acres							
1.Convent										
4.Seller			Acres							
7.										
2.FHA/VA			Acres							
5.Private										
8.			Acres							
3.Assumed										
6.Cash			Acres							
9.Unknown										
Validity			Acres							
1.Valid										
4.Split			Acres							
7.Renovate										
2.Related			Acres							
5.Partial										
8.Other			Acres							
3.Distress										
6.Exempt			Acres							
9.Foreclose										
Verified			Acres							
1.Buyer										
4.Agent			Acres							
7.Family										
2.Seller			Acres							
5.Pub Rec										
8.Other			Acres							
6.MLS										
9.			Acres							

WISCASSET

Map Lot R05-097

Account 723

Location 88 OLD SHEEPSCOT ROAD

Card 1 Of 1 10/11/2023

Building Style 1 Conventional			SF Bsmt Living 0			Layout 1 Typical					
1.Conv.	5.Colonial	9.Other	Fin Bsmt Grade 0 0			1.Typical 4. 7.					
2.Ranch	6.Split	10.Double	HEARTH 0			2.Inadeq 5. 8.					
3.R Ranch	7.Mod/Cont	11.Multi	Heat Type 100% 5 Forced Warm Air			3. 6. 9.					
4.Cape	8.Log	12.Cot.	1.HWBB	5.FWA	9.No Heat	Attic 9 None					
Dwelling Units 1			2.HWCI	6.GravWA	10.	1.1/4 Fin	4.Full Fin	7.			
Other Units 0			3.H Pump	7.Electric	11.	2.1/2 Fin	5.F/Stair	8.			
Stories 4 One & 1/2 Story			4.Steam	8.Fl/Wall	12.	3.3/4 Fin	6.	9.None			
1.1	4.1.5	7.	Cool Type 0% 9 None			Insulation 1 Full					
2.2	5.1.75	8.	1.Refrig	4.W&C Air	7.	1.Full	4.Minimal	7.			
3.3	6.2.5	9.	2.Evapor	5.	8.	2.Heavy	5.Unknown	8.			
Exterior Walls 1 CLAPBOARD			3.H Pump	6.	9.None	3.Capped	6.	9.None			
1.CLAP	5.T-111	9.OTHER	Kitchen Style 2 TYPICAL			Unfinished % 0%					
2.WD SH	6.BR/STONE	10.	1.GOOD	4.Obsolete	7.	Grade & Factor 4 Good 95%					
3.COMP	7.NOV	11.	2.TYPICAL	5.	8.	1.E Grade	4.B Grade	7.AA+ Grad			
4.ASB/ASP	8.AL/VIN	12.	3.OLD TYPE	6.	9.None	2.D Grade	5.A Grade	8.AA++Grad			
Roof Surface 1 Asphalt Shingles			Bath(s) Style 2 TYPICAL			3.C Grade	6.AA Grade	9.Same			
1.Asphalt	4.Composit	7.	1.GOOD	4.Obsolete	7.	SQFT (Footprint) 496					
2.Slate	5.Wood	8.	2.TYPICAL	5.	8.	Condition 2 Fair					
3.Metal	6.Other	9.	3.OLD Type	6.	9.None	1.Poor	4.Avg	7.V G			
SF Masonry Trim 0			# Rooms 6			2.Fair	5.Avg+	8.Exc			
OPEN-3-CUSTOM 0			# Bedrooms 3			3.Avg-	6.Good	9.Same			
OPEN-4-CUSTOM 0			# Full Baths 1			Phys. % Good 0%					
Year Built 1840			# Half Baths 0			Funct. % Good 100%					
Year Remodeled 0			# Addn Fixtures 0			Functional Code 9 None					
Foundation 3 Brick &/or Stone			# Fireplaces 0			1.Incomp	4.SMALL	7.LAYOUT			
1.Concrete	4.Wood	7.	<div><p>TRIO Software A Division of Harris Computer Systems</p></div>						2.O-Built	5.CDU	8.OTHER
2.C Block	5.Slab	8.							3.Defmaint	6.STYLE	9.None
3.Br/Stone	6.Piers	9.							Econ. % Good 100%		
Basement 4 Full Basement									Economic Code None		
1.1/4 Bmt	4.Full Bmt	7.							0.None	3.Services	9.None
2.1/2 Bmt	5.None	8.							1.Location	4.Traffic	8.
3.3/4 Bmt	6.	9.None							2.Encroach	8.Other	9.
Bsmt Gar # Cars 0									Entrance Code 1 Interior Inspect		
Wet Basement	3 Wet Basement								1.Interior	4.Vacant	7.
1.Dry	4.	7.							2.Refusal	5.Estimate	8.
2.Damp	5.	8.	3.Informed	6.	9.						
3.Wet	6.	9.	Information Code 1 Owner								
			1.Owner	4.Agent	7.						
			2.Relative	5.Estimate	8.						
			3.Tenant	6.Other	9.						

Date Inspected 3/24/2007

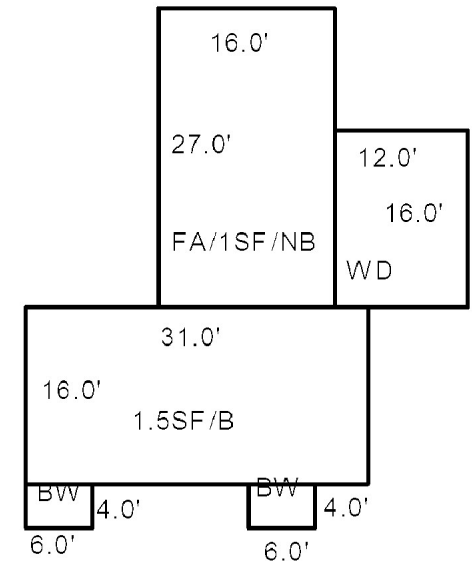
Date Inspected 3/24/2007

Additions, Outbuildings & Improvements								1.ONE STORY FRAM
Type	Year	Units	Grade	Cond	Phys.	Funct.	Sound Value	2.TWO STORY FRAM
8 FA/1FR	0	432	0 0	0	0 %	0 %		3.THREE STORY FR
25 Frame Bay	0	24	0 0	0	0 %	0 %		4.1 & 1/2 STORY
158 1.75 ST	1900	884	2 100	1	0 %	50 %		5.1 & 3/4 STORY
68 Wood Deck	2005	192	0 0	0	0 %	0 %		6.2 & 1/2 STORY
45 2S Fr Bay	2005	24	0 0	0	0 %	0 %		21.Open Frame Por
24 Frame Shed	2014	120	3 100	4	0 %	100 %		22.Encl Frame Por
					%	%		23.Frame Garage
					%	%		24.Frame Shed
					%	%		25.Frame Bay Wind
					%	%		26.1SFr Overhang
					%	%		27.Unfin Basement
					%	%		28.Unfinished Att
					%	%		29.Finished Attic

SHED

10.0'

12.0'



1.75SBARN 26X34



Map Lot R05-098

Account 724

Location 106 OLD SHEEPSCOT ROAD

Card 1 Of 1 10/11/2023

GRIFFIN, SCOTT R
EDGECOMB ME 04556

B4525P126

Previous Owner
BREWER, ANNA FAHEY
FAHEY, MARGARET L.
C/O SCOTT R. GRIFFIN
EDGECOMB ME 04556
Sale Date: 5/18/2012

Inspection Witnessed By:

X

Date

No./Date	Description	Date Insp.

Notes:

'17 add shed addition and adjust sq ft of previously assessed shed.

'16 NAH ADD SHED

2013-Former owner: Anna Fahey Brewer & Margaret Fahey Bk713 Pg293. House control burned down in September 2012, removed for 2013.

WISCASSET

Property Data

Neighborhood	106 RURAL NORTHEAST		
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	5/18/2012		
Price	22,000		
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	47,800	17,500	0	65,300
2011	47,800	17,500	0	65,300
2012	47,800	17,500	0	65,300
2013	47,800	0	0	47,800
2014	47,800	0	0	47,800
2015	47,800	0	0	47,800
2016	47,800	3,900	0	51,700
2017	47,800	9,400	0	57,200
2018	47,800	9,400	0	57,200
2019	47,800	9,400	0	57,200
2020	47,800	9,400	0	57,200
2021	47,800	9,400	0	57,200
2022	47,800	9,400	0	57,200
2023	59,700	11,700	0	71,400

Land Data

Front Foot	Type	Effective		Influence		Influence Codes
		Frontage	Depth	Factor	Code	
11.Regular Lot				%		1.Open Space
12.Delta Triangle				%		2.Neighborhood A
13.Nabla Triangle				%		3.Topography
14.Rear Land				%		4.Size/Shape
15.Front Foot				%		5.Access
				%		6.Restriction
				%		7.Corner/Locatio
				%		8.View/Environ
				%		9.Fract Share
				%		Acres
				%		30.Rear 20+
				%		31.Waterfront Rea
				%		32.Open Space
				%		33.RestrictEsm
				%		34.PASTURE 1
				%		35.HORTICULTURAL-
				%		36.Pasture 3
				%		37.Softwood
				%		38.Mixed Wood
				%		39.Hardwood
				%		40.Wasteland
				%		41.CAMP SITE
				%		42.Mobile Home Si
				%		43.Condo Site
				%		44.Site Improve
				%		45.CAMP SITE
				%		46.PAVING/00
Total Acreage		7.00				

WISCASSET

Map Lot R05-098


Account 724

Location 106 OLD SHEEPSCOT ROAD

Card 1

Of 1

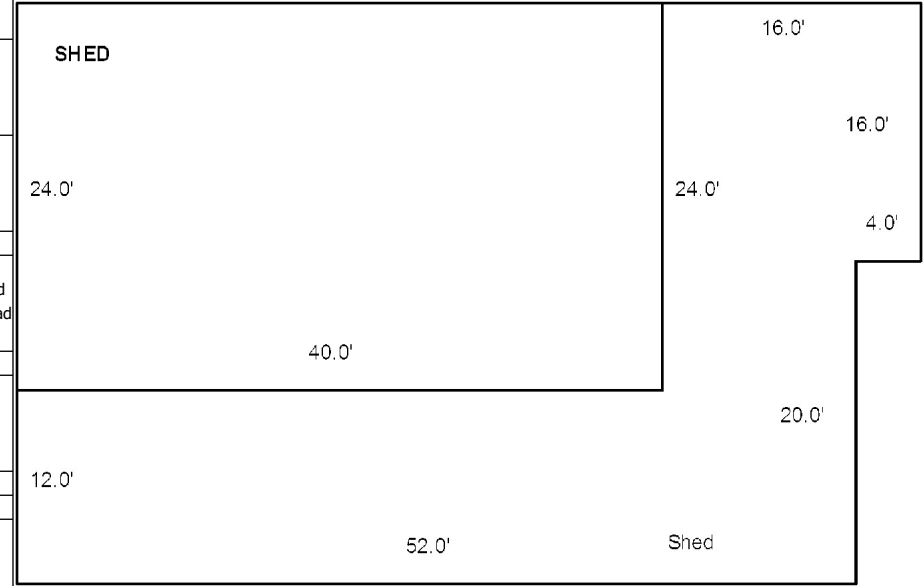
10/11/2023

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

Date Inspected 1/18/2007

Additions, Outbuildings & Improvements

Type	Year	Units	Grade	Cond	Phys.	Funct.	Sound Value	
24 Frame Shed	2015	960	2 100	4	0 %	100 %		1.ONE STORY FRAM
24 Frame Shed	2016	976	2 100	4	0 %	100 %		2.TWO STORY FRAM
					%	%		3.THREE STORY FR
					%	%		4.1 & 1/2 STORY
					%	%		5.1 & 3/4 STORY
					%	%		6.2 & 1/2 STORY
					%	%		21.Open Frame Por
					%	%		22.Encl Frame Por
					%	%		23.Frame Garage
					%	%		24.Frame Shed
					%	%		25.Frame Bay Wind
					%	%		26.1SFr Overhang
					%	%		27.Unfin Basement
					%	%		28.Unfinished Att
					%	%		29.Finished Attic



Property Data			Assessment Record						
Neighborhood 106 RURAL NORTHEAST			Year	Land	Buildings	Exempt	Total		
			2010	36,100	77,600	10,000	103,700		
Tree Growth Year 0			2011	36,100	77,600	10,000	103,700		
FARM LAND YEAR 0			2012	36,100	79,000	10,000	105,100		
OPEN SPACE YEAR 0			2013	36,100	111,300	0	147,400		
Zone/Land Use 21 RURAL			2014	36,100	111,300	0	147,400		
Secondary Zone			2015	36,100	112,000	0	148,100		
Topography 1 Level			2016	36,100	112,000	0	148,100		
1.Level	4.Below St	7.Steep	2017	36,100	112,000	0	148,100		
2.Rolling	5.Low	8.Rough	2018	36,100	112,000	0	148,100		
3.Above St	6.Swampy	9.	2019	36,100	112,000	0	148,100		
Utilities	4 Drilled Well	6 Septic System	2020	36,100	112,000	0	148,100		
1.Public	4.Dr Well	7.Cesspool	2021	36,100	112,000	0	148,100		
2.Water	5.DUG/LAKE	8.	2022	36,100	112,000	0	148,100		
3.Sewer	6.Septic	9.None	2023	45,100	140,000	0	185,100		
Street 1 Paved			Land Data						
1.Paved	4.Proposed	7.	Front Foot	Type	Effective		Influence		Influence Codes
2.Semi Imp	5.Private	8.			Frontage	Depth	Factor	Code	
3.Gravel	6.Pub Eas	9.NoStreet					%		
TREE GROWTH PLAN	0						%		
CONSERV EASE	0						%		
Sale Data							%		
Sale Date	6/19/2012						%		
Price	91,000				%				
Sale Type	2 Land & Buildings		Square Foot		Square Feet				Acreage
1.Land	4.Mobile	7.				%			
2.L & B	5.Other	8.				%			
3.Building	6.	9.				%			
Financing	9 Unknown					%			
1.Convent	4.Seller	7.				%			
2.FHA/VA	5.Private	8.				%			
3.Assumed	6.Cash	9.Unknown			%				
Validity	1 Arms Length Sale		Fract. Acre		Acreage/Sites				
1.Valid	4.Split	7.Renovate			20	1.00	100 %	0	
2.Related	5.Partial	8.Other			21	1.00	100 %	0	
3.Distress	6.Exempt	9.Foreclose			28	0.15	100 %	0	
Verified	5 Public Record						%		
1.Buyer	4.Agent	7.Family					%		
2.Seller	5.Pub Rec	8.Other					%		
3.Lender	6.MLS	9.	Total Acreage 1.15						

WISCASSET

Map Lot R05-098-A

Account 725

Location 98 OLD SHEEPSCOT ROAD

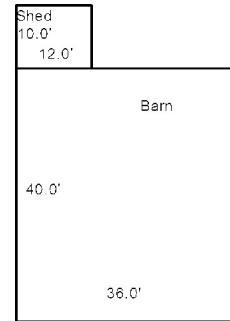
Card 1 Of 1 10/11/2023

Building Style 4 Cape Cod	SF Bsmt Living 0	Layout 1 Typical
1.Conv. 5.Colonial 9.Other	Fin Bsmt Grade 0 0	1.Typical 4. 7.
2.Ranch 6.Split 10.Double	HEARTH 0	2.Inadeq 5. 8.
3.R Ranch 7.Mod/Cont 11.Multi	Heat Type 100% 1 Hot Water BB	3. 6. 9.
4.Cape 8.Log 12.Cot.	1.HWBB 5.FWA 9.No Heat	Attic 9 None
Dwelling Units 1	2.HWCI 6.GravWA 10.	1.1/4 Fin 4.Full Fin 7.
Other Units 0	3.H Pump 7.Electric 11.	2.1/2 Fin 5.F/Stair 8.
Stories 4 One & 1/2 Story	4.Steam 8.F/Wall 12.	3.3/4 Fin 6. 9.None
1.1 4.1.5 7.	Cool Type 0% 9 None	Insulation 1 Full
2.2 5.1.75 8.	1.Refrig 4.W&C Air 7.	1.Full 4.Minimal 7.
3.3 6.2.5 9.	2.Evapor 5. 8.	2.Heavy 5.Unknown 8.
Exterior Walls 2 WOOD SHINGLE	3.H Pump 6. 9.None	3.Capped 6. 9.None
1.CLAP 5.T-111 9.OTHER	Kitchen Style 2 TYPICAL	Unfinished % 0%
2.WD SH 6.BR/STONE 10.	1.GOOD 4.Obsolete 7.	Grade & Factor 3 Average 105%
3.COMP 7.NOV 11.	2.TYPICAL 5. 8.	1.E Grade 4.B Grade 7.AA+ Grad
4.ASB/ASP 8.AL/VIN 12.	3.OLD TYPE 6. 9.None	2.D Grade 5.A Grade 8.AA++Grad
Roof Surface 1 Asphalt Shingles	Bath(s) Style 2 TYPICAL	3.C Grade 6.AA Grade 9.Same
1.Asphalt 4.Composit 7.	1.GOOD 4.Obsolete 7.	SQFT (Footprint) 816
2.Slate 5.Wood 8.	2.TYPICAL 5. 8.	Condition 3 Below Average
3.Metal 6.Other 9.	3.Old Type 6. 9.None	1.Poor 4.Avg 7.V G
SF Masonry Trim 0	# Rooms 6	2.Fair 5.Avg+ 8.Exc
OPEN-3-CUSTOM 0	# Bedrooms 3	3.Avg- 6.Good 9.Same
OPEN-4-CUSTOM 0	# Full Baths 1	Phys. % Good 0%
Year Built 1965	# Half Baths 0	Funct. % Good 100%
Year Remodeled 0	# Addn Fixtures 0	Functional Code 9 None
Foundation 1 Concrete	# Fireplaces 0	1.Incomp 4.SMALL 7.LAYOUT
1.Concrete 4.Wood 7.		2.O-Built 5.CDU 8.OTHER
2.C Block 5.Slab 8.		3.Defmaint 6.STYLE 9.None
3.Br/Stone 6.Piers 9.		Econ. % Good 100%
Basement 4 Full Basement		Economic Code None
1.1/4 Bmt 4.Full Bmt 7.		0.None 3.Services 9.None
2.1/2 Bmt 5.None 8.		1.Location 4.Traffic 8.
3.3/4 Bmt 6. 9.None		2.Encroach 8.Other 9.
Bsmt Gar # Cars 0		Entrance Code 1 Interior Inspect
Wet Basement 3 Wet Basement		1.Interior 4.Vacant 7.
1.Dry 4. 7.		2.Refusal 5.Estimate 8.
2.Damp 5. 8.		3.Informed 6. 9.
3.Wet 6. 9.		Information Code 1 Owner
		1.Owner 4.Agent 7.
		2.Relative 5.Estimate 8.
		3.Tenant 6.Other 9.

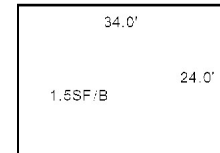
Date Inspected 1/23/2007

Additions, Outbuildings & Improvements

Type	Year	Units	Grade	Cond	Phys.	Funct.	Sound Value	
23 Frame Garage	0	576	3 100	2	0 %	100 %		1.ONE STORY FRAM
68 Wood Deck	2011	128	3 100	4	0 %	100 %		2.TWO STORY FRAM
65 Barn 1S	2012	1440	3 100	4	0 %	100 %		3.THREE STORY FR
24 Frame Shed	2014	120	3 100	4	0 %	100 %		4.1 & 1/2 STORY
					%	%		5.1 & 3/4 STORY
					%	%		6.2 & 1/2 STORY
					%	%		21.Open Frame Por
					%	%		22.Encl Frame Por
					%	%		23.Frame Garage
					%	%		24.Frame Shed
					%	%		25.Frame Bay Wind
					%	%		26.1SFr Overhang
					%	%		27.Unfin Basement
					%	%		28.Unfinished Att
					%	%		29.Finished Attic



GARAGE 24X24



Map Lot R05-099-A

Account 727

Location 110 OLD SHEEPSCOT ROAD

Card 1 Of 1 10/11/2023

JONES, SUSAN G
C/O HARMONY POTTLE
WISCASSET ME 04578

B1564P15 B5471P13

Inspection Witnessed By:

X

Date

No./Date	Description	Date Insp.

Notes:

'21 Per further info, susan is deceased.
2002-2 STORY GARAGE 75% COMPLETE. CHECK IN 2003.
2009-Anticipating no progress to Garage 2nd fl finish.
Changed grade from D to C but dropped funct from 90% to 57% to account for lacking (43% of total) of 2nd fl "addition" finish.

WISCASSET

Property Data

Neighborhood 106 RURAL NORTHEAST		
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 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	35,000	88,500	10,000	113,500
2011	35,000	88,500	10,000	113,500
2012	35,000	88,500	10,000	113,500
2013	35,000	88,500	10,000	113,500
2014	35,000	88,500	10,000	113,500
2015	35,000	88,500	10,000	113,500
2016	35,000	88,500	15,000	108,500
2017	35,000	88,500	20,000	103,500
2018	35,000	88,500	20,000	103,500
2019	35,000	88,500	0	123,500
2020	35,000	88,500	0	123,500
2021	35,000	88,500	0	123,500
2022	35,000	88,500	0	123,500
2023	43,800	110,600	0	154,400

Land Data

Front Foot	Type	Effective		Influence		Influence Codes
		Frontage	Depth	Factor	Code	
11.Regular Lot				%		1.Open Space
12.Delta Triangle				%		2.Neighborhood A
13.Nabla Triangle				%		3.Topography
14.Rear Land				%		4.Size/Shape
15.Front Foot				%		5.Access
				%		6.Restriction
				%		7.Corner/Locatio
				%		8.View/Environ
				%		9.Fract Share
				%		Acres
				%		30.Rear 20+
				%		31.Waterfront Rea
				%		32.Open Space
				%		33.RestrictEsm
				%		34.PASTURE 1
				%		35.HORTICULTURAL-
				%		36.Pasture 3
20		1.00		100	%	0
21		0.77		100	%	0
				%		
				%		
				%		
				%		
				%		
				%		
				%		
Total Acreage		0.77				44.Site Improve
						45.CAMP SITE
						46.PAVING/00


WISCASSET

Map Lot R05-099-A

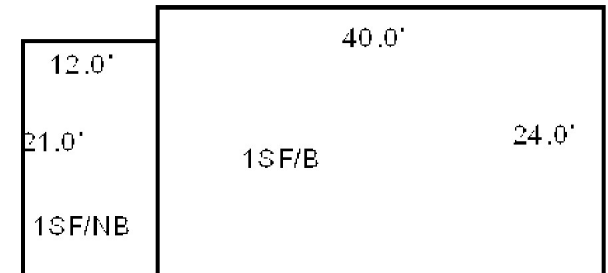
Account 727

Location 110 OLD SHEEPSCOT ROAD

Card 1 Of 1 10/11/2023

Building Style 2 Ranch	SF Bsmt Living 0	Layout 1 Typical
1.Conv. 5.Colonial 9.Other	Fin Bsmt Grade 0 0	1.Typical 4. 7.
2.Ranch 6.Split 10.Double	HEARTH 0	2.Inadeq 5. 8.
3.R Ranch 7.Mod/Cont 11.Multi	Heat Type 100% 1 Hot Water BB	3. 6. 9.
4.Cape 8.Log 12.Cot.	1.HWBB 5.FWA 9.No Heat	Attic 9 None
Dwelling Units 1	2.HWCI 6.GravWA 10.	1.1/4 Fin 4.Full Fin 7.
Other Units 0	3.H Pump 7.Electric 11.	2.1/2 Fin 5.F/Stair 8.
Stories 1 One Story	4.Steam 8.F/Wall 12.	3.3/4 Fin 6. 9.None
1.1 4.1.5 7.	Cool Type 0% 9 None	Insulation 1 Full
2.2 5.1.75 8.	1.Refrig 4.W&C Air 7.	1.Full 4.Minimal 7.
3.3 6.2.5 9.	2.Evapor 5. 8.	2.Heavy 5.Unknown 8.
Exterior Walls 2 WOOD SHINGLE	3.H Pump 6. 9.None	3.Capped 6. 9.None
1.CLAP 5.T-111 9.OTHER	Kitchen Style 2 TYPICAL	Unfinished % 0%
2.WD SH 6.BR/STONE 10.	1.GOOD 4.Obsolete 7.	Grade & Factor 3 Average 100%
3.COMP 7.NOV 11.	2.TYPICAL 5. 8.	1.E Grade 4.B Grade 7.AA+ Grad
4.ASB/ASP 8.AL/VIN 12.	3.OLD TYPE 6. 9.None	2.D Grade 5.A Grade 8.AA++Grad
Roof Surface 1 Asphalt Shingles	Bath(s) Style 2 TYPICAL	3.C Grade 6.AA Grade 9.Same
1.Asphalt 4.Composit 7.	1.GOOD 4.Obsolete 7.	SQFT (Footprint) 960
2.Slate 5.Wood 8.	2.TYPICAL 5. 8.	Condition 3 Below Average
3.Metal 6.Other 9.	3.Old Type 6. 9.None	1.Poor 4.Avg 7.V G
SF Masonry Trim 0	# Rooms 5	2.Fair 5.Avg+ 8.Exc
OPEN-3-CUSTOM 0	# Bedrooms 3	3.Avg- 6.Good 9.Same
OPEN-4-CUSTOM 0	# Full Baths 1	Phys. % Good 0%
Year Built 1974	# Half Baths 0	Funct. % Good 90%
Year Remodeled 0	# Addn Fixtures 0	Functional Code 1 Incomplete
Foundation 1 Concrete	# Fireplaces 0	1.Incomp 4.SMALL 7.LAYOUT
1.Concrete 4.Wood 7.		2.O-Built 5.CDU 8.OTHER
2.C Block 5.Slab 8.		3.Defmaint 6.STYLE 9.None
3.Br/Stone 6.Piers 9.		Econ. % Good 100%
Basement 4 Full Basement		Economic Code None
1.1/4 Bmt 4.Full Bmt 7.		0.None 3.Services 9.None
2.1/2 Bmt 5.None 8.		1.Location 4.Traffic 8.
3.3/4 Bmt 6. 9.None		2.Encroach 8.Other 9.
Bsmt Gar # Cars 0		Entrance Code 5 Estimated
Wet Basement 1 Dry Basement		1.Interior 4.Vacant 7.
1.Dry 4. 7.		2.Refusal 5.Estimate 8.
2.Damp 5. 8.		3.Informed 6. 9.
3.Wet 6. 9.		Information Code 5 Estimate
		1.Owner 4.Agent 7.
		2.Relative 5.Estimate 8.
		3.Tenant 6.Other 9.

1.75S/GARAGE 30X30



Date Inspected 1/23/2007

Additions, Outbuildings & Improvements

Type	Year	Units	Grade	Cond	Phys.	Funct.	Sound Value	
1 ONE STORY	1974	252	0 0	0	0 %	0 %		1.ONE STORY FRAM
92 3/4S AD/GAR.....	1999	900	3 100	3	0 %	57 %		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 R05-099-B			Account 728			Location 122 OLD SHEEPSCOT ROAD			Card 1		Of 1		10/11/2023			
BROWN, KRISTINA 122 OLD SHEEPSCOT ROAD WISCASSET ME 04578						Property Data			Assessment Record							
						Neighborhood 106 RURAL NORTHEAST			Year	Land	Buildings	Exempt	Total			
						Tree Growth Year 0			2010	39,800	67,700	10,000	97,500			
						FARM LAND YEAR 0			2011	39,800	67,700	10,000	97,500			
						OPEN SPACE YEAR 0			2012	39,800	67,700	10,000	97,500			
B5952P56						Zone/Land Use 21 RURAL			2013	39,800	67,700	10,000	97,500			
Previous Owner BROWN, KERSTIN M 122 OLD SHEEPSCOT ROAD						Secondary Zone			2014	39,800	67,700	10,000	97,500			
									2015	39,800	67,700	10,000	97,500			
WISCASSET ME 04578 Sale Date: 10/28/2022						Topography 2 Rolling			2016	39,800	67,700	15,000	92,500			
									2017	39,800	67,700	20,000	87,500			
						1.Level 4.Below St 7.Steep 2.Rolling 5.Low 8.Rough 3.Above St 6.Swampy 9.			2018	39,800	67,700	20,000	87,500			
						Utilities 4 Drilled Well 6 Septic System			2019	39,800	67,700	20,000	87,500			
									2020	39,800	67,700	25,000	82,500			
						1.Public 4.Dr Well 7.Cesspool 2.Water 5.DUG/LAKE 8. 3.Sewer 6.Septic 9.None			2021	39,800	67,700	25,000	82,500			
									2022	39,800	67,700	24,000	83,500			
						Street 1 Paved			2023	49,700	84,600	0	134,300			
						1.Paved 4.Proposed 7. 2.Semi Imp 5.Private 8. 3.Gravel 6.Pub Eas 9.NoStreet			Land Data							
						TREE GROWTH PLAN 0 CONSERV EASE 0			Front Foot		Type	Effective		Influence		Influence Codes
						Sale Data						Frontage	Depth	Factor	Code	
						Sale Date 10/28/2022								%		
Price 85,000					%											
Inspection Witnessed By:						Sale Type 2 Land & Buildings			Square Foot		Square Feet					
						1.Land 4.Mobile 7.						%				
						2.L & B 5.Other 8.						%				
						3.Building 6. 9.						%				
						X						Financing 9 Unknown			Fract. Acre	
1.Convent 4.Seller 7.			20	1.00	100							%	0			
2.FHA/VA 5.Private 8.			21	1.00	100							%	0			
3.Assumed 6.Cash 9.Unknown			28	2.00	100							%	0			
Notes: 8/10/05-CHANGED TO 1SF WITH FINISHED ATTIC AS THE HOUSE IS BEING USED FOR THAT PURPOSE. UPSTAIR SECTION NOT DONE.												Validity 2 Related Parties			Acres	
						1.Valid 4.Split 7.Renovate				%						
						2.Related 5.Partial 8.Other				%						
						3.Distress 6.Exempt 9.Foreclose				%						
						WISCASSET						Verified 5 Public Record			Total Acreage	
1.Buyer 4.Agent 7.Family																
2.Seller 5.Pub Rec 8.Other																
3.Lender 6.MLS 9.																

WISCASSET

Map Lot R05-099-B

Account 728

Location 122 OLD SHEEPSCOT ROAD

Card 1

Of 1

10/11/2023

Building Style 4 Cape Cod	SF Bsmt Living 0	Layout 1 Typical
1.Conv. 5.Colonial 9.Other	Fin Bsmt Grade 0 0	1.Typical 4. 7.
2.Ranch 6.Split 10.Double	HEARTH 0	2.Inadeq 5. 8.
3.R Ranch 7.Mod/Cont 11.Multi	Heat Type 100% 5 Forced Warm Air	3. 6. 9.
4.Cape 8.Log 12.Cot.	1.HWBB 5.FWA 9.No Heat	Attic 4 Full Finished
Dwelling Units 1	2.HWCI 6.GravWA 10.	1.1/4 Fin 4.Full Fin 7.
Other Units 0	3.H Pump 7.Electric 11.	2.1/2 Fin 5.F/Stair 8.
Stories 1 One Story	4.Steam 8.F/Wall 12.	3.3/4 Fin 6. 9.None
1.1 4.1.5 7.	Cool Type 0% 9 None	Insulation 1 Full
2.2 5.1.75 8.	1.Refrig 4.W&C Air 7.	1.Full 4.Minimal 7.
3.3 6.2.5 9.	2.Evapor 5. 8.	2.Heavy 5.Unknown 8.
Exterior Walls 2 WOOD SHINGLE	3.H Pump 6. 9.None	3.Capped 6. 9.None
1.CLAP 5.T-111 9.OTHER	Kitchen Style 2 TYPICAL	Unfinished % 0%
2.WD SH 6.BR/STONE 10.	1.GOOD 4.Obsolete 7.	Grade & Factor 3 Average 100%
3.COMP 7.NOV 11.	2.TYPICAL 5. 8.	1.E Grade 4.B Grade 7.AA+ Grad
4.ASB/ASP 8.AL/VIN 12.	3.OLD TYPE 6. 9.None	2.D Grade 5.A Grade 8.AA++Grad
Roof Surface 1 Asphalt Shingles	Bath(s) Style 2 TYPICAL	3.C Grade 6.AA Grade 9.Same
1.Asphalt 4.Composit 7.	1.GOOD 4.Obsolete 7.	SQFT (Footprint) 448
2.Slate 5.Wood 8.	2.TYPICAL 5. 8.	Condition 2 Fair
3.Metal 6.Other 9.	3.Old Type 6. 9.None	1.Poor 4.Avg 7.V G
SF Masonry Trim 0	# Rooms 5	2.Fair 5.Avg+ 8.Exc
OPEN-3-CUSTOM 0	# Bedrooms 2	3.Avg- 6.Good 9.Same
OPEN-4-CUSTOM 0	# Full Baths 1	Phys. % Good 0%
Year Built 1900	# Half Baths 0	Funct. % Good 100%
Year Remodeled 0	# Addn Fixtures 0	Functional Code 9 None
Foundation 2 Concrete Block	# Fireplaces 0	1.Incomp 4.SMALL 7.LAYOUT
1.Concrete 4.Wood 7.		2.O-Built 5.CDU 8.OTHER
2.C Block 5.Slab 8.		3.Defmaint 6.STYLE 9.None
3.Br/Stone 6.Piers 9.		Econ. % Good 100%
Basement 3 3/4 Basement		Economic Code None
1.1/4 Bmt 4.Full Bmt 7.		0.None 3.Services 9.None
2.1/2 Bmt 5.None 8.		1.Location 4.Traffic 8.
3.3/4 Bmt 6. 9.None		2.Encroach 8.Other 9.
Bsmt Gar # Cars 0		Entrance Code 1 Interior Inspect
Wet Basement 1 Dry Basement		1.Interior 4.Vacant 7.
1.Dry 4. 7.		2.Refusal 5.Estimate 8.
2.Damp 5. 8.		3.Informed 6. 9.
3.Wet 6. 9.		Information Code 1 Owner
		1.Owner 4.Agent 7.
		2.Relative 5.Estimate 8.
		3.Tenant 6.Other 9.

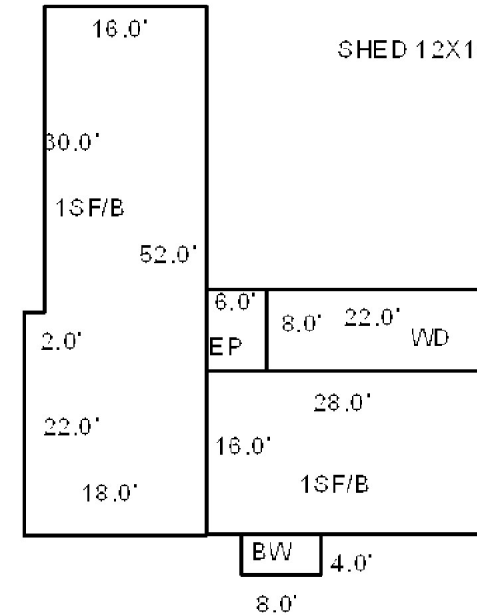
Date Inspected 1/19/2007

Additions, Outbuildings & Improvements

Type	Year	Units	Grade	Cond	Phys.	Funct.	Sound Value	
11 1	1976	876	2 100	4	0 %	100 %		1.ONE STORY FRAM
25 Frame Bay	0	32	0 0	0	0 %	0 %		2.TWO STORY FRAM
22 Encl Frame Porch	0	48	0 0	0	0 %	0 %		3.THREE STORY FR
68 Wood Deck	1984	176	3 100	0	0 %	100 %		4.1 & 1/2 STORY
24 Frame Shed	1960	972	2 100	2	0 %	100 %		5.1 & 3/4 STORY
24 Frame Shed	1960	204	2 100	2	0 %	100 %		6.2 & 1/2 STORY
					%	%		21.Open Frame Por
					%	%		22.Encl Frame Por
					%	%		23.Frame Garage
					%	%		24.Frame Shed
					%	%		25.Frame Bay Wind
					%	%		26.1SFr Overhang
					%	%		27.Unfin Basement
					%	%		28.Unfinished Att
					%	%		29.Finished Attic

SHED 27X36

SHED 12X15



Card 1 Of 1 10/11/2023

2000- COMBINED LOT 99 & 100 MAKING 28 AC TOTAL
PREVIOUS BK2547 PG0049,BK2035 PG0032 2001 - LEAVE IN
BOTH NAMES AS TENANTS IN COMMON
2004-PREVIOUS OWNER: LARRY & SUSAN ZILLI BK2547
PG0049,PG0046 PG22
10/28/2011 ADDRESS CHANGE BY REQUEST//12

Property Data			Assessment Record							
Neighborhood 106 RURAL NORTHEAST			Year	Land	Buildings	Exempt	Total			
			2010	72,800	133,600	10,000	196,400			
Tree Growth Year 0			2011	72,800	133,600	10,000	196,400			
FARM LAND YEAR 0			2012	72,800	133,600	10,000	196,400			
OPEN SPACE YEAR 0			2013	72,800	133,600	10,000	196,400			
Zone/Land Use 21 RURAL			2014	72,800	133,600	10,000	196,400			
Secondary Zone			2015	72,800	133,600	10,000	196,400			
Topography 2 Rolling			2016	72,800	133,600	15,000	191,400			
1.Level 4.Below St 7.Steep			2017	61,800	133,600	20,000	175,400			
2.Rolling 5.Low 8.Rough			2018	61,800	133,600	20,000	175,400			
3.Above St 6.Swampy 9.			2019	61,800	133,600	0	195,400			
Utilities 4 Drilled Well 6 Septic System			2020	66,800	133,600	0	200,400			
1.Public 4.Dr Well 7.Cesspool			2021	66,800	133,600	0	200,400			
2.Water 5.DUG/LAKE 8.			2022	66,800	133,600	0	200,400			
3.Sewer 6.Septic 9.None			2023	83,400	193,800	0	277,200			
Street 1 Paved			Land Data							
1.Paved 4.Proposed 7.										
2.Semi Imp 5.Private 8.			Front Foot	Type	Effective		Influence		Influence Codes	
3.Gravel 6.Pub Eas 9.NoStreet					Frontage	Depth	Factor	Code		
TREE GROWTH PLAN 0					11.Regular Lot					1.Open Space
CONSERV EASE 0					12.Delta Triangle					2.Neighborhood A
Sale Data					13.Nabla Triangle					3.Topography
					14.Rear Land					4.Size/Shape
Sale Date 9/10/2020					15.Front Foot					5.Access
Price 300,000										6.Restriction
Sale Type 2 Land & Buildings			Square Foot	Square Feet				7.Corner/Locatio		
1.Land 4.Mobile 7.								8.View/Environ		
2.L & B 5.Other 8.								9.Fract Share		
3.Building 6. 9.								Acres		
Financing 9 Unknown				16.Regular Lot				30.Rear 20+		
1.Convent 4.Seller 7.				17.Secondary Site				31.Waterfront Rea		
2.FHA/VA 5.Private 8.				18.Secondary Site				32.Open Space		
3.Assumed 6.Cash 9.Unknown				19.Condominium				33.RestrictEsm		
Validity 1 Arms Length Sale			Fract. Acre	Acreege/Sites				34.PASTURE 1		
1.Valid 4.Split 7.Renovate				20	1.00	100	%	0	35.HORTICULTURAL-	
2.Related 5.Partial 8.Other				21	1.00	100	%	0	36.Pasture 3	
3.Distress 6.Exempt 9.Foreclose				28	10.00	100	%	0	37.Softwood	
Verified 5 Public Record				29	10.00	100	%	0	38.Mixed Wood	
1.Buyer 4.Agent 7.Family				30	2.00	100	%	0	39.Hardwood	
2.Seller 5.Pub Rec 8.Other							%		40.Wasteland	
3.Lender 6.MLS 9.							%		41.CAMP SITE	
			Total Acreage 23.00					42.Mobile Home Si		
								43.Condo Site		
								44.Site Improveveme		
								45.CAMP SITE		
								46.PAVING/00		

WISCASSET

Map Lot R05-100

Account 729

Location 138 OLD SHEEPSCOT ROAD

Card 1

Of 1

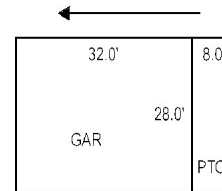
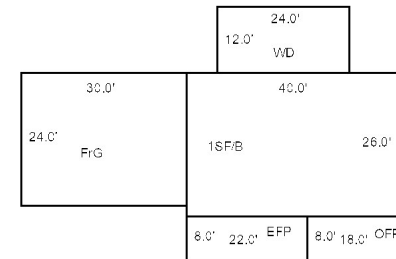
10/11/2023

Building Style 2 Ranch	SF Bsmt Living 0	Layout 1 Typical
1.Conv. 5.Colonial 9.Other	Fin Bsmt Grade 0 0	1.Typical 4. 7.
2.Ranch 6.Split 10.Double	HEARTH 1	2.Inadeq 5. 8.
3.R Ranch 7.Mod/Cont 11.Multi	Heat Type 100% 1 Hot Water BB	3. 6. 9.
4.Cape 8.Log 12.Cot.	1.HWBB 5.FWA 9.No Heat	Attic 9 None
Dwelling Units 1	2.HWCI 6.GravWA 10.	1.1/4 Fin 4.Full Fin 7.
Other Units 0	3.H Pump 7.Electric 11.	2.1/2 Fin 5.F/Stair 8.
Stories 1 One Story	4.Steam 8.F/Wall 12.	3.3/4 Fin 6. 9.None
1.1 4.1.5 7.	Cool Type 0% 9 None	Insulation 1 Full
2.2 5.1.75 8.	1.Refrig 4.W&C Air 7.	1.Full 4.Minimal 7.
3.3 6.2.5 9.	2.Evapor 5. 8.	2.Heavy 5.Unknown 8.
Exterior Walls 2 WOOD SHINGLE	3.H Pump 6. 9.None	3.Capped 6. 9.None
1.CLAP 5.T-111 9.OTHER	Kitchen Style 2 TYPICAL	Unfinished % 0%
2.WD SH 6.BR/STONE 10.	1.GOOD 4.Obsolete 7.	Grade & Factor 4 Good 95%
3.COMP 7.NOV 11.	2.TYPICAL 5. 8.	1.E Grade 4.B Grade 7.AA+ Grad
4.ASB/ASP 8.AL/VIN 12.	3.OLD TYPE 6. 9.None	2.D Grade 5.A Grade 8.AA++Grad
Roof Surface 3 Sheet Metal	Bath(s) Style 2 TYPICAL	3.C Grade 6.AA Grade 9.Same
1.Asphalt 4.Composit 7.	1.GOOD 4.Obsolete 7.	SQFT (Footprint) 1040
2.Slate 5.Wood 8.	2.TYPICAL 5. 8.	Condition 6 Good
3.Metal 6.Other 9.	3.Old Type 6. 9.None	1.Poor 4.Avg 7.V G
SF Masonry Trim 0	# Rooms 5	2.Fair 5.Avg+ 8.Exc
OPEN-3-CUSTOM 0	# Bedrooms 2	3.Avg- 6.Good 9.Same
OPEN-4-CUSTOM 0	# Full Baths 1	Phys. % Good 0%
Year Built 1980	# Half Baths 0	Funct. % Good 100%
Year Remodeled 0	# Addn Fixtures 0	Functional Code 9 None
Foundation 1 Concrete	# Fireplaces 0	1.Incomp 4.SMALL 7.LAYOUT
1.Concrete 4.Wood 7.		2.O-Built 5.CDU 8.OTHER
2.C Block 5.Slab 8.		3.Defmaint 6.STYLE 9.None
3.Br/Stone 6.Piers 9.		Econ. % Good 100%
Basement 4 Full Basement		Economic Code None
1.1/4 Bmt 4.Full Bmt 7.		0.None 3.Services 9.None
2.1/2 Bmt 5.None 8.		1.Location 4.Traffic 8.
3.3/4 Bmt 6. 9.None		2.Encroach 8.Other 9.
Bsmt Gar # Cars 0		Entrance Code 5 Estimated
Wet Basement 1 Dry Basement		1.Interior 4.Vacant 7.
1.Dry 4. 7.		2.Refusal 5.Estimate 8.
2.Damp 5. 8.		3.Informed 6. 9.
3.Wet 6. 9.		Information Code 5 Estimate
		1.Owner 4.Agent 7.
		2.Relative 5.Estimate 8.
		3.Tenant 6.Other 9.

Date Inspected 1/23/2007

Additions, Outbuildings & Improvements

Type	Year	Units	Grade	Cond	Phys.	Funct.	Sound Value	
23 Frame Garage	1980	720	0 0	0	0 %	0 %		1.ONE STORY FRAM
32	1980	176	0 0	0	0 %	0 %		2.TWO STORY FRAM
31 OPEN	1980	144	0 0	0	0 %	0 %		3.THREE STORY FR
68 Wood Deck	1980	288	0 0	0	0 %	0 %		4.1 & 1/2 STORY
24 Frame Shed	1970	384	2 100	3	0 %	100 %		5.1 & 3/4 STORY
23 Frame Garage	2022	896	2 105	4	0 %	100 %		6.2 & 1/2 STORY
62 Patio	2022	224	3 100	4	0 %	100 %		21.Open Frame Por
					%	%		22.Encl Frame Por
					%	%		23.Frame Garage
					%	%		24.Frame Shed
					%	%		25.Frame Bay Wind
					%	%		26.1SFr Overhang
					%	%		27.Unfin Basement
					%	%		28.Unfinished Att
					%	%		29.Finished Attic



WISCASSET

Map Lot R05-100-A

Account 2639

Location OLD SHEEPSCOT ROAD

Card 1 Of 1 10/11/2023

Building Style			SF Bsmt Living			Layout		
1.Conv.	5.Colonial	9.Other	Fin Bsmt Grade			1.Typical 4. 7.		
2.Ranch	6.Split	10.Double	HEARTH			2.Inadeq 5. 8.		
3.R Ranch	7.Mod/Cont	11.Multi	Heat Type 100%			3. 6. 9.		
4.Cape	8.Log	12.Cot.	1.HWBB 5.FWA 9.No Heat			Attic		
Dwelling Units			2.HWCI 6.GravWA 10.			1.1/4 Fin 4.Full Fin 7.		
Other Units			3.H Pump 7.Electric 11.			2.1/2 Fin 5.F/Stair 8.		
Stories			4.Steam 8.F/Wall 12.			3.3/4 Fin 6. 9.None		
1.1	4.1.5	7.	Cool Type 0%			Insulation		
2.2	5.1.75	8.	1.Refrig 4.W&C Air 7.			1.Full 4.Minimal 7.		
3.3	6.2.5	9.	2.Evapor 5. 8.			2.Heavy 5.Unknown 8.		
Exterior Walls			3.H Pump 6. 9.None			3.Capped 6. 9.None		
1.CLAP	5.T-111	9.OTHER	Kitchen Style			Unfinished %		
2.WD SH	6.BR/STONE	10.	1.GOOD 4.Obsolete 7.			Grade & Factor		
3.COMP	7.NOV	11.	2.TYPICAL 5. 8.			1.E Grade 4.B Grade 7.AA+ Grad		
4.ASB/ASP	8.AL/VIN	12.	3.OLD TYPE 6. 9.None			2.D Grade 5.A Grade 8.AA++Grad		
Roof Surface			Bath(s) Style			3.C Grade 6.AA Grade 9.Same		
1.Asphalt	4.Composit	7.	1.GOOD 4.Obsolete 7.			SQFT (Footprint)		
2.Slate	5.Wood	8.	2.TYPICAL 5. 8.			Condition		
3.Metal	6.Other	9.	3.Old Type 6. 9.None			1.Poor 4.Avg 7.V G		
SF Masonry Trim			# Rooms			2.Fair 5.Avg+ 8.Exc		
OPEN-3-CUSTOM			# Bedrooms			3.Avg- 6.Good 9.Same		
OPEN-4-CUSTOM			# Full Baths			Phys. % Good		
Year Built			# Half Baths			Funct. % Good		
Year Remodeled			# Addn Fixtures			Functional Code		
Foundation			# Fireplaces			1.Incomp 4.SMALL 7.LAYOUT		
1.Concrete	4.Wood	7.				2.O-Built 5.CDU 8.OTHER		
2.C Block	5.Slab	8.				3.Defmoint 6.STYLE 9.None		
3.Br/Stone	6.Piers	9.				Econ. % Good		
Basement						Economic Code		
1.1/4 Bmt	4.Full Bmt	7.				0.None 3.Services 9.None		
2.1/2 Bmt	5.None	8.				1.Location 4.Traffic 8.		
3.3/4 Bmt	6.	9.None				2.Encroach 8.Other 9.		
Bsmt Gar # Cars						Entrance Code 0		
Wet Basement						1.Interior 4.Vacant 7.		
1.Dry	4.	7.				2.Refusal 5.Estimate 8.		
2.Damp	5.	8.	3.Informed 6. 9.					
3.Wet	6.	9.	Information Code 0					
Date Inspected			1.Owner 4.Agent 7.			2.Relative 5.Estimate 8.		
			3.Tenant 6.Other 9.					
Additions, Outbuildings & Improvements								1.ONE STORY FRAM
Type	Year	Units	Grade	Cond	Phys.	Funct.	Sound Value	2.TWO STORY FRAM
					%	%		3.THREE STORY FR
					%	%		4.1 & 1/2 STORY
					%	%		5.1 & 3/4 STORY
					%	%		6.2 & 1/2 STORY
					%	%		21.Open Frame Por
					%	%		22.Encl Frame Por
					%	%		23.Frame Garage
					%	%		24.Frame Shed
					%	%		25.Frame Bay Wind
					%	%		26.1SFr Overhang
					%	%		27.Unfin Basement
					%	%		28.Unfinished Att
					%	%		29.Finished Attic

Map Lot R05-101

Account 730

Location 192 OLD SHEEPSCOT ROAD

Card 1 Of 1 10/11/2023

MCCARDLE, SCOTT
MCCARDLE, HEATHER
192 OLD SHEEPSCOT ROAD
WISCASSET ME 04578

B3619P231 B3649P49 B4491P121 B4870P223

Previous Owner
SUTTER, ANN T.

PO BOX 111
EAST BOOTHBAY ME 04544 0111
Sale Date: 3/20/2015

Previous Owner
SUTTER, ROBERT E.
SUTTER, ANN T.

WISCASSET ME 04578
Sale Date: 1/12/2006

Inspection Witnessed By:

X	Date
No./Date	Description

Notes:

'15 3.3 ACRES & BUILDINGS TO NEW OWNER MCCARDLE.
REMAINING 1.5 ACRES CONVEYED TO MATHEW CLARK IN
B4871 P262.
2006-PER DIVORCE DECREE PROPERTY BELONGS TO ANN T. SUTTER

WISCASSET

Property Data			Assessment Record				
Neighborhood 106 RURAL NORTHEAST			Year	Land	Buildings	Exempt	Total
			2010	43,400	145,600	0	189,000
Tree Growth Year 0			2011	43,400	145,600	0	189,000
FARM LAND YEAR 0			2012	43,400	145,600	0	189,000
OPEN SPACE YEAR 0			2013	43,400	145,600	0	189,000
Zone/Land Use 21 RURAL			2014	43,400	145,600	0	189,000
Secondary Zone			2015	40,400	145,600	0	186,000
			2016	40,400	145,600	0	186,000
Topography 2 Rolling			2017	40,400	145,600	0	186,000
1.Level	4.Below St	7.Steep	2018	40,400	145,600	0	186,000
2.Rolling	5.Low	8.Rough	2019	40,400	145,600	0	186,000
3.Above St	6.Swampy	9.	2020	40,400	145,600	0	186,000
Utilities	4 Drilled Well	6 Septic System	2021	40,400	145,600	0	186,000
1.Public	4.Dr Well	7.Cesspool	2022	40,400	145,600	0	186,000
2.Water	5.DUG/LAKE	8.	2023	50,400	182,000	0	232,400
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 3/20/2015							
Price 168,000							
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.					

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

Fract. Acre		Acres	
21.HS Size Adj	20	1.00	100 %
22.Base Waterfron	21	1.00	100 %
23.Deep WF Size A	28	2.30	100 %
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		3.30	


WISCASSET

Map Lot R05-101

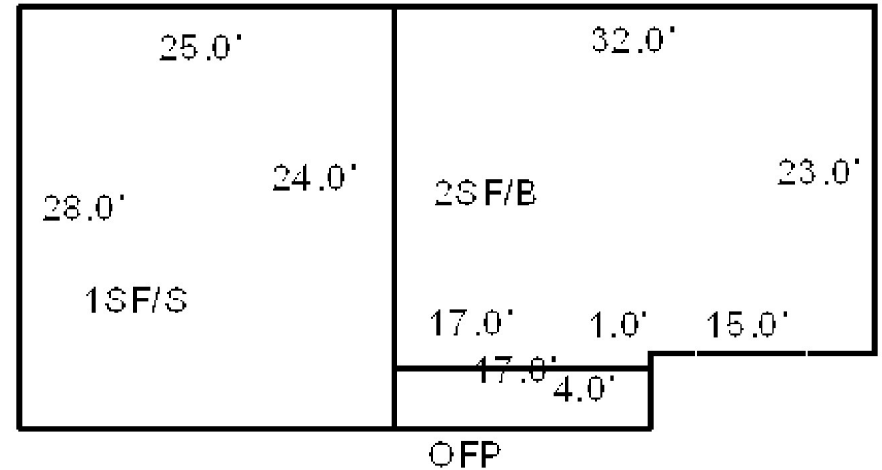
Account 730

Location 192 OLD SHEEPSCOT ROAD

Card 1 Of 1 10/11/2023

Building Style 5 Colonial	SF Bsmt Living 0	Layout 1 Typical
1.Conv. 5.Colonial 9.Other	Fin Bsmt Grade 0 0	1.Typical 4. 7.
2.Ranch 6.Split 10.Double	HEARTH 1	2.Inadeq 5. 8.
3.R Ranch 7.Mod/Cont 11.Multi	Heat Type 100% 1 Hot Water BB	3. 6. 9.
4.Cape 8.Log 12.Cot.	1.HWBB 5.FWA 9.No Heat	Attic 9 None
Dwelling Units 1	2.HWCI 6.GravWA 10.	1.1/4 Fin 4.Full Fin 7.
Other Units 0	3.H Pump 7.Electric 11.	2.1/2 Fin 5.F/Stair 8.
Stories 2 Two Story	4.Steam 8.F/Wall 12.	3.3/4 Fin 6. 9.None
1.1 4.1.5 7.	Cool Type 0% 9 None	Insulation 1 Full
2.2 5.1.75 8.	1.Refrig 4.W&C Air 7.	1.Full 4.Minimal 7.
3.3 6.2.5 9.	2.Evapor 5. 8.	2.Heavy 5.Unknown 8.
Exterior Walls 3 COMPOSITION	3.H Pump 6. 9.None	3.Capped 6. 9.None
1.CLAP 5.T-111 9.OTHER	Kitchen Style 2 TYPICAL	Unfinished % 0%
2.WD SH 6.BR/STONE 10.	1.GOOD 4.Obsolete 7.	Grade & Factor 4 Good 95%
3.COMP 7.NOV 11.	2.TYPICAL 5. 8.	1.E Grade 4.B Grade 7.AA+ Grad
4.ASB/ASP 8.AL/VIN 12.	3.OLD TYPE 6. 9.None	2.D Grade 5.A Grade 8.AA++Grad
Roof Surface 1 Asphalt Shingles	Bath(s) Style 2 TYPICAL	3.C Grade 6.AA Grade 9.Same
1.Asphalt 4.Composit 7.	1.GOOD 4.Obsolete 7.	SQFT (Footprint) 753
2.Slate 5.Wood 8.	2.TYPICAL 5. 8.	Condition 4 Average
3.Metal 6.Other 9.	3.Old Type 6. 9.None	1.Poor 4.Avg 7.V G
SF Masonry Trim 0	# Rooms 7	2.Fair 5.Avg+ 8.Exc
OPEN-3-CUSTOM 0	# Bedrooms 4	3.Avg- 6.Good 9.Same
OPEN-4-CUSTOM 0	# Full Baths 1	Phys. % Good 0%
Year Built 1970	# Half Baths 0	Funct. % Good 100%
Year Remodeled 0	# Addn Fixtures 0	Functional Code 9 None
Foundation 1 Concrete	# Fireplaces 1	1.Incomp 4.SMALL 7.LAYOUT
1.Concrete 4.Wood 7.		2.O-Built 5.CDU 8.OTHER
2.C Block 5.Slab 8.		3.Defmoint 6.STYLE 9.None
3.Br/Stone 6.Piers 9.		Econ. % Good 100%
Basement 4 Full Basement		Economic Code None
1.1/4 Bmt 4.Full Bmt 7.		0.None 3.Services 9.None
2.1/2 Bmt 5.None 8.		1.Location 4.Traffic 8.
3.3/4 Bmt 6. 9.None		2.Encroach 8.Other 9.
Bsmt Gar # Cars 0		Entrance Code 1 Interior Inspect
Wet Basement 1 Dry Basement		1.Interior 4.Vacant 7.
1.Dry 4. 7.		2.Refusal 5.Estimate 8.
2.Damp 5. 8.		3.Informed 6. 9.
3.Wet 6. 9.		Information Code 1 Owner
		1.Owner 4.Agent 7.
		2.Relative 5.Estimate 8.
		3.Tenant 6.Other 9.

GARAGE 36X36



Date Inspected 1/23/2007

Additions, Outbuildings & Improvements

Type	Year	Units	Grade	Cond	Phys.	Funct.	Sound Value	
23 Frame Garage	1970	700	0 0	0	0 %	0 %		1.ONE STORY FRAM
21 Open Frame	1970	68	0 0	0	0 %	0 %		2.TWO STORY FRAM
23 Frame Garage	1970	1296	3 100	4	0 %	100 %		3.THREE STORY FR
					%	%		4.1 & 1/2 STORY
					%	%		5.1 & 3/4 STORY
					%	%		6.2 & 1/2 STORY
					%	%		21.Open Frame Por
					%	%		22.Encl Frame Por
					%	%		23.Frame Garage
					%	%		24.Frame Shed
					%	%		25.Frame Bay Wind
					%	%		26.1SFr Overhang
					%	%		27.Unfin Basement
					%	%		28.Unfinished Att
					%	%		29.Finished Attic

Map Lot R05-101-A

Account 731

Location 31 BLAGDON RIDGE ROAD

Card 1 Of 1 10/11/2023

CLARK, MATTHEW J J/T
CLARK, TERESA
WISCASSET ME 04578

B4690P170

Previous Owner
SUTTER, GREGORY S.
C/O MATTHEW J. & TERESA CLARK
31 BLAGDON RIDGE ROAD
WISCASSET ME 04578
Sale Date: 7/19/2013

Previous Owner
SUTTER, GREGORY S.

31 BLAGDON RIDGE ROAD
WISCASSET ME 04578
Sale Date: 10/07/2004

Inspection Witnessed By:

X

Date

No./Date	Description	Date Insp.

Notes:

5/13/19 W/ House sitter add 3rd bath
'17 nah adjust condition.

2005-ADDED WIFE TO DEED - T/C PREVIOUS BK1686 PG25
2007-DIVORCE, PROPERTY IN GREGORY S. SUTTER'S NAME ONLY.

2014-Previous owner: Gregory S. Sutter BK3892 PG113.

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			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	7/19/2013			
Price	143,000			
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	9 Foreclosure			
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	224,100	10,000	253,000
2011	38,900	224,100	10,000	253,000
2012	38,900	224,100	10,000	253,000
2013	38,900	224,100	10,000	253,000
2014	38,900	224,100	0	263,000
2015	38,900	224,100	0	263,000
2016	38,900	224,100	6,000	257,000
2017	38,900	239,800	26,000	252,700
2018	38,900	239,800	26,000	252,700
2019	38,900	243,400	26,000	256,300
2020	38,900	243,400	31,000	251,300
2021	38,900	243,400	31,000	251,300
2022	38,900	243,400	29,760	252,540
2023	48,600	304,200	0	352,800

Land Data

Front Foot	Type	Effective		Influence		Influence Codes
		Frontage	Depth	Factor	Code	
11.Regular Lot				%		1.Open Space
12.Delta Triangle				%		2.Neighborhood A
13.Nabla Triangle				%		3.Topography
14.Rear Land				%		4.Size/Shape
15.Front Foot				%		5.Access
				%		6.Restriction
				%		7.Corner/Locatio
				%		8.View/Environ
				%		9.Fract Share
				%		Acres
				%		30.Rear 20+
				%		31.Waterfront Rea
				%		32.Open Space
				%		33.RestrictEsm
				%		34.PASTURE 1
				%		35.HORTICULTURAL-
				%		36.Pasture 3
				%		37.Softwood
				%		38.Mixed Wood
				%		39.Hardwood
				%		40.Wasteland
				%		41.CAMP SITE
				%		42.Mobile Home Si
				%		43.Condo Site
				%		44.Site Improve
				%		45.CAMP SITE
				%		46.PAVING/00
Total Acreage		1.20				

Front Foot

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

Square Foot

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

Fract. Acre

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

Acres

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

Type

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

Square Feet

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

Fract. Acre

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

Acres

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

Effective

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

Square Feet

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

Fract. Acre

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

Acres

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

Influence

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

Square Feet

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

Fract. Acre

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

Acres

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

Influence Codes

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

Square Feet

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

Fract. Acre

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

Acres

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

WISCASSET										
Map Lot	R05-101-A	Account	731	Location	31 BLAGDON RIDGE ROAD	Card	1	Of	1	10/11/2023

The site plan shows three main building footprints. The largest footprint on the left is labeled "1.75 S/GARAGE" with dimensions 40.0' by 28.0'. To its right is a smaller footprint labeled "1.5 SF/B" with dimensions 12.0' by 20.0'. Further right is another footprint labeled "1.75 SF/B" with dimensions 32.0' by 28.0'. A small rectangular area at the top right is labeled "WD" with dimensions 7.0' by 20.0' and 10.0' by 14.0'. A dimension of 26.0' is also shown between the WD area and the 1.5 SF/B footprint. An "OFF" label is located below the 1.5 SF/B footprint.

Date Inspected 3/28/2007

Additions, Outbuildings & Improvements								1.ONE STORY FRAM
Type	Year	Units	Grade	Cond	Phys.	Funct.	Sound Value	2.TWO STORY FRAM
14 1.5 Story/BSMT	2001	240	0 0	0	0 %	0 %		3.THREE STORY FR
68 Wood Deck	2001	352	0 0	0	0 %	0 %		4.1 & 1/2 STORY
21 Open Frame	2001	60	0 0	0	0 %	0 %		5.1 & 3/4 STORY
78 1.75 ST	2001	1120	0 0	0	0 %	100 %		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 R05-101-B

Account 737

Location 27 BLAGDON RIDGE ROAD

Card 1 Of 1 10/11/2023

CLARK, MATHEW CLARK, TERESA 31 BLAGDON RIDGE ROAD WISCASSET ME 04578 B4871P262 B5839P176			Property Data			Assessment Record									
			Neighborhood 105 RURAL NORTH			Year	Land	Buildings	Exempt	Total					
			Tree Growth Year 0			2015	21,000	0	0	21,000					
			FARM LAND YEAR 0			2016	21,000	0	0	21,000					
			OPEN SPACE YEAR 0			2017	21,000	0	0	21,000					
			Zone/Land Use 21 RURAL			2018	21,000	0	0	21,000					
			Secondary Zone			2019	21,000	8,300	0	29,300					
						2020	21,000	132,000	0	153,000					
			Topography 2 Rolling			2021	21,000	191,100	0	212,100					
			1.Level 4.Below St 7.Steep 2.Rolling 5.Low 8.Rough 3.Above St 6.Swampy 9.			2022	21,000	224,800	0	245,800					
2023	26,300	281,100				31,000	276,400								
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			Land Data									
			CONSERV EASE 0												
			Sale Data												
Inspection Witnessed By: X Date			Sale Date 3/27/2015			Front Foot		Type		Effective		Influence		Influence Codes	
			Price 25,000							Frontage	Depth	Factor	Code		
			Sale Type 1 Land Only			Square Foot		Square Feet							
			1.Land 4.Mobile 7.												
			2.L & B 5.Other 8.												
3.Building 6. 9.															
Financing 9 Unknown															
Notes: 7/19/22 NAH- EST COMP W/IN 5%. 6/15/21 NAH- EST HSE MORE DONE, ADD OP, +MVR. 5/13/2019 W/ Builders Foundation only 4/1/2019 '15 NEW LOT .5 ACRES FROM LOT 101.			1.Convent 4.Seller 7. 2.FHA/VA 5.Private 8. 3.Assumed 6.Cash 9.Unknown			Fract. Acre		Acreeage/Sites							
			Validity 1 Arms Length Sale												
			1.Valid 4.Split 7.Renovate							20		0.50	100	%	0
			2.Related 5.Partial 8.Other							21		1.00	100	%	0
			3.Distress 6.Exempt 9.Foreclose												
WISCASSET			Verified 5 Public Record			Acres									
			1.Buyer 4.Agent 7.Family												
			2.Seller 5.Pub Rec 8.Other												
			3.Lender 6.MLS 9.												

WISCASSET

Map Lot R05-101-B


Account 737

Location 27 BLAGDON RIDGE ROAD

Card 1

Of 1

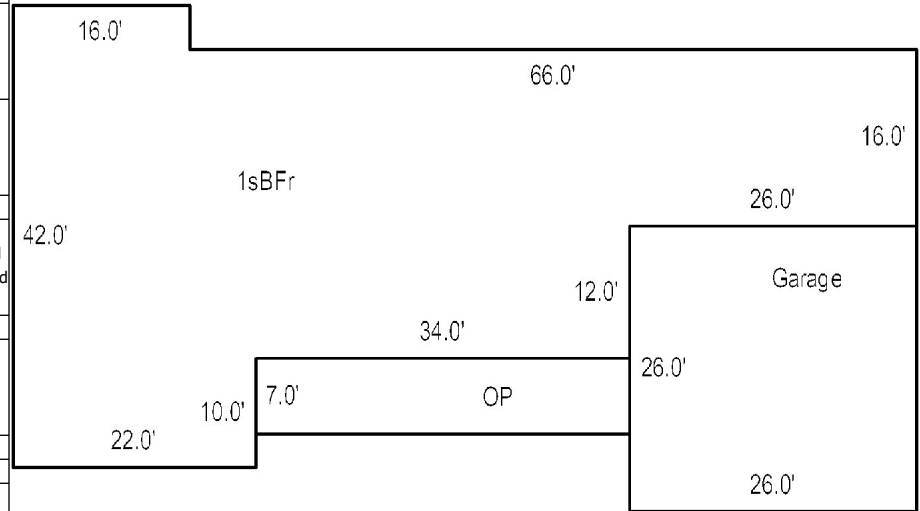
10/11/2023

Building Style 1 Conventional	SF Bsmt Living 0	Layout 1 Typical
1.Conv. 5.Colonial 9.Other	Fin Bsmt Grade 0 0	1.Typical 4. 7.
2.Ranch 6.Split 10.Double	HEARTH 0	2.Inadeq 5. 8.
3.R Ranch 7.Mod/Cont 11.Multi	Heat Type 100% 1 Hot Water BB	3. 6. 9.
4.Cape 8.Log 12.Cot.	1.HWBB 5.FWA 9.No Heat	Attic 9 None
Dwelling Units 1	2.HWCI 6.GravWA 10.	1.1/4 Fin 4.Full Fin 7.
Other Units 0	3.H Pump 7.Electric 11.	2.1/2 Fin 5.F/Stair 8.
Stories 1 One Story	4.Steam 8.F/Wall 12.	3.3/4 Fin 6. 9.None
1.1 4.1.5 7.	Cool Type 0% 9 None	Insulation 1 Full
2.2 5.1.75 8.	1.Refrig 4.W&C Air 7.	1.Full 4.Minimal 7.
3.3 6.2.5 9.	2.Evapor 5. 8.	2.Heavy 5.Unknown 8.
Exterior Walls 8 ALUM/VINYL	3.H Pump 6. 9.None	3.Capped 6. 9.None
1.CLAP 5.T-111 9.OTHER	Kitchen Style 2 TYPICAL	Unfinished % 0%
2.WD SH 6.BR/STONE 10.	1.GOOD 4.Obsolete 7.	Grade & Factor 3 Average 105%
3.COMP 7.NOV 11.	2.TYPICAL 5. 8.	1.E Grade 4.B Grade 7.AA+ Grad
4.ASB/ASP 8.AL/VIN 12.	3.OLD TYPE 6. 9.None	2.D Grade 5.A Grade 8.AA++Grad
Roof Surface 1 Asphalt Shingles	Bath(s) Style 2 TYPICAL	3.C Grade 6.AA Grade 9.Same
1.Asphalt 4.Composit 7.	1.GOOD 4.Obsolete 7.	SQFT (Footprint) 2268
2.Slate 5.Wood 8.	2.TYPICAL 5. 8.	Condition 4 Average
3.Metal 6.Other 9.	3.Old Type 6. 9.None	1.Poor 4.Avg 7.V G
SF Masonry Trim 0	# Rooms 0	2.Fair 5.Avg+ 8.Exc
OPEN-3-CUSTOM 0	# Bedrooms 0	3.Avg- 6.Good 9.Same
OPEN-4-CUSTOM 0	# Full Baths 2	Phys. % Good 0%
Year Built 2019	# Half Baths 1	Funct. % Good 100%
Year Remodeled 0	# Addn Fixtures 1	Functional Code 9 None
Foundation 1 Concrete	# Fireplaces 0	1.Incomp 4.SMALL 7.LAYOUT
1.Concrete 4.Wood 7.		2.O-Built 5.CDU 8.OTHER
2.C Block 5.Slab 8.		3.Defmaint 6.STYLE 9.None
3.Br/Stone 6.Piers 9.		Econ. % Good 100%
Basement 4 Full Basement		Economic Code None
1.1/4 Bmt 4.Full Bmt 7.		0.None 3.Services 9.None
2.1/2 Bmt 5.None 8.		1.Location 4.Traffic 8.
3.3/4 Bmt 6. 9.None		2.Encroach 8.Other 9.
Bsmt Gar # Cars 0		Entrance Code 4 Unoccupied
Wet Basement 1 Dry Basement		1.Interior 4.Vacant 7.
1.Dry 4. 7.		2.Refusal 5.Estimate 8.
2.Damp 5. 8.		3.Informed 6. 9.
3.Wet 6. 9.		Information Code 5 Estimate
		1.Owner 4.Agent 7.
		2.Relative 5.Estimate 8.
		3.Tenant 6.Other 9.

Date Inspected 1/19/2007

Additions, Outbuildings & Improvements

Type	Year	Units	Grade	Cond	Phys.	Funct.	Sound Value	
23 Frame Garage	0	676	0 0	0	0 %	0 %		1.ONE STORY FRAM
21 Open Frame	2020	238	0 0	4	0 %	100 %		2.TWO STORY FRAM
					%	%		3.THREE STORY FR
					%	%		4.1 & 1/2 STORY
					%	%		5.1 & 3/4 STORY
					%	%		6.2 & 1/2 STORY
					%	%		21.Open Frame Por
					%	%		22.Encl Frame Por
					%	%		23.Frame Garage
					%	%		24.Frame Shed
					%	%		25.Frame Bay Wind
					%	%		26.1SFr Overhang
					%	%		27.Unfin Basement
					%	%		28.Unfinished Att
					%	%		29.Finished Attic



Map Lot R05-102			Account 732			Location 6 BLAGDON RIDGE ROAD			Card 1		Of 1		10/11/2023		
DEAN, ANDREW G DEAN, RACHEL R 6 BLAGDON RIDGE ROAD WISCASSET ME 04578 B5840P289						Property Data			Assessment Record						
						Neighborhood 105 RURAL NORTH			Year	Land	Buildings	Exempt	Total		
						Tree Growth Year 0			2010	37,400	120,100	10,000	147,500		
						FARM LAND YEAR 0			2011	37,400	120,100	10,000	147,500		
						OPEN SPACE YEAR 0			2012	37,400	120,100	10,000	147,500		
Previous Owner CROSS COUNTRY EQUITY, LLC. P.O. BOX 160132						Zone/Land Use 21 RURAL			2013	37,400	120,100	10,000	147,500		
						Secondary Zone			2014	37,400	120,100	10,000	147,500		
									2015	37,400	120,100	10,000	147,500		
						Topography 1 Level			2016	37,400	120,100	15,000	142,500		
						1.Level 4.Below St 7.Steep 2.Rolling 5.Low 8.Rough 3.Above St 6.Swampy 9.			2017	37,400	120,100	20,000	137,500		
2018	37,400	120,100	20,000	137,500											
CLEARFIELD UT 84016 Sale Date: 8/23/2019 Previous Owner BANK OF AMERICA, N.A. 1600 SOUTH DOUGLASS ROAD SUITE 200-A ANAHEIM CA 92806 Sale Date: 11/28/2018						Utilities 4 Drilled Well 6 Septic System			2019	37,400	120,100	0	157,500		
						1.Public 4.Dr Well 7.Cesspool 2.Water 5.DUG/LAKE 8. 3.Sewer 6.Septic 9.None			2020	37,400	120,100	0	157,500		
									2021	37,400	120,100	0	157,500		
						Street 1 Paved 1.Paved 4.Proposed 7. 2.Semi Imp 5.Private 8. 3.Gravel 6.Pub Eas 9.NoStreet			2022	37,400	120,100	0	157,500		
									2023	46,800	150,100	0	196,900		
WISCASSET ME 04578 Sale Date: 11/13/2018						Land Data									
						Front Foot 11.Regular Lot 12.Delta Triangle 13.Nabla Triangle 14.Rear Land 15.Front Foot		Type	Effective		Influence		Influence Codes 1.Open Space 2.Neighborhood A 3.Topography 4.Size/Shape 5.Access 6.Restriction 7.Corner/Locatio 8.View/Environ 9.Fract Share Acres 30.Rear 20+ 31.Waterfront Rea 32.Open Space 33.RestrictEsm 34.PASTURE 1 35.HORTICULTURAL- 36.Pasture 3 37.Softwood 38.Mixed Wood 39.Hardwood 40.Wasteland 41.CAMP SITE 42.Mobile Home Si 43.Condo Site 44.Site Improve 45.CAMP SITE 46.PAVING/00		
									Frontage	Depth	Factor	Code			
											%				
											%				
		%													
Inspection Witnessed By:						Square Foot 16.Regular Lot 17.Secondary Site 18.Secondary Site 19.Condominium 20.Base Homesite		Square Feet							
									%						
									%						
									%						
									%						
X No./Date Description Date Insp.						Fract. Acre 21.HS Size Adj 22.Base Waterfron 23.Deep WF Size A Acres 24.Base Waterfron 25.Shallow WF Siz 26.Base Water Inf 27.Influence W Si 28.Rear Land 1-10 29.Rear Land 11-2		Acreage/Sites							
								20	1.00	100 %	0				
								21	0.69	100 %	0				
										%					
										%					
Notes: 2003- FORMER OWNER: LELAND CHANTRILL BK2449 PG67 (FORECLOSURE) DEED #1-GARDINER SAVINGS TO FEDERAL HOME LOAN MORTGAGE CORP. BK2972 PG8 ON 12/27/02 DEED #2 CORRECTIVE DEED FROM FEDERAL HOME LOAN MORTGAGE CORP. TO GARDINER SAVINGS INSTITUTION BK2998 PG52 2004-FEDERAL NATIONAL MORTGAGE ASSOC. BK3004 PG248 SOLD TO WALTERS 2005-FORMER OWNER: DAVID & ELIZABETH WALTERS WISCASSET ME 04578 BK3328 PG294 - \$50,000						Total Acreage 0.69									

WISCASSET

Map Lot R05-102

Account 732

Location 6 BLAGDON RIDGE ROAD

Card 1

Of 1

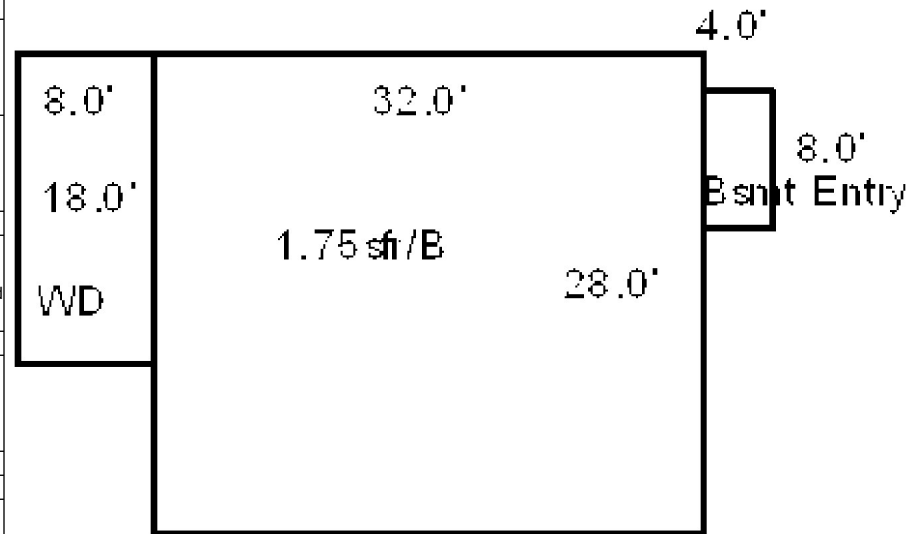
10/11/2023

Building Style 4 Cape Cod	SF Bsmt Living 0	Layout 1 Typical
1.Conv. 5.Colonial 9.Other	Fin Bsmt Grade 0 0	1.Typical 4. 7.
2.Ranch 6.Split 10.Double	HEARTH 0	2.Inadeq 5. 8.
3.R Ranch 7.Mod/Cont 11.Multi	Heat Type 100% 1 Hot Water BB	3. 6. 9.
4.Cape 8.Log 12.Cot.	1.HWBB 5.FWA 9.No Heat	Attic 9 None
Dwelling Units 1	2.HWCI 6.GravWA 10.	1.1/4 Fin 4.Full Fin 7.
Other Units 0	3.H Pump 7.Electric 11.	2.1/2 Fin 5.F/Stair 8.
Stories 5 One & 3/4 Story	4.Steam 8.F/Wall 12.	3.3/4 Fin 6. 9.None
1.1 4.1.5 7.	Cool Type 0% 9 None	Insulation 1 Full
2.2 5.1.75 8.	1.Refrig 4.W&C Air 7.	1.Full 4.Minimal 7.
3.3 6.2.5 9.	2.Evapor 5. 8.	2.Heavy 5.Unknown 8.
Exterior Walls 8 ALUM/VINYL	3.H Pump 6. 9.None	3.Capped 6. 9.None
1.CLAP 5.T-111 9.OTHER	Kitchen Style 2 TYPICAL	Unfinished % 0%
2.WD SH 6.BR/STONE 10.	1.GOOD 4.Obsolete 7.	Grade & Factor 3 Average 105%
3.COMP 7.NOV 11.	2.TYPICAL 5. 8.	1.E Grade 4.B Grade 7.AA+ Grad
4.ASB/ASP 8.AL/VIN 12.	3.OLD TYPE 6. 9.None	2.D Grade 5.A Grade 8.AA++Grad
Roof Surface 1 Asphalt Shingles	Bath(s) Style 2 TYPICAL	3.C Grade 6.AA Grade 9.Same
1.Asphalt 4.Composit 7.	1.GOOD 4.Obsolete 7.	SQFT (Footprint) 896
2.Slate 5.Wood 8.	2.TYPICAL 5. 8.	Condition 5 Above Average
3.Metal 6.Other 9.	3.Old Type 6. 9.None	1.Poor 4.Avg 7.V G
SF Masonry Trim 0	# Rooms 5	2.Fair 5.Avg+ 8.Exc
OPEN-3-CUSTOM 0	# Bedrooms 3	3.Avg- 6.Good 9.Same
OPEN-4-CUSTOM 0	# Full Baths 2	Phys. % Good 0%
Year Built 1967	# Half Baths 0	Funct. % Good 100%
Year Remodeled 0	# Addn Fixtures 0	Functional Code 9 None
Foundation 1 Concrete	# Fireplaces 0	1.Incomp 4.SMALL 7.LAYOUT
1.Concrete 4.Wood 7.		2.O-Built 5.CDU 8.OTHER
2.C Block 5.Slab 8.		3.Defmaint 6.STYLE 9.None
3.Br/Stone 6.Piers 9.		Econ. % Good 100%
Basement 4 Full Basement		Economic Code None
1.1/4 Bmt 4.Full Bmt 7.		0.None 3.Services 9.None
2.1/2 Bmt 5.None 8.		1.Location 4.Traffic 8.
3.3/4 Bmt 6. 9.None		2.Encroach 8.Other 9.
Bsmt Gar # Cars 0		Entrance Code 1 Interior Inspect
Wet Basement 2 Damp Basement		1.Interior 4.Vacant 7.
1.Dry 4. 7.		2.Refusal 5.Estimate 8.
2.Damp 5. 8.		3.Informed 6. 9.
3.Wet 6. 9.		Information Code 1 Owner
		1.Owner 4.Agent 7.
		2.Relative 5.Estimate 8.
		3.Tenant 6.Other 9.

Date Inspected 3/24/2007

Additions, Outbuildings & Improvements

Type	Year	Units	Grade	Cond	Phys.	Funct.	Sound Value	
68 Wood Deck	2000	144	0 0	0	0 %	0 %		1.ONE STORY FRAM
90 BSMT ENTRY.....	1967	32	3 100	4	0 %	100 %		2.TWO STORY FRAM
23 Frame Garage	2007	484	3 100	4	0 %	100 %		3.THREE STORY FR
					%	%		4.1 & 1/2 STORY
					%	%		5.1 & 3/4 STORY
					%	%		6.2 & 1/2 STORY
					%	%		21.Open Frame Por
					%	%		22.Encl Frame Por
					%	%		23.Frame Garage
					%	%		24.Frame Shed
					%	%		25.Frame Bay Wind
					%	%		26.1SFr Overhang
					%	%		27.Unfin Basement
					%	%		28.Unfinished Att
					%	%		29.Finished Attic



Map Lot		R05-103		Account		733		Location		12 BLAGDON RIDGE ROAD		Card		1		Of		1		10/11/2023					
WEST, LISA M (HALEY) WISCASSET ME 04578				Property Data				Assessment Record																	
				Neighborhood				105 RURAL NORTH				Year		Land		Buildings		Exempt		Total					
				Tree Growth Year				0				2010		36,700		75,300		10,000		102,000					
				FARM LAND YEAR				0				2011		36,700		75,300		10,000		102,000					
B3318P271 B3447P294				OPEN SPACE YEAR				0				2012		36,700		75,300		10,000		102,000					
Previous Owner GROVER, JR., ERNEST 338 BATH ROAD				Zone/Land Use				21 RURAL				2013		36,700		75,300		10,000		102,000					
				Secondary Zone				2014		36,700		75,300		10,000		102,000									
								2015		36,700		75,300		10,000		102,000									
WISCASSET ME 04578 Sale Date: 6/29/2004				Topography				2 Rolling		1 Level		2016		36,700		75,300		15,000		97,000					
				1.Level				4.Below St		7.Steep		2017		36,700		75,300		20,000		92,000					
				2.Rolling				5.Low		8.Rough		2018		36,700		75,300		20,000		92,000					
				3.Above St				6.Swampy		9.		2019		36,700		75,300		20,000		92,000					
				Utilities				4 Drilled Well		6 Septic System		2020		36,700		75,300		25,000		87,000					
				1.Public				4.Dr Well		7.Cesspool		2021		36,700		75,300		25,000		87,000					
				2.Water				5.DUG/LAKE		8.		2022		36,700		75,300		24,000		88,000					
				3.Sewer				6.Septic		9.None		2023		45,900		94,100		25,000		115,000					
				Inspection Witnessed By:				Street				1 Paved				Land Data									
1.Paved								4.Proposed		7.		Front Foot		Type		Effective		Influence		Influence Codes					
2.Semi Imp								5.Private		8.						Frontage		Depth				Factor		Code	
3.Gravel								6.Pub Eas		9.NoStreet															
TREE GROWTH PLAN								0				11.Regular Lot								1.Open Space					
CONSERV EASE								0				12.Delta Triangle								2.Neighborhood A					
Sale Data								Sale Date		6/29/2004		13.Nabla Triangle								3.Topography					
								Price		39,000		14.Rear Land								4.Size/Shape					
X								Date				15.Front Foot								5.Access					
No./Date		Description				Date Insp.		Sale Type		1 Land Only		Square Foot		Square Feet						Acres					
								Financing		9 Unknown		16.Regular Lot						30.Rear 20+							
								1.Convent		4.Seller		7.		17.Secondary Site				31.Waterfront Rea							
								2.FHA/VA		5.Private		8.		18.Secondary Site				32.Open Space							
								3.Assumed		6.Cash		9.Unknown		19.Condominium				33.RestrictEsm							
Notes: 2005-FORMER OWNER: ERNEST GROVER, JR. BK2171 PG27 SOLD FOR \$39,000. NEW DOUBLE WIDE PUT ON LAND. 10/02/06-LISA HALEY NOW LISA WEST. ABATEMENT RECEIVED AS ASSESSED FOR RANCH AND IS ACTUALLY 3 BEDROOM, 2 BATH DOUBLE WIDE M/H -- DELETED DWELLING, ENTERED AS OUTBUILDING LIKE OTHER DOUBLE WIDE M/H'S. 01/16/07-ABATEMENT GIVEN. WISCASSET						Validity		1 Arms Length Sale				Fract. Acre		Acreage/Sites											
						1.Valid		4.Split		7.Renovate															
						2.Related		5.Partial		8.Other															
												3.Distress		6.Exempt		9.Foreclose		23.Deep WF Size A						38.Mixed Wood	
												Verified		5 Public Record				24.Base Waterfron						39.Hardwood	
												1.Buyer		4.Agent		7.Family		25.Shallow WF Siz						40.Wasteland	
												2.Seller		5.Pub Rec		8.Other		26.Base Water Inf						41.CAMP SITE	
												3.Lender		6.MLS		9.		27.Influence W Si						42.Mobile Home Si	
																		28.Rear Land 1-10						43.Condo Site	
																		29.Rear Land 11-2						44.Site Improve	
														Total Acreage		0.48				45.CAMP SITE					
																				46.PAVING/00					

WISCASSET

Map Lot R05-103

Account 733

Location 12 BLAGDON RIDGE ROAD

Card 1

Of 1

10/11/2023

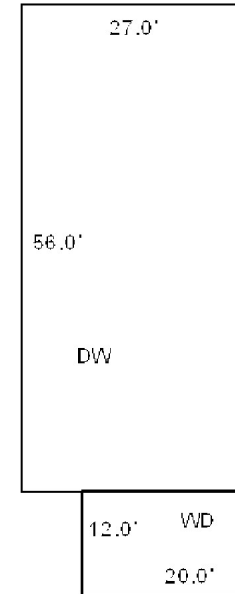
Building Style 10 Double Wide	SF Bsmt Living 0	Layout 1 Typical
1.Conv. 5.Colonial 9.Other	Fin Bsmt Grade 0 0	1.Typical 4. 7.
2.Ranch 6.Split 10.Double	HEARTH 0	2.Inadeq 5. 8.
3.R Ranch 7.Mod/Cont 11.Multi	Heat Type 100% 5 Forced Warm Air	3. 6. 9.
4.Cape 8.Log 12.Cot.	1.HWBB 5.FWA 9.No Heat	Attic 9 None
Dwelling Units 1	2.HWCI 6.GravWA 10.	1.1/4 Fin 4.Full Fin 7.
Other Units 0	3.H Pump 7.Electric 11.	2.1/2 Fin 5.F/Stair 8.
Stories 1 One Story	4.Steam 8.F/Wall 12.	3.3/4 Fin 6. 9.None
1.1 4.1.5 7.	Cool Type 0% 9 None	Insulation 1 Full
2.2 5.1.75 8.	1.Refrig 4.W&C Air 7.	1.Full 4.Minimal 7.
3.3 6.2.5 9.	2.Evapor 5. 8.	2.Heavy 5.Unknown 8.
Exterior Walls 8 ALUM/VINYL	3.H Pump 6. 9.None	3.Capped 6. 9.None
1.CLAP 5.T-111 9.OTHER	Kitchen Style 2 TYPICAL	Unfinished % 0%
2.WD SH 6.BR/STONE 10.	1.GOOD 4.Obsolete 7.	Grade & Factor 2 Fair 100%
3.COMP 7.NOV 11.	2.TYPICAL 5. 8.	1.E Grade 4.B Grade 7.AA+ Grad
4.ASB/ASP 8.AL/VIN 12.	3.OLD TYPE 6. 9.None	2.D Grade 5.A Grade 8.AA++Grad
Roof Surface 1 Asphalt Shingles	Bath(s) Style 2 TYPICAL	3.C Grade 6.AA Grade 9.Same
1.Asphalt 4.Composit 7.	1.GOOD 4.Obsolete 7.	SQFT (Footprint) 1568
2.Slate 5.Wood 8.	2.TYPICAL 5. 8.	Condition 4 Average
3.Metal 6.Other 9.	3.Old Type 6. 9.None	1.Poor 4.Avg 7.V G
SF Masonry Trim 0	# Rooms 5	2.Fair 5.Avg+ 8.Exc
OPEN-3-CUSTOM 0	# Bedrooms 3	3.Avg- 6.Good 9.Same
OPEN-4-CUSTOM 0	# Full Baths 2	Phys. % Good 0%
Year Built 2004	# Half Baths 0	Funct. % Good 100%
Year Remodeled 0	# Addn Fixtures 1	Functional Code 9 None
Foundation 5 Concrete Slab	# Fireplaces 0	1.Incomp 4.SMALL 7.LAYOUT
1.Concrete 4.Wood 7.		2.O-Built 5.CDU 8.OTHER
2.C Block 5.Slab 8.		3.Defmaint 6.STYLE 9.None
3.Br/Stone 6.Piers 9.		Econ. % Good 100%
Basement 9 No Basement		Economic Code None
1.1/4 Bmt 4.Full Bmt 7.		0.None 3.Services 9.None
2.1/2 Bmt 5.None 8.		1.Location 4.Traffic 8.
3.3/4 Bmt 6. 9.None		2.Encroach 8.Other 9.
Bsmt Gar # Cars 0		Entrance Code 1 Interior Inspect
Wet Basement 9 No Basement		1.Interior 4.Vacant 7.
1.Dry 4. 7.		2.Refusal 5.Estimate 8.
2.Damp 5. 8.		3.Informed 6. 9.
3.Wet 6. 9.		Information Code 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	2006	240	3 100	4	0 %	100 %		1.ONE STORY FRAM
24 Frame Shed	2006	96	2 100	2	0 %	100 %		2.TWO STORY FRAM
					%	%		3.THREE STORY FR
					%	%		4.1 & 1/2 STORY
					%	%		5.1 & 3/4 STORY
					%	%		6.2 & 1/2 STORY
					%	%		21.Open Frame Por
					%	%		22.Encl Frame Por
					%	%		23.Frame Garage
					%	%		24.Frame Shed
					%	%		25.Frame Bay Wind
					%	%		26.1SFr Overhang
					%	%		27.Unfin Basement
					%	%		28.Unfinished Att
					%	%		29.Finished Attic

SHED 12X8



Map Lot R05-104

Account 734

Location 24 BLAGDON RIDGE ROAD

Card 1 Of 1 10/11/2023

RAGER, JEFFREY W
RAGER, KIMBERLY C
WISCASSET ME 04578

B1517P40

Inspection Witnessed By:

X

Date

No./Date	Description	Date Insp.

Notes:

WISCASSET

Property Data			Assessment Record							
Neighborhood 105 RURAL NORTH			Year	Land	Buildings	Exempt	Total			
			2010	38,300	109,700	0	148,000			
Tree Growth Year 0			2011	38,300	109,700	0	148,000			
FARM LAND YEAR 0			2012	38,300	109,700	10,000	138,000			
OPEN SPACE YEAR 0			2013	38,300	109,700	10,000	138,000			
Zone/Land Use 21 RURAL			2014	38,300	109,700	10,000	138,000			
Secondary Zone			2015	38,300	109,700	10,000	138,000			
			2016	38,300	109,700	15,000	133,000			
Topography 2 Rolling			2017	38,300	109,700	20,000	128,000			
1.Level	4.Below St	7.Steep	2018	38,300	109,700	20,000	128,000			
2.Rolling	5.Low	8.Rough	2019	38,300	109,700	20,000	128,000			
3.Above St	6.Swampy	9.	2020	38,300	109,700	25,000	123,000			
Utilities	4 Drilled Well	6 Septic System	2021	38,300	109,700	25,000	123,000			
1.Public	4.Dr Well	7.Cesspool	2022	38,300	109,700	24,000	124,000			
2.Water	5.DUG/LAKE	8.	2023	47,800	137,200	25,000	160,000			
3.Sewer	6.Septic	9.None	Land Data							
Street	1 Paved									
1.Paved	4.Proposed	7.	Front Foot	Type	Effective		Influence		Influence Codes	
2.Semi Imp	5.Private	8.			Frontage	Depth	Factor	Code		
3.Gravel	6.Pub Eas	9.NoStreet		11.Regular Lot			%		1.Open Space	
TREE GROWTH PLAN 0				12.Delta Triangle			%		2.Neighborhood A	
CONSERV EASE 0				13.Nabla Triangle			%		3.Topography	
Sale Data				14.Rear Land			%		4.Size/Shape	
			15.Front Foot			%		5.Access		
Price						%		6.Restriction		
Sale Type						%		7.Corner/Locatio		
1.Land	4.Mobile	7.	Square Foot	Square Feet					8.View/Environ	
2.L & B	5.Other	8.					%		9.Fract Share	
3.Building	6.	9.					%		Acres	
Financing							%		30.Rear 20+	
1.Convent	4.Seller	7.					%		31.Waterfront Rea	
2.FHA/VA	5.Private	8.					%		32.Open Space	
3.Assumed	6.Cash	9.Unknown				%		33.RestrictEsm		
Validity			Fract. Acre	Acreage/Sites					34.PASTURE 1	
1.Valid	4.Split	7.Renovate		21.HS Size Adj	20	1.00	100	%	0	35.HORTICULTURAL-
2.Related	5.Partial	8.Other		22.Base Waterfron	21	0.93	100	%	0	36.Pasture 3
3.Distress	6.Exempt	9.Foreclose		23.Deep WF Size A				%		37.Softwood
Verified				24.Base Waterfron				%		38.Mixed Wood
				25.Shallow WF Siz				%		39.Hardwood
1.Buyer	4.Agent	7.Family	26.Base Water Inf				%		40.Wasteland	
2.Seller	5.Pub Rec	8.Other	27.Influence W Si				%		41.CAMP SITE	
3.Lender	6.MLS	9.	28.Rear Land 1-10	Total Acreage 0.93					42.Mobile Home Si	
			29.Rear Land 11-2							
									44.Site Improve	
									45.CAMP SITE	
									46.PAVING/00	

WISCASSET

Map Lot R05-104

Account 734

Location 24 BLAGDON RIDGE ROAD

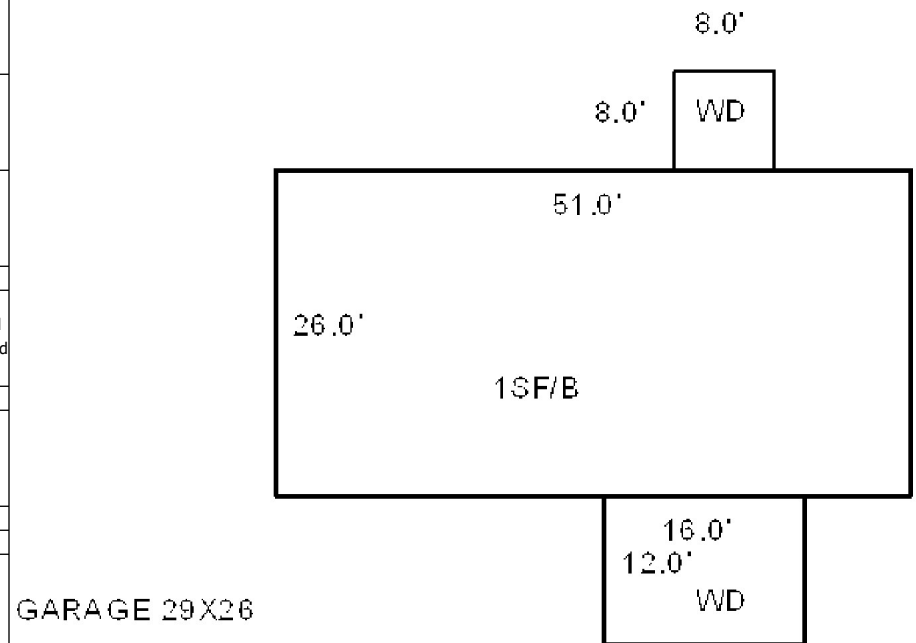
Card 1 Of 1 10/11/2023

Building Style 2 Ranch	SF Bsmt Living 0	Layout 1 Typical
1.Conv. 5.Colonial 9.Other	Fin Bsmt Grade 0 0	1.Typical 4. 7.
2.Ranch 6.Split 10.Double	HEARTH 0	2.Inadeq 5. 8.
3.R Ranch 7.Mod/Cont 11.Multi	Heat Type 100% 1 Hot Water BB	3. 6. 9.
4.Cape 8.Log 12.Cot.	1.HWBB 5.FWA 9.No Heat	Attic 9 None
Dwelling Units 1	2.HWCI 6.GravWA 10.	1.1/4 Fin 4.Full Fin 7.
Other Units 0	3.H Pump 7.Electric 11.	2.1/2 Fin 5.F/Stair 8.
Stories 1 One Story	4.Steam 8.F/Wall 12.	3.3/4 Fin 6. 9.None
1.1 4.1.5 7.	Cool Type 0% 9 None	Insulation 1 Full
2.2 5.1.75 8.	1.Refrig 4.W&C Air 7.	1.Full 4.Minimal 7.
3.3 6.2.5 9.	2.Evapor 5. 8.	2.Heavy 5.Unknown 8.
Exterior Walls 8 ALUM/VINYL	3.H Pump 6. 9.None	3.Capped 6. 9.None
1.CLAP 5.T-111 9.OTHER	Kitchen Style 2 TYPICAL	Unfinished % 0%
2.WD SH 6.BR/STONE 10.	1.GOOD 4.Obsolete 7.	Grade & Factor 3 Average 105%
3.COMP 7.NOV 11.	2.TYPICAL 5. 8.	1.E Grade 4.B Grade 7.AA+ Grad
4.ASB/ASP 8.AL/VIN 12.	3.OLD TYPE 6. 9.None	2.D Grade 5.A Grade 8.AA++Grad
Roof Surface 1 Asphalt Shingles	Bath(s) Style 2 TYPICAL	3.C Grade 6.AA Grade 9.Same
1.Asphalt 4.Composit 7.	1.GOOD 4.Obsolete 7.	SQFT (Footprint) 1326
2.Slate 5.Wood 8.	2.TYPICAL 5. 8.	Condition 3 Below Average
3.Metal 6.Other 9.	3.Old Type 6. 9.None	1.Poor 4.Avg 7.V G
SF Masonry Trim 0	# Rooms 5	2.Fair 5.Avg+ 8.Exc
OPEN-3-CUSTOM 0	# Bedrooms 2	3.Avg- 6.Good 9.Same
OPEN-4-CUSTOM 0	# Full Baths 1	Phys. % Good 0%
Year Built 1975	# Half Baths 0	Funct. % Good 100%
Year Remodeled 0	# Addn Fixtures 0	Functional Code 9 None
Foundation 2 Concrete Block	# Fireplaces 0	1.Incomp 4.SMALL 7.LAYOUT
1.Concrete 4.Wood 7.		2.O-Built 5.CDU 8.OTHER
2.C Block 5.Slab 8.		3.Defmaint 6.STYLE 9.None
3.Br/Stone 6.Piers 9.		Econ. % Good 100%
Basement 4 Full Basement		Economic Code None
1.1/4 Bmt 4.Full Bmt 7.		0.None 3.Services 9.None
2.1/2 Bmt 5.None 8.		1.Location 4.Traffic 8.
3.3/4 Bmt 6. 9.None		2.Encroach 8.Other 9.
Bsmt Gar # Cars 0		Entrance Code 3 Information Only
Wet Basement 1 Dry Basement		1.Interior 4.Vacant 7.
1.Dry 4. 7.		2.Refusal 5.Estimate 8.
2.Damp 5. 8.		3.Informed 6. 9.
3.Wet 6. 9.		Information Code 1 Owner
		1.Owner 4.Agent 7.
		2.Relative 5.Estimate 8.
		3.Tenant 6.Other 9.

Date Inspected 1/19/2007

Additions, Outbuildings & Improvements

Type	Year	Units	Grade	Cond	Phys.	Funct.	Sound Value	
68 Wood Deck	0	192	0 0	0	0 %	0 %		1.ONE STORY FRAM
23 Frame Garage	0	954	2 100	4	0 %	100 %		2.TWO STORY FRAM
68 Wood Deck	0	64	0 0	0	0 %	0 %		3.THREE STORY FR
					%	%		4.1 & 1/2 STORY
					%	%		5.1 & 3/4 STORY
					%	%		6.2 & 1/2 STORY
					%	%		21.Open Frame Por
					%	%		22.Encl Frame Por
					%	%		23.Frame Garage
					%	%		24.Frame Shed
					%	%		25.Frame Bay Wind
					%	%		26.1SFr Overhang
					%	%		27.Unfin Basement
					%	%		28.Unfinished Att
					%	%		29.Finished Attic



WISCASSET

Map Lot R05-105

Account 735

Location 28 BLAGDON RIDGE ROAD

Card 1

Of 1

10/11/2023

Building Style 3 Raised Ranch	SF Bsmt Living 984	Layout 1 Typical
1.Conv. 5.Colonial 9.Other	Fin Bsmt Grade 2 100	1.Typical 4. 7.
2.Ranch 6.Split 10.Double	HEARTH 1	2.Inadeq 5. 8.
3.R Ranch 7.Mod/Cont 11.Multi	Heat Type 100% 1 Hot Water BB	3. 6. 9.
4.Cape 8.Log 12.Cot.	1.HWBB 5.FWA 9.No Heat	Attic 9 None
Dwelling Units 1	2.HWCI 6.GravWA 10.	1.1/4 Fin 4.Full Fin 7.
Other Units 0	3.H Pump 7.Electric 11.	2.1/2 Fin 5.F/Stair 8.
Stories 1 One Story	4.Steam 8.F/Wall 12.	3.3/4 Fin 6. 9.None
1.1 4.1.5 7.	Cool Type 0% 9 None	Insulation 1 Full
2.2 5.1.75 8.	1.Refrig 4.W&C Air 7.	1.Full 4.Minimal 7.
3.3 6.2.5 9.	2.Evapor 5. 8.	2.Heavy 5.Unknown 8.
Exterior Walls 8 ALUM/VINYL	3.H Pump 6. 9.None	3.Capped 6. 9.None
1.CLAP 5.T-111 9.OTHER	Kitchen Style 2 TYPICAL	Unfinished % 0%
2.WD SH 6.BR/STONE 10.	1.GOOD 4.Obsolete 7.	Grade & Factor 4 Good 95%
3.COMP 7.NOV 11.	2.TYPICAL 5. 8.	1.E Grade 4.B Grade 7.AA+ Grad
4.ASB/ASP 8.AL/VIN 12.	3.OLD TYPE 6. 9.None	2.D Grade 5.A Grade 8.AA++Grad
Roof Surface 1 Asphalt Shingles	Bath(s) Style 2 TYPICAL	3.C Grade 6.AA Grade 9.Same
1.Asphalt 4.Composit 7.	1.GOOD 4.Obsolete 7.	SQFT (Footprint) 1176
2.Slate 5.Wood 8.	2.TYPICAL 5. 8.	Condition 4 Average
3.Metal 6.Other 9.	3.Old Type 6. 9.None	1.Poor 4.Avg 7.V G
SF Masonry Trim 0	# Rooms 6	2.Fair 5.Avg+ 8.Exc
OPEN-3-CUSTOM 0	# Bedrooms 4	3.Avg- 6.Good 9.Same
OPEN-4-CUSTOM 0	# Full Baths 1	Phys. % Good 0%
Year Built 1970	# Half Baths 0	Funct. % Good 100%
Year Remodeled 2010	# Addn Fixtures 0	Functional Code 9 None
Foundation 1 Concrete	# Fireplaces 0	1.Incomp 4.SMALL 7.LAYOUT
1.Concrete 4.Wood 7.		2.O-Built 5.CDU 8.OTHER
2.C Block 5.Slab 8.		3.Defmaint 6.STYLE 9.None
3.Br/Stone 6.Piers 9.		Econ. % Good 100%
Basement 4 Full Basement		Economic Code None
1.1/4 Bmt 4.Full Bmt 7.		0.None 3.Services 9.None
2.1/2 Bmt 5.None 8.		1.Location 4.Traffic 8.
3.3/4 Bmt 6. 9.None		2.Encroach 8.Other 9.
Bsmt Gar # Cars 0		Entrance Code 1 Interior Inspect
Wet Basement 1 Dry Basement		1.Interior 4.Vacant 7.
1.Dry 4. 7.		2.Refusal 5.Estimate 8.
2.Damp 5. 8.		3.Informed 6. 9.
3.Wet 6. 9.		Information Code 1 Owner
		1.Owner 4.Agent 7.
		2.Relative 5.Estimate 8.
		3.Tenant 6.Other 9.

Date Inspected 1/19/2007

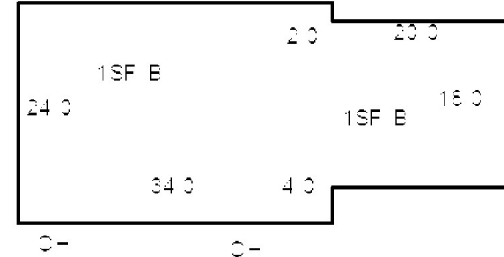
Additions, Outbuildings & Improvements

Type	Year	Units	Grade	Cond	Phys.	Funct.	Sound Value
26 1SFr Overhang	1970	28	0 0	0	0 %	0 %	
77 1.50 ST	2010	784	3 100	4	0 %	100 %	
63 Swimming Pool	1970	1	3 100	4	99 %	100 %	
22 Encl Frame Porch	2010	120	3 100	4	0 %	100 %	
					%	%	
					%	%	
					%	%	
					%	%	
					%	%	
					%	%	
					%	%	

- ONE STORY FRAM
- TWO STORY FRAM
- THREE STORY FR
- 1 & 1/2 STORY
- 1 & 3/4 STORY
- 2 & 1/2 STORY
- Open Frame Por
- Encl Frame Por
- Frame Garage
- Frame Shed
- Frame Bay Wind
- 1SFr Overhang
- Unfin Basement
- Unfinished Att
- Finished Attic

EFF

12 x 10



GARAGE 26X26



Card 1 Of 1 10/11/2023

WISCASSET

Property Data			Assessment Record							
Neighborhood 106 RURAL NORTHEAST			Year	Land	Buildings	Exempt	Total			
Tree Growth Year 0			2010	45,400	94,400	10,000	129,800			
FARM LAND YEAR 0			2011	45,400	94,400	10,000	129,800			
OPEN SPACE YEAR 0			2012	45,400	94,400	10,000	129,800			
Zone/Land Use 21 RURAL			2013	45,400	94,400	10,000	129,800			
Secondary Zone			2014	45,400	94,400	10,000	129,800			
			2015	45,400	94,400	10,000	129,800			
Topography 2 Rolling			2016	45,400	94,400	15,000	124,800			
1.Level	4.Below St	7.Steep	2017	45,400	94,400	20,000	119,800			
2.Rolling	5.Low	8.Rough	2018	45,400	94,400	20,000	119,800			
3.Above St	6.Swampy	9.	2019	45,400	94,400	20,000	119,800			
Utilities 4 Drilled Well 6 Septic System			2020	45,400	94,400	25,000	114,800			
1.Public	4.Dr Well	7.Cesspool	2021	45,400	94,400	25,000	114,800			
2.Water	5.DUG/LAKE	8.	2022	45,400	124,300	24,000	145,700			
3.Sewer	6.Septic	9.None	2023	56,800	155,400	25,000	187,200			
Street 1 Paved			Land Data							
1.Paved	4.Proposed	7.	Front Foot	Type	Effective		Influence		Influence Codes	
2.Semi Imp	5.Private	8.			Frontage	Depth	Factor	Code		
3.Gravel	6.Pub Eas	9.NoStreet								
TREE GROWTH PLAN 0					11.Regular Lot					1.Open Space
CONSERV EASE 0					12.Delta Triangle					2.Neighborhood A
Sale Data					13.Nabla Triangle					3.Topography
					14.Rear Land					4.Size/Shape
Sale Date			15.Front Foot				5.Access			
Price			Square Foot		Square Feet			6.Restriction		
Sale Type									7.Corner/Locatio	
1.Land	4.Mobile	7.					%		8.View/Environ	
2.L & B	5.Other	8.					%		9.Fract Share	
3.Building	6.	9.					%		Acres	
Financing							%		30.Rear 20+	
1.Convent	4.Seller	7.					%		31.Waterfront Rea	
2.FHA/VA	5.Private	8.					%		32.Open Space	
3.Assumed	6.Cash	9.Unknown					%		33.RestrictEsm	
Validity							%		34.PASTURE 1	
1.Valid	4.Split	7.Renovate	Fract. Acre		Acreage/Sites			35.HORTICULTURAL-		
2.Related	5.Partial	8.Other			20	1.00	100	%	36.Pasture 3	
3.Distress	6.Exempt	9.Foreclose			21	1.00	100	%	37.Softwood	
Verified					28	4.83	100	%	38.Mixed Wood	
1.Buyer	4.Agent	7.Family						%	39.Hardwood	
2.Seller	5.Pub Rec	8.Other						%	40.Wasteland	
3.Lender	6.MLS	9.						%	41.CAMP SITE	
			Total Acreage		5.83		42.Mobile Home Si			
								43.Condo Site		
								44.Site Improveme		
								45.CAMP SITE		
								46.PAVING/00		

WISCASSET

Map Lot R05-106

Account 736

Location 216 OLD SHEEPSCOT ROAD

Card 1

Of 1

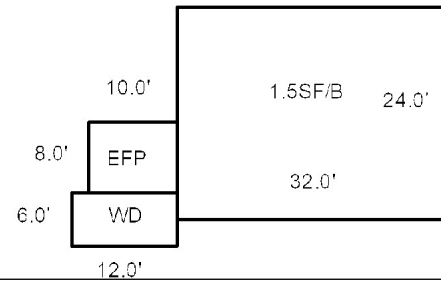
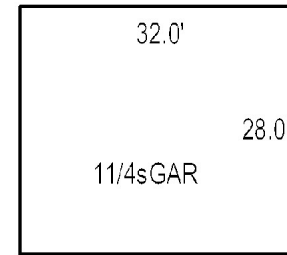
10/11/2023

Building Style 4 Cape Cod	SF Bsmt Living 0	Layout 1 Typical
1.Conv. 5.Colonial 9.Other	Fin Bsmt Grade 0 0	1.Typical 4. 7.
2.Ranch 6.Split 10.Double	HEARTH 1	2.Inadeq 5. 8.
3.R Ranch 7.Mod/Cont 11.Multi	Heat Type 100% 5 Forced Warm Air	3. 6. 9.
4.Cape 8.Log 12.Cot.	1.HWBB 5.FWA 9.No Heat	Attic 9 None
Dwelling Units 1	2.HWCI 6.GravWA 10.	1.1/4 Fin 4.Full Fin 7.
Other Units 0	3.H Pump 7.Electric 11.	2.1/2 Fin 5.F/Stair 8.
Stories 4 One & 1/2 Story	4.Steam 8.F/Wall 12.	3.3/4 Fin 6. 9.None
1.1 4.1.5 7.	Cool Type 0% 9 None	Insulation 1 Full
2.2 5.1.75 8.	1.Refrig 4.W&C Air 7.	1.Full 4.Minimal 7.
3.3 6.2.5 9.	2.Evapor 5. 8.	2.Heavy 5.Unknown 8.
Exterior Walls 1 CLAPBOARD	3.H Pump 6. 9.None	3.Capped 6. 9.None
1.CLAP 5.T-111 9.OTHER	Kitchen Style 2 TYPICAL	Unfinished % 0%
2.WD SH 6.BR/STONE 10.	1.GOOD 4.Obsolete 7.	Grade & Factor 4 Good 95%
3.COMP 7.NOV 11.	2.TYPICAL 5. 8.	1.E Grade 4.B Grade 7.AA+ Grad
4.ASB/ASP 8.AL/VIN 12.	3.OLD TYPE 6. 9.None	2.D Grade 5.A Grade 8.AA++Grad
Roof Surface 1 Asphalt Shingles	Bath(s) Style 2 TYPICAL	3.C Grade 6.AA Grade 9.Same
1.Asphalt 4.Composit 7.	1.GOOD 4.Obsolete 7.	SQFT (Footprint) 768
2.Slate 5.Wood 8.	2.TYPICAL 5. 8.	Condition 4 Average
3.Metal 6.Other 9.	3.Old Type 6. 9.None	1.Poor 4.Avg 7.V G
SF Masonry Trim 0	# Rooms 6	2.Fair 5.Avg+ 8.Exc
OPEN-3-CUSTOM 0	# Bedrooms 3	3.Avg- 6.Good 9.Same
OPEN-4-CUSTOM 0	# Full Baths 1	Phys. % Good 0%
Year Built 1989	# Half Baths 0	Funct. % Good 100%
Year Remodeled 0	# Addn Fixtures 0	Functional Code 9 None
Foundation 1 Concrete	# Fireplaces 0	1.Incomp 4.SMALL 7.LAYOUT
1.Concrete 4.Wood 7.		2.O-Built 5.CDU 8.OTHER
2.C Block 5.Slab 8.		3.Defmaint 6.STYLE 9.None
3.Br/Stone 6.Piers 9.		Econ. % Good 100%
Basement 4 Full Basement		Economic Code None
1.1/4 Bmt 4.Full Bmt 7.		0.None 3.Services 9.None
2.1/2 Bmt 5.None 8.		1.Location 4.Traffic 8.
3.3/4 Bmt 6. 9.None		2.Encroach 8.Other 9.
Bsmt Gar # Cars 0		Entrance Code 1 Interior Inspect
Wet Basement 1 Dry Basement		1.Interior 4.Vacant 7.
1.Dry 4. 7.		2.Refusal 5.Estimate 8.
2.Damp 5. 8.		3.Informed 6. 9.
3.Wet 6. 9.		Information Code 6 Other
		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	
22 Encl Frame Porch	0	80	0 0	0	0 %	0 %		1.ONE STORY FRAM
68 Wood Deck	0	72	0 0	0	0 %	0 %		2.TWO STORY FRAM
24 Frame Shed	2009	96	3 100	4	0 %	100 %		3.THREE STORY FR
21 Open Frame	2009	32	3 100	4	0 %	100 %		4.1 & 1/2 STORY
76 1.25 ST	2021	896	2 100	4	0 %	100 %		5.1 & 3/4 STORY
					%	%		6.2 & 1/2 STORY
					%	%		21.Open Frame Por
					%	%		22.Encl Frame Por
					%	%		23.Frame Garage
					%	%		24.Frame Shed
					%	%		25.Frame Bay Wind
					%	%		26.1SFr Overhang
					%	%		27.Unfin Basement
					%	%		28.Unfinished Att
					%	%		29.Finished Attic



SHED 10X12



Map Lot R05-106-B

Account 2575

Location 245 ALNA ROAD

Card 1 Of 2 10/11/2023

FLOWERS, LARRY G
FLOWERS, JANICE L
245 ALNA RD
WISCASSET ME 04578
USA
B4072P308 B4525P216 B4525P216 B4525P219 B5212P96

Previous Owner
TAYLOR, ARTHUR F. J/T
TAYLOR, JUDITH A.

WISCASSET ME 04578
Sale Date: 12/12/2017

Inspection Witnessed By:

X

Date

No./Date	Description	Date Insp.

Notes:

2009-This lot is 1.01 acres with 210' frontage and has the house and attached garage on it. All other buildings are on account #738.

WISCASSET

Property Data

Neighborhood	105 RURAL NORTH		
Tree Growth Year	0		
FARM LAND YEAR	2006		
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	12/12/2017		
Price	339,900		
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	38,500	149,100	10,000	177,600
2011	38,500	149,100	10,000	177,600
2012	38,500	149,100	10,000	177,600
2013	43,300	149,100	10,000	182,400
2014	43,300	149,100	10,000	182,400
2015	43,300	149,100	10,000	182,400
2016	43,300	149,100	15,000	177,400
2017	42,200	149,100	24,000	167,300
2018	42,200	149,100	0	191,300
2019	42,200	149,100	0	191,300
2020	42,200	149,100	0	191,300
2021	42,200	149,100	0	191,300
2022	42,200	149,100	0	191,300
2023	52,700	186,300	0	239,000

Land Data

Front Foot	Type	Effective		Influence		Influence Codes
		Frontage	Depth	Factor	Code	
11.Regular Lot				%		1.Open Space
12.Delta Triangle				%		2.Neighborhood A
13.Nabla Triangle				%		3.Topography
14.Rear Land				%		4.Size/Shape
15.Front Foot				%		5.Access
				%		6.Restriction
				%		7.Corner/Locatio
				%		8.View/Environ
				%		9.Fract Share
				%		Acres
				%		30.Rear 20+
				%		31.Waterfront Rea
				%		32.Open Space
				%		33.RestrictEsm
				%		34.PASTURE 1
				%		35.HORTICULTURAL-
				%		36.Pasture 3
				%		37.Softwood
				%		38.Mixed Wood
				%		39.Hardwood
				%		40.Wasteland
				%		41.CAMP SITE
				%		42.Mobile Home Si
				%		43.Condo Site
				%		44.Site Improve
				%		45.CAMP SITE
				%		46.PAVING/00
Total Acreage		6.66				

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

Depth

Influence

Factor

Code

Influence Codes

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

Total Acreage 6.66

WISCASSET

Map Lot R05-106-B


Account 2575

Location 245 ALNA ROAD

Card 1

Of 2

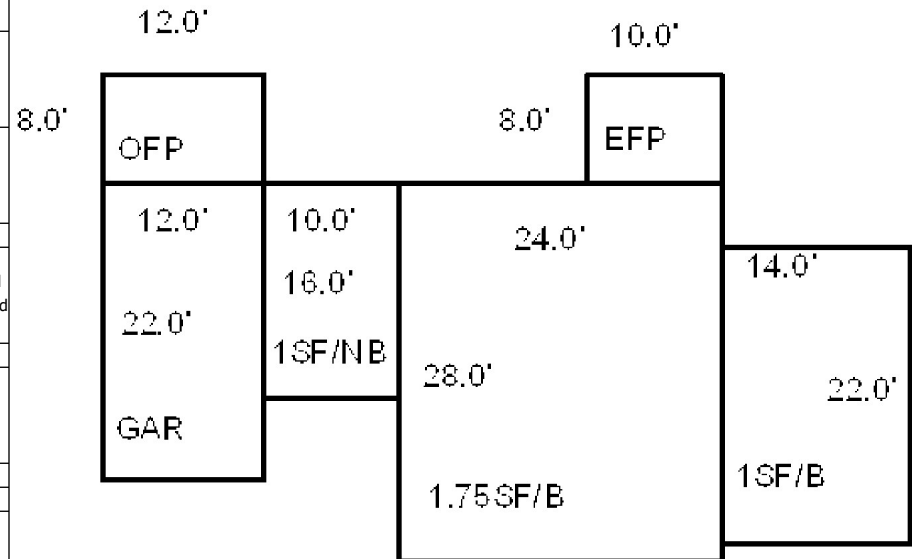
10/11/2023

Building Style 4 Cape Cod	SF Bsmt Living 0	Layout 1 Typical
1.Conv. 5.Colonial 9.Other	Fin Bsmt Grade 0 0	1.Typical 4. 7.
2.Ranch 6.Split 10.Double	HEARTH 1	2.Inadeq 5. 8.
3.R Ranch 7.Mod/Cont 11.Multi	Heat Type 100% 1 Hot Water BB	3. 6. 9.
4.Cape 8.Log 12.Cot.	1.HWBB 5.FWA 9.No Heat	Attic 9 None
Dwelling Units 1	2.HWCI 6.GravWA 10.	1.1/4 Fin 4.Full Fin 7.
Other Units 0	3.H Pump 7.Electric 11.	2.1/2 Fin 5.F/Stair 8.
Stories 5 One & 3/4 Story	4.Steam 8.F/Wall 12.	3.3/4 Fin 6. 9.None
1.1 4.1.5 7.	Cool Type 0% 9 None	Insulation 1 Full
2.2 5.1.75 8.	1.Refrig 4.W&C Air 7.	1.Full 4.Minimal 7.
3.3 6.2.5 9.	2.Evapor 5. 8.	2.Heavy 5.Unknown 8.
Exterior Walls 1 CLAPBOARD	3.H Pump 6. 9.None	3.Capped 6. 9.None
1.CLAP 5.T-111 9.OTHER	Kitchen Style 2 TYPICAL	Unfinished % 0%
2.WD SH 6.BR/STONE 10.	1.GOOD 4.Obsolete 7.	Grade & Factor 4 Good 100%
3.COMP 7.NOV 11.	2.TYPICAL 5. 8.	1.E Grade 4.B Grade 7.AA+ Grad
4.ASB/ASP 8.AL/VIN 12.	3.OLD TYPE 6. 9.None	2.D Grade 5.A Grade 8.AA++Grad
Roof Surface 1 Asphalt Shingles	Bath(s) Style 2 TYPICAL	3.C Grade 6.AA Grade 9.Same
1.Asphalt 4.Composit 7.	1.GOOD 4.Obsolete 7.	SQFT (Footprint) 672
2.Slate 5.Wood 8.	2.TYPICAL 5. 8.	Condition 6 Good
3.Metal 6.Other 9.	3.Old Type 6. 9.None	1.Poor 4.Avg 7.V G
SF Masonry Trim 0	# Rooms 6	2.Fair 5.Avg+ 8.Exc
OPEN-3-CUSTOM 0	# Bedrooms 3	3.Avg- 6.Good 9.Same
OPEN-4-CUSTOM 0	# Full Baths 2	Phys. % Good 0%
Year Built 1988	# Half Baths 0	Funct. % Good 100%
Year Remodeled 0	# Addn Fixtures 0	Functional Code 9 None
Foundation 1 Concrete	# Fireplaces 1	1.Incomp 4.SMALL 7.LAYOUT
1.Concrete 4.Wood 7.		2.O-Built 5.CDU 8.OTHER
2.C Block 5.Slab 8.		3.Defmaint 6.STYLE 9.None
3.Br/Stone 6.Piers 9.		Econ. % Good 100%
Basement 4 Full Basement		Economic Code None
1.1/4 Bmt 4.Full Bmt 7.		0.None 3.Services 9.None
2.1/2 Bmt 5.None 8.		1.Location 4.Traffic 8.
3.3/4 Bmt 6. 9.None		2.Encroach 8.Other 9.
Bsmt Gar # Cars 0		Entrance Code 0
Wet Basement 1 Dry Basement		1.Interior 4.Vacant 7.
1.Dry 4. 7.		2.Refusal 5.Estimate 8.
2.Damp 5. 8.		3.Informed 6. 9.
3.Wet 6. 9.		Information Code 0
		1.Owner 4.Agent 7.
		2.Relative 5.Estimate 8.
		3.Tenant 6.Other 9.

Date Inspected

Additions, Outbuildings & Improvements

Type	Year	Units	Grade	Cond	Phys.	Funct.	Sound Value	
11 1	1988	308	4 100	4	0 %	100 %		1.ONE STORY FRAM
1 ONE STORY	1988	160	4 100	4	0 %	100 %		2.TWO STORY FRAM
22 Encl Frame Porch	1988	80	4 100	4	0 %	100 %		3.THREE STORY FR
21 Open Frame	1988	96	4 100	4	0 %	100 %		4.1 & 1/2 STORY
23 Frame Garage	1988	264	4 100	4	0 %	100 %		5.1 & 3/4 STORY
					%	%		6.2 & 1/2 STORY
					%	%		21.Open Frame Por
					%	%		22.Encl Frame Por
					%	%		23.Frame Garage
					%	%		24.Frame Shed
					%	%		25.Frame Bay Wind
					%	%		26.1SFr Overhang
					%	%		27.Unfin Basement
					%	%		28.Unfinished Att
					%	%		29.Finished Attic



WISCASSET


WISCASSET

Map Lot R05-106-B

Account 2575

Location 245 ALNA ROAD

Card 2 Of 2 10/11/2023

Building Style	SF Bsmt Living	Layout
1.Conv. 5.Colonial 9.Other	Fin Bsmt Grade	1.Typical 4. 7.
2.Ranch 6.Split 10.Double	HEARTH	2.Inadeq 5. 8.
3.R Ranch 7.Mod/Cont 11.Multi	Heat Type 100%	3. 6. 9.
4.Cape 8.Log 12.Cot.	1.HWBB 5.FWA 9.No Heat	Attic
Dwelling Units	2.HWCI 6.GravWA 10.	1.1/4 Fin 4.Full Fin 7.
Other Units	3.H Pump 7.Electric 11.	2.1/2 Fin 5.F/Stair 8.
Stories	4.Steam 8.F/Wall 12.	3.3/4 Fin 6. 9.None
1.1 4.1.5 7.	Cool Type 0%	Insulation
2.2 5.1.75 8.	1.Refrig 4.W&C Air 7.	1.Full 4.Minimal 7.
3.3 6.2.5 9.	2.Evapor 5. 8.	2.Heavy 5.Unknown 8.
Exterior Walls	3.H Pump 6. 9.None	3.Capped 6. 9.None
1.CLAP 5.T-111 9.OTHER	Kitchen Style	Unfinished %
2.WD SH 6.BR/STONE 10.	1.GOOD 4.Obsolete 7.	Grade & Factor
3.COMP 7.NOV 11.	2.TYPICAL 5. 8.	1.E Grade 4.B Grade 7.AA+ Grad
4.ASB/ASP 8.AL/VIN 12.	3.OLD TYPE 6. 9.None	2.D Grade 5.A Grade 8.AA++Grad
Roof Surface	Bath(s) Style	3.C Grade 6.AA Grade 9.Same
1.Asphalt 4.Composit 7.	1.GOOD 4.Obsolete 7.	SQFT (Footprint)
2.Slate 5.Wood 8.	2.TYPICAL 5. 8.	Condition
3.Metal 6.Other 9.	3.Old Type 6. 9.None	1.Poor 4.Avg 7.V G
SF Masonry Trim	# Rooms	2.Fair 5.Avg+ 8.Exc
OPEN-3-CUSTOM	# Bedrooms	3.Avg- 6.Good 9.Same
OPEN-4-CUSTOM	# Full Baths	Phys. % Good
Year Built	# Half Baths	Funct. % Good
Year Remodeled	# Addn Fixtures	Functional Code
Foundation	# Fireplaces	1.Incomp 4.SMALL 7.LAYOUT
1.Concrete 4.Wood 7.		2.O-Built 5.CDU 8.OTHER
2.C Block 5.Slab 8.		3.Defmaint 6.STYLE 9.None
3.Br/Stone 6.Piers 9.		Econ. % Good
Basement		Economic Code
1.1/4 Bmt 4.Full Bmt 7.		0.None 3.Services 9.None
2.1/2 Bmt 5.None 8.		1.Location 4.Traffic 8.
3.3/4 Bmt 6. 9.None		2.Encroach 8.Other 9.
Bsmt Gar # Cars		Entrance Code 0
Wet Basement		1.Interior 4.Vacant 7.
1.Dry 4. 7.		2.Refusal 5.Estimate 8.
2.Damp 5. 8.		3.Informed 6. 9.
3.Wet 6. 9.		Information Code 0
		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
155 1 ST BARN.....	2004	960	4 100	4	0 %	100 %	
24 Frame Shed	2004	192	4 100	4	0 %	100 %	
68 Wood Deck	2004	96	4 100	4	0 %	100 %	
44 2S Frame Shed	2006	384	4 100	4	0 %	100 %	
23 Frame Garage	1988	240	3 100	4	0 %	100 %	
92 3/4S AD/GAR.....	1980	480	4 100	4	0 %	100 %	
21 Open Frame	2004	164	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		R05-107	Account	739	Location	226 OLD SHEEPSCOT ROAD		Card	1	Of	1	10/11/2023											
BAILEY, DESIREE M T/C REED, JESSICA L C/O DESIREE M. BAILEY WISCASSET ME 04578 B3490P70 B4674P228 B4699P135 B4701P181 B5942P184 Previous Owner REED, MICHAEL C/O ALMIRA M. REED, L/T 226 OLD SHEEPSCOT ROAD WISCASSET ME 04578 Sale Date: 5/20/2013 Previous Owner REED, JUDITH E 227 OLD SHEEPSCOT ROAD WISCASSET ME 04578 Sale Date: 8/25/2005					Property Data		Assessment Record																
					Neighborhood 106 RURAL NORTHEAST		Year	Land	Buildings	Exempt	Total												
					Tree Growth Year 0		2010	36,500	94,200	10,000	120,700												
					FARM LAND YEAR 0		2011	36,500	96,900	10,000	123,400												
					OPEN SPACE YEAR 0		2012	36,500	99,700	10,000	126,200												
Inspection Witnessed By: <div>X<div>Date</div></div> <table><tr><th>No./Date</th><th>Description</th><th>Date Insp.</th></tr><tr><td></td><td></td><td></td></tr><tr><td></td><td></td><td></td></tr><tr><td></td><td></td><td></td></tr></table>					No./Date	Description	Date Insp.										Zone/Land Use 21 RURAL		2013	36,500	99,700	10,000	126,200
					No./Date	Description	Date Insp.																
					Secondary Zone		2014	36,500	99,700	10,000	126,200												
					Topography 4 Below Street		2016	36,500	99,700	15,000	121,200												
					1.Level 4.Below St 7.Steep 2.Rolling 5.Low 8.Rough 3.Above St 6.Swampy 9.		2017	36,500	99,700	20,000	116,200												
					2018		36,500	99,700	20,000	116,200													
					2019		36,500	99,700	20,000	116,200													
					2020		36,500	99,700	25,000	111,200													
					2021		36,500	99,700	25,000	111,200													
					2022		36,500	99,700	24,000	112,200													
2023		45,600	124,600	25,000	145,200																		
Land Data																							
Front Foot		Type	Effective		Influence		Influence Codes																
11.Regular Lot			Frontage	Depth	Factor	Code	1.Open Space																
12.Delta Triangle					%		2.Neighborhood A																
13.Nabla Triangle					%		3.Topography																
14.Rear Land					%		4.Size/Shape																
15.Front Foot					%		5.Access																
					%		6.Restriction																
					%		7.Corner/Locatio																
					%		8.View/Environ																
					%		9.Fract Share																
					%		Acres																
					%		30.Rear 20+																
					%		31.Waterfront Rea																
					%		32.Open Space																
					%		33.RestrictEsm																
					%		34.PASTURE 1																
					%		35.HORTICULTURAL-																
					%		36.Pasture 3																
		20	1.00	100	%	0	37.Softwood																
		21	1.00	100	%	0	38.Mixed Wood																
		28	0.38	100	%	0	39.Hardwood																
					%		40.Wasteland																
					%		41.CAMP SITE																
					%		42.Mobile Home Si																
					%		43.Condo Site																
		Total Acreage		1.38																			

WISCASSET

Map Lot R05-107




Account 739

Location 226 OLD SHEEPSCOT ROAD

Card 1

Of 1

10/11/2023

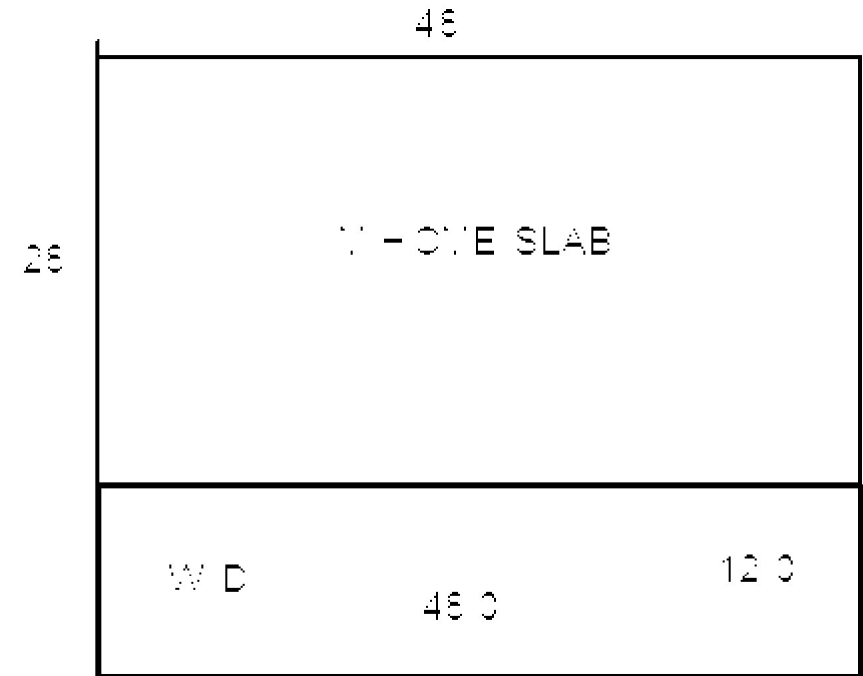
Building Style 10 Double Wide	SF Bsmt Living 0	Layout 1 Typical
1.Conv. 5.Colonial 9.Other	Fin Bsmt Grade 0 0	1.Typical 4. 7.
2.Ranch 6.Split 10.Double	HEARTH 0	2.Inadeq 5. 8.
3.R Ranch 7.Mod/Cont 11.Multi	Heat Type 100% 5 Forced Warm Air	3. 6. 9.
4.Cape 8.Log 12.Cot.	1.HWBB 5.FWA 9.No Heat	Attic 9 None
Dwelling Units 1	2.HWCI 6.GravWA 10.	1.1/4 Fin 4.Full Fin 7.
Other Units 0	3.H Pump 7.Electric 11.	2.1/2 Fin 5.F/Stair 8.
Stories 1 One Story	4.Steam 8.F/Wall 12.	3.3/4 Fin 6. 9.None
1.1 4.1.5 7.	Cool Type 0% 9 None	Insulation 1 Full
2.2 5.1.75 8.	1.Refrig 4.W&C Air 7.	1.Full 4.Minimal 7.
3.3 6.2.5 9.	2.Evapor 5. 8.	2.Heavy 5.Unknown 8.
Exterior Walls 8 ALUM/VINYL	3.H Pump 6. 9.None	3.Capped 6. 9.None
1.CLAP 5.T-111 9.OTHER	Kitchen Style 2 TYPICAL	Unfinished % 0%
2.WD SH 6.BR/STONE 10.	1.GOOD 4.Obsolete 7.	Grade & Factor 2 Fair 100%
3.COMP 7.NOV 11.	2.TYPICAL 5. 8.	1.E Grade 4.B Grade 7.AA+ Grad
4.ASB/ASP 8.AL/VIN 12.	3.OLD TYPE 6. 9.None	2.D Grade 5.A Grade 8.AA++Grad
Roof Surface 1 Asphalt Shingles	Bath(s) Style 2 TYPICAL	3.C Grade 6.AA Grade 9.Same
1.Asphalt 4.Composit 7.	1.GOOD 4.Obsolete 7.	SQFT (Footprint) 1344
2.Slate 5.Wood 8.	2.TYPICAL 5. 8.	Condition 4 Average
3.Metal 6.Other 9.	3.Old Type 6. 9.None	1.Poor 4.Avg 7.V G
SF Masonry Trim 0	# Rooms 6	2.Fair 5.Avg+ 8.Exc
OPEN-3-CUSTOM 0	# Bedrooms 3	3.Avg- 6.Good 9.Same
OPEN-4-CUSTOM 0	# Full Baths 2	Phys. % Good 0%
Year Built 2005	# Half Baths 0	Funct. % Good 100%
Year Remodeled 0	# Addn Fixtures 0	Functional Code 9 None
Foundation 5 Concrete Slab	# Fireplaces 0	1.Incomp 4.SMALL 7.LAYOUT
1.Concrete 4.Wood 7.		2.O-Built 5.CDU 8.OTHER
2.C Block 5.Slab 8.		3.Defmaint 6.STYLE 9.None
3.Br/Stone 6.Piers 9.		Econ. % Good 100%
Basement 9 No Basement		Economic Code None
1.1/4 Bmt 4.Full Bmt 7.		0.None 3.Services 9.None
2.1/2 Bmt 5.None 8.		1.Location 4.Traffic 8.
3.3/4 Bmt 6. 9.None		2.Encroach 8.Other 9.
Bsmt Gar # Cars 0		Entrance Code 1 Interior Inspect
Wet Basement 9 No Basement		1.Interior 4.Vacant 7.
1.Dry 4. 7.		2.Refusal 5.Estimate 8.
2.Damp 5. 8.		3.Informed 6. 9.
3.Wet 6. 9.		Information Code 6 Other
		1.Owner 4.Agent 7.
		2.Relative 5.Estimate 8.
		3.Tenant 6.Other 9.

Date Inspected 1/19/2007

Additions, Outbuildings & Improvements

Type	Year	Units	Grade	Cond	Phys.	Funct.	Sound Value
43 2S Frame Garage	2003	896	3 100	4	0 %	100 %	
24 Frame Shed	1978	112	1 100	2	0 %	100 %	
68 Wood Deck	2010	576	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 R05-107-A

Account 740

Location 228 OLD SHEEPSCOT ROAD

Card 1 Of 1 10/11/2023

MIHALOS, REBECCA
WISCASSET ME 04578

B2283P118

Inspection Witnessed By:

X		Date
No./Date	Description	Date Insp.

Notes:
2001-2 STORY METAL ROOF, VINYL SIDED GARAGE, 28 X 32

WISCASSET

Property Data			Assessment Record									
Neighborhood 106 RURAL NORTHEAST			Year	Land		Buildings		Exempt	Total			
			2010	36,500		44,700		10,000	71,200			
Tree Growth Year 0			2011	36,500		44,700		10,000	71,200			
FARM LAND YEAR 0												
OPEN SPACE YEAR 0			2012	36,500		44,700		10,000	71,200			
Zone/Land Use 21 RURAL			2013	36,500		44,700		10,000	71,200			
Secondary Zone			2014	36,500		44,700		10,000	71,200			
			2015	36,500		44,700		10,000	71,200			
Topography 1 Level			2016	36,500		44,700		15,000	66,200			
1.Level	4.Below St	7.Steep	2017	36,500		44,700		20,000	61,200			
2.Rolling	5.Low	8.Rough										
3.Above St	6.Swampy	9.	2018	36,500		44,700		20,000	61,200			
Utilities	4 Drilled Well	6 Septic System	2019	36,500		44,700		20,000	61,200			
1.Public	4.Dr Well	7.Cesspool	2020	36,500		44,700		25,000	56,200			
2.Water	5.DUG/LAKE	8.										
3.Sewer	6.Septic	9.None	2021	36,500		44,700		25,000	56,200			
Street	1 Paved		2022	36,500		44,700		24,000	57,200			
			2023	45,600		55,900		25,000	76,500			
1.Paved			Land Data									
2.Semi Imp												
3.Gravel												
TREE GROWTH PLAN 0			Front Foot		Type	Effective		Influence		Influence Codes		
CONSERV EASE 0						Frontage	Depth	Factor	Code			
Sale Data						11.Regular Lot			%			1.Open Space
						12.Delta Triangle			%			2.Neighborhood A
						13.Nabla Triangle			%			3.Topography
			14.Rear Land			%		4.Size/Shape				
Sale Date			15.Front Foot			%		5.Access				
Price						%		6.Restriction				
Sale Type						%		7.Corner/Locatio				
1.Land			Square Foot			Square Feet				8.View/Environ		
2.L & B								%		9.Fract Share		
3.Building								%		Acres		
Financing								%		30.Rear 20+		
1.Convent								%		31.Waterfront Rea		
2.FHA/VA					%		32.Open Space					
3.Assumed					%		33.RestrictEsm					
Validity			Fract. Acre			Acreage/Sites				34.PASTURE 1		
1.Valid						20	1.00	100	%	0	35.HORTICULTURAL-	
2.Related						21	1.00	100	%	0	36.Pasture 3	
3.Distress						28	0.38	100	%	0	37.Softwood	
									%		38.Mixed Wood	
Verified			Acres					%		39.Hardwood		
1.Buyer								%		40.Wasteland		
2.Seller								%		41.CAMP SITE		
3.Lender								%		42.Mobile Home Si		
								%		43.Condo Site		
			Total Acreage		1.38					44.Site Improve		
										45.CAMP SITE		

WISCASSET

Map Lot R05-107-A


Account 740

Location 228 OLD SHEEPSCOT ROAD

Card 1

Of 1

10/11/2023

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

Date Inspected 1/19/2007

Additions, Outbuildings & Improvements

Type	Year	Units	Grade	Cond	Phys.	Funct.	Sound Value	
998 14' Mobile	1986	14x66	2 100	3	0 %	50 %		1.ONE STORY FRAM
43 2S Frame Garage	2001	896	3 100	4	0 %	100 %		2.TWO STORY FRAM
					%	%		3.THREE STORY FR
					%	%		4.1 & 1/2 STORY
					%	%		5.1 & 3/4 STORY
					%	%		6.2 & 1/2 STORY
					%	%		21.Open Frame Por
					%	%		22.Encl Frame Por
					%	%		23.Frame Garage
					%	%		24.Frame Shed
					%	%		25.Frame Bay Wind
					%	%		26.1SFr Overhang
					%	%		27.Unfin Basement
					%	%		28.Unfinished Att
					%	%		29.Finished Attic

14.0'

66.0'

MH

GARAGE 28 X 32



Map Lot R05-108			Account 741			Location 238 OLD SHEEPSCOT ROAD			Card 1 Of 1		10/11/2023			
TILDEN, GEOFFREY G 258 OLD SHEEPSCOT ROAD WISCASSET ME 04578						Property Data			Assessment Record					
						Neighborhood 106 RURAL NORTHEAST			Year	Land	Buildings	Exempt	Total	
						Tree Growth Year 0			2010	45,800	67,100	0	112,900	
						FARM LAND YEAR 0			2011	45,800	67,100	0	112,900	
						OPEN SPACE YEAR 0			2012	45,800	67,100	0	112,900	
B5720P84						Zone/Land Use 21 RURAL			2013	45,800	67,100	0	112,900	
Previous Owner BOND, FRANK E BOND, GEORGE A						Secondary Zone			2014	45,800	67,100	0	112,900	
									2015	45,800	67,100	0	112,900	
TEWKSBURY MA 01876 Sale Date: 6/01/2021						Topography 2 Rolling			2016	45,800	67,100	0	112,900	
Previous Owner BOND, JOSEPH L. & GEORGE A. BOND FAMILY IRREVOCABLE TRUST C/O FRANK E. & GEORGE A. BOND CHELMSFORD MA 01824 Sale Date: 5/11/2007						1.Level 4.Below St 7.Steep 2.Rolling 5.Low 8.Rough 3.Above St 6.Swampy 9.			2017	45,800	67,100	0	112,900	
						Utilities 4 Drilled Well 6 Septic System			2018	45,800	67,100	0	112,900	
						1.Public 4.Dr Well 7.Cesspool 2.Water 5.DUG/LAKE 8. 3.Sewer 6.Septic 9.None			2019	45,800	67,100	0	112,900	
						2020			45,800	67,100	0	112,900		
						2021			45,800	67,100	0	112,900		
Inspection Witnessed By:						Street 1 Paved			2022	45,800	67,100	0	112,900	
						1.Paved 4.Proposed 7. 2.Semi Imp 5.Private 8. 3.Gravel 6.Pub Eas 9.NoStreet			2023	57,200	43,700	0	100,900	
						Land Data								
						Front Foot		Type	Effective		Influence		Influence Codes	
									Frontage	Depth	Factor	Code		
X						11.Regular Lot				%		1.Open Space		
						12.Delta Triangle				%		2.Neighborhood A		
						13.Nabla Triangle				%		3.Topography		
						14.Rear Land				%		4.Size/Shape		
						15.Front Foot				%		5.Access		
Date										%		6.Restriction		
										%		7.Corner/Locatio		
										%		8.View/Environ		
										%		9.Fract Share		
										%		Acres		
No./Date						Description		Date Insp.						
Notes: '23 house has condition issues due to deferred maintenance. Adjust condition and functional. 2006-SOLD 16 ACRES TO GEOFREY TILDEN. HOUSE REMAINS - ALSO 532' FRONTAGE. 5/11/2007-SOLD 6 ACRES TO FRANK E. & GEORGE A. BOND FOR \$36,000.						Sale Date 6/01/2021								
						Price 125,000								
						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								
WISCASSET						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.								
						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														
		Total Acreage		6.00										

WISCASSET

Map Lot R05-108

Account 741


Location 238 OLD SHEEPSCOT ROAD

Card 1

Of 1

10/11/2023

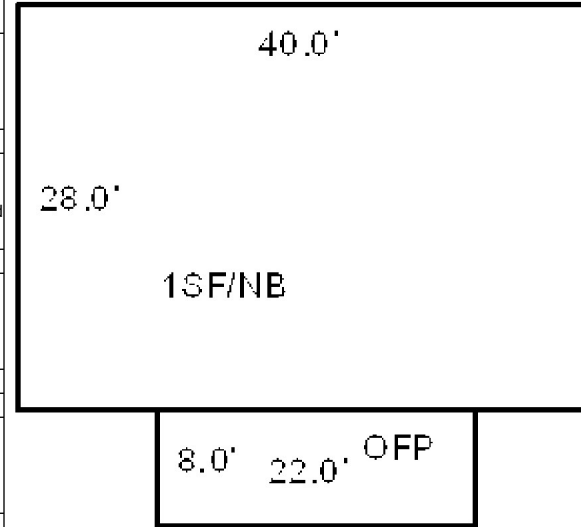
SHED 8X16

Building Style 2 Ranch	SF Bsmt Living 0	Layout 1 Typical
1.Conv. 5.Colonial 9.Other	Fin Bsmt Grade 0 0	1.Typical 4. 7.
2.Ranch 6.Split 10.Double	HEARTH 1	2.Inadeq 5. 8.
3.R Ranch 7.Mod/Cont 11.Multi	Heat Type 100% 5 Forced Warm Air	3. 6. 9.
4.Cape 8.Log 12.Cot.	1.HWBB 5.FWA 9.No Heat	Attic 9 None
Dwelling Units 1	2.HWCI 6.GravWA 10.	1.1/4 Fin 4.Full Fin 7.
Other Units 0	3.H Pump 7.Electric 11.	2.1/2 Fin 5.F/Stair 8.
Stories 1 One Story	4.Steam 8.F/Wall 12.	3.3/4 Fin 6. 9.None
1.1 4.1.5 7.	Cool Type 0% 9 None	Insulation 1 Full
2.2 5.1.75 8.	1.Refrig 4.W&C Air 7.	1.Full 4.Minimal 7.
3.3 6.2.5 9.	2.Evapor 5. 8.	2.Heavy 5.Unknown 8.
Exterior Walls 2 WOOD SHINGLE	3.H Pump 6. 9.None	3.Capped 6. 9.None
1.CLAP 5.T-111 9.OTHER	Kitchen Style 4 Obsolete	Unfinished % 0%
2.WD SH 6.BR/STONE 10.	1.GOOD 4.Obsolete 7.	Grade & Factor 3 Average 100%
3.COMP 7.NOV 11.	2.TYPICAL 5. 8.	1.E Grade 4.B Grade 7.AA+ Grad
4.ASB/ASP 8.AL/VIN 12.	3.OLD TYPE 6. 9.None	2.D Grade 5.A Grade 8.AA++Grad
Roof Surface 1 Asphalt Shingles	Bath(s) Style 2 TYPICAL	3.C Grade 6.AA Grade 9.Same
1.Asphalt 4.Composit 7.	1.GOOD 4.Obsolete 7.	SQFT (Footprint) 1120
2.Slate 5.Wood 8.	2.TYPICAL 5. 8.	Condition 2 Fair
3.Metal 6.Other 9.	3.Old Type 6. 9.None	1.Poor 4.Avg 7.V G
SF Masonry Trim 0	# Rooms 5	2.Fair 5.Avg+ 8.Exc
OPEN-3-CUSTOM 0	# Bedrooms 3	3.Avg- 6.Good 9.Same
OPEN-4-CUSTOM 0	# Full Baths 1	Phys. % Good 0%
Year Built 1960	# Half Baths 0	Funct. % Good 75%
Year Remodeled 0	# Addn Fixtures 0	Functional Code 3 Deferred
Foundation 6 Piers	# Fireplaces 0	1.Incomp 4.SMALL 7.LAYOUT
1.Concrete 4.Wood 7.		2.O-Built 5.CDU 8.OTHER
2.C Block 5.Slab 8.		3.Defmaint 6.STYLE 9.None
3.Br/Stone 6.Piers 9.		Econ. % Good 100%
Basement 9 No Basement		Economic Code None
1.1/4 Bmt 4.Full Bmt 7.		0.None 3.Services 9.None
2.1/2 Bmt 5.None 8.		1.Location 4.Traffic 8.
3.3/4 Bmt 6. 9.None		2.Encroach 8.Other 9.
Bsmt Gar # Cars 0		Entrance Code 5 Estimated
Wet Basement 9 No Basement		1.Interior 4.Vacant 7.
1.Dry 4. 7.		2.Refusal 5.Estimate 8.
2.Damp 5. 8.		3.Informed 6. 9.
3.Wet 6. 9.		Information Code 5 Estimate
		1.Owner 4.Agent 7.
		2.Relative 5.Estimate 8.
		3.Tenant 6.Other 9.

Date Inspected 1/19/2007

Additions, Outbuildings & Improvements

Type	Year	Units	Grade	Cond	Phys.	Funct.	Sound Value	
21 Open Frame	1960	176	0 0	0	0 %	0 %		1.ONE STORY FRAM
68 Wood Deck	1960	24	0 0	0	0 %	0 %		2.TWO STORY FRAM
					%	%		3.THREE STORY FR
					%	%		4.1 & 1/2 STORY
					%	%		5.1 & 3/4 STORY
					%	%		6.2 & 1/2 STORY
					%	%		21.Open Frame Por
					%	%		22.Encl Frame Por
					%	%		23.Frame Garage
					%	%		24.Frame Shed
					%	%		25.Frame Bay Wind
					%	%		26.1SFr Overhang
					%	%		27.Unfin Basement
					%	%		28.Unfinished Att
					%	%		29.Finished Attic



Map Lot R05-108-A

Account 2024

Location 258 OLD SHEEPSCOT ROAD

Card 1 Of 1 10/11/2023

TILDEN, GEOFFREY G
WISCASSET ME 04578

B3645P254

Inspection Witnessed By:

X

Date

No./Date	Description	Date Insp.

Notes:

7/19/22 W/MRS- ADD GAR, OP, 1sFr, ADD BATH.
6/9/21 W/MR ADDN WAS ONLY A SLAB ON 4/1
2006-BOUGHT 16 ACRES FROM LOT 108.
2011-Corrected topography % reduction to only the first line
as is consistent townwide. New house added.

WISCASSET

Property Data			Assessment Record							
Neighborhood 105 RURAL NORTH			Year	Land	Buildings	Exempt	Total			
			2010	50,800	0	0	50,800			
Tree Growth Year 0			2011	56,500	88,400	0	144,900			
FARM LAND YEAR 0			2012	56,500	88,400	0	144,900			
OPEN SPACE YEAR 0			2013	56,500	88,400	0	144,900			
Zone/Land Use 21 RURAL			2014	56,500	88,400	0	144,900			
Secondary Zone			2015	56,500	88,400	0	144,900			
			2016	56,500	88,400	0	144,900			
Topography 2 Rolling 1 Level			2017	56,500	88,400	0	144,900			
1.Level	4.Below St	7.Steep	2018	56,500	88,400	0	144,900			
2.Rolling	5.Low	8.Rough	2019	56,500	88,400	20,000	124,900			
3.Above St	6.Swampy	9.								
Utilities 4 Drilled Well 6 Septic System			2020	56,500	88,400	25,000	119,900			
1.Public	4.Dr Well	7.Cesspool	2021	56,500	93,500	25,000	125,000			
2.Water	5.DUG/LAKE	8.	2022	56,500	135,000	24,000	167,500			
3.Sewer	6.Septic	9.None								
Street 1 Paved			2023	70,600	168,800	25,000	214,400			
1.Paved	4.Proposed	7.	Land Data							
2.Semi Imp	5.Private	8.								
3.Gravel	6.Pub Eas	9.NoStreet	Front Foot	Type	Effective		Influence		Influence Codes	
TREE GROWTH PLAN 0					Frontage	Depth	Factor	Code		
CONSERV EASE 0					11.Regular Lot			%		1.Open Space
Sale Data					12.Delta Triangle			%		2.Neighborhood A
					13.Nabla Triangle			%		3.Topography
					14.Rear Land			%		4.Size/Shape
					15.Front Foot			%		5.Access
Price 45,000						%	6.Restriction			
Sale Type 1 Land Only						%	7.Corner/Locatio			
1.Land	4.Mobile	7.	Square Foot	Square Feet				8.View/Environ		
2.L & B	5.Other	8.					%	9.Fract Share		
3.Building	6.	9.					%	Acres		
Financing 9 Unknown							%	30.Rear 20+		
							%	31.Waterfront Rea		
							%	32.Open Space		
1.Convent	4.Seller	7.					%	33.RestrictEsm		
2.FHA/VA	5.Private	8.			%	34.PASTURE 1				
3.Assumed	6.Cash	9.Unknown			%	35.HORTICULTURAL-				
Validity 8 Other Non Valid			Fract. Acre	Acreage/Sites				36.Pasture 3		
1.Valid	4.Split	7.Renovate			20	1.00	80	%	37.Softwood	
2.Related	5.Partial	8.Other			21	1.00	100	%	0	
3.Distress	6.Exempt	9.Foreclose			28	10.00	100	%	0	
Verified 5 Public Record					29	5.00	100	%	0	
									%	40.Wasteland
									%	41.CAMP SITE
1.Buyer	4.Agent	7.Family	Total Acreage 16.00					42.Mobile Home Si		
2.Seller	5.Pub Rec	8.Other						43.Condo Site		
3.Lender	6.MLS	9.						44.Site Improve		
								45.CAMP SITE		

WISCASSET

Map Lot R05-108-A

Account 2024

Location 258 OLD SHEEPSCOT ROAD

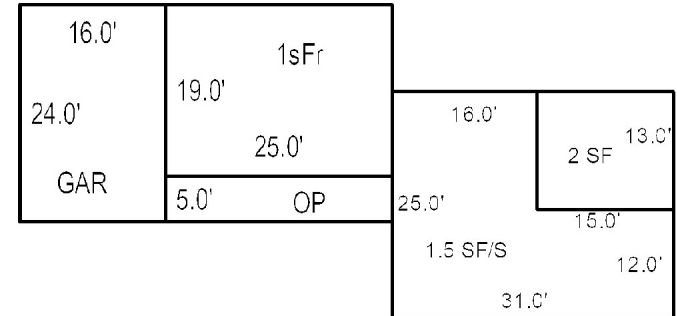
Card 1

Of 1

10/11/2023

Building Style 7 Modern/Contemp.	SF Bsmt Living 0	Layout 1 Typical
1.Conv. 5.Colonial 9.Other	Fin Bsmt Grade 0 0	1.Typical 4. 7.
2.Ranch 6.Split 10.Double	HEARTH 0	2.Inadeq 5. 8.
3.R Ranch 7.Mod/Cont 11.Multi	Heat Type 100% 5 Forced Warm Air	3. 6. 9.
4.Cape 8.Log 12.Cot.	1.HWBB 5.FWA 9.No Heat	Attic 9 None
Dwelling Units 1	2.HWCI 6.GravWA 10.	1.1/4 Fin 4.Full Fin 7.
Other Units 0	3.H Pump 7.Electric 11.	2.1/2 Fin 5.F/Stair 8.
Stories 4 One & 1/2 Story	4.Steam 8.F/Wall 12.	3.3/4 Fin 6. 9.None
1.1 4.1.5 7.	Cool Type 0% 9 None	Insulation 1 Full
2.2 5.1.75 8.	1.Refrig 4.W&C Air 7.	1.Full 4.Minimal 7.
3.3 6.2.5 9.	2.Evapor 5. 8.	2.Heavy 5.Unknown 8.
Exterior Walls 2 WOOD SHINGLE	3.H Pump 6. 9.None	3.Capped 6. 9.None
1.CLAP 5.T-111 9.OTHER	Kitchen Style 2 TYPICAL	Unfinished % 0%
2.WD SH 6.BR/STONE 10.	1.GOOD 4.Obsolete 7.	Grade & Factor 3 Average 105%
3.COMP 7.NOV 11.	2.TYPICAL 5. 8.	1.E Grade 4.B Grade 7.AA+ Grad
4.ASB/ASP 8.AL/VIN 12.	3.OLD TYPE 6. 9.None	2.D Grade 5.A Grade 8.AA++Grad
Roof Surface 3 Sheet Metal	Bath(s) Style 2 TYPICAL	3.C Grade 6.AA Grade 9.Same
1.Asphalt 4.Composit 7.	1.GOOD 4.Obsolete 7.	SQFT (Footprint) 580
2.Slate 5.Wood 8.	2.TYPICAL 5. 8.	Condition 5 Above Average
3.Metal 6.Other 9.	3.Old Type 6. 9.None	1.Poor 4.Avg 7.V G
SF Masonry Trim 0	# Rooms 4	2.Fair 5.Avg+ 8.Exc
OPEN-3-CUSTOM 0	# Bedrooms 2	3.Avg- 6.Good 9.Same
OPEN-4-CUSTOM 0	# Full Baths 2	Phys. % Good 0%
Year Built 2010	# Half Baths 0	Funct. % Good 100%
Year Remodeled 0	# Addn Fixtures 0	Functional Code 9 None
Foundation 5 Concrete Slab	# Fireplaces 0	1.Incomp 4.SMALL 7.LAYOUT
1.Concrete 4.Wood 7.		2.O-Built 5.CDU 8.OTHER
2.C Block 5.Slab 8.		3.Defmaint 6.STYLE 9.None
3.Br/Stone 6.Piers 9.		Econ. % Good 100%
Basement 9 No Basement		Economic Code None
1.1/4 Bmt 4.Full Bmt 7.		0.None 3.Services 9.None
2.1/2 Bmt 5.None 8.		1.Location 4.Traffic 8.
3.3/4 Bmt 6. 9.None		2.Encroach 8.Other 9.
Bsmt Gar # Cars 0		Entrance Code 3 Information Only
Wet Basement 9 No Basement		1.Interior 4.Vacant 7.
1.Dry 4. 7.		2.Refusal 5.Estimate 8.
2.Damp 5. 8.		3.Informed 6. 9.
3.Wet 6. 9.		Information Code 1 Owner
		1.Owner 4.Agent 7.
		2.Relative 5.Estimate 8.
		3.Tenant 6.Other 9.

1.5 SF SHED 12 X 20



Date Inspected 7/20/2011

Additions, Outbuildings & Improvements								Sound Value
Type	Year	Units	Grade	Cond	Phys.	Funct.		
2 TWO STORY	2010	195	3 105	5	0 %	100 %		
84 1.50 ST SHED....	2010	240	3 105	5	0 %	100 %		
1 ONE STORY	2021	475	9 100	4	0 %	100 %		
21 Open Frame	2021	125	9 100	4	0 %	100 %		
23 Frame Garage	2021	384	9 100	4	0 %	100 %		
					%	%		
					%	%		
					%	%		
					%	%		
					%	%		
					%	%		



Map Lot R05-110			Account 742			Location 247 OLD SHEEPSCOT ROAD			Card 1		Of 1		10/11/2023						
HAEBERLE, KIM F 17 TWIN OAK RD WISCASSET ME 04578 B5910P297						Property Data			Assessment Record										
						Neighborhood 106 RURAL NORTHEAST			Year	Land	Buildings	Exempt	Total						
						Tree Growth Year 2009			2010	47,500	1,100	0	48,600						
						FARM LAND YEAR 0			2011	47,700	1,100	0	48,800						
						OPEN SPACE YEAR 0			2012	47,700	1,100	0	48,800						
Previous Owner FARMER, LEROY E FARMER, JOANNE P						Zone/Land Use 21 RURAL			2013	47,700	1,100	0	48,800						
						Secondary Zone			2014	47,800	1,100	0	48,900						
									2015	47,900	1,100	0	49,000						
						Topography 1 Level			2016	49,600	1,100	0	50,700						
									2017	50,000	1,100	0	51,100						
WISCASSET ME 04578 Sale Date: 1/27/2020						1.Level 4.Below St 7.Steep	2018	46,400	0	0	46,400								
						2.Rolling 5.Low 8.Rough													
						3.Above St 6.Swampy 9.													
						Utilities 4 Drilled Well 6 Septic System			2019	46,200	0	0	46,200						
						1.Public 4.Dr Well 7.Cesspool 2.Water 5.DUG/LAKE 8. 3.Sewer 6.Septic 9.None			2020	45,300	0	0	45,300						
									2021	45,100	0	0	45,100						
									2022	44,900	0	0	44,900						
						Street 1 Paved			2023	54,900	0	0	54,900						
						Inspection Witnessed By:						1.Paved 4.Proposed 7.			Land Data				
												2.Semi Imp 5.Private 8.			Front Foot		Type	Effective	
3.Gravel 6.Pub Eas 9.NoStreet			Frontage	Depth	Factor							Code							
TREE GROWTH PLAN 0			11.Regular Lot											1.Open Space					
CONSERV EASE 0			12.Delta Triangle											2.Neighborhood A					
Sale Date 1/27/2020			13.Nabla Triangle											3.Topography					
Price			14.Rear Land											4.Size/Shape					
Sale Type 1 Land Only			15.Front Foot											5.Access					
1.Land 4.Mobile 7.			Square Foot		Square Feet									6.Restriction					
2.L & B 5.Other 8.														7.Corner/Locatio					
3.Building 6. 9.							8.View/Environ												
Financing 9 Unknown							9.Fract Share												
1.Convent 4.Seller 7.							Acres												
2.FHA/VA 5.Private 8.							30.Rear 20+												
3.Assumed 6.Cash 9.Unknown			16.Regular Lot					31.Waterfront Rea											
Validity 1 Arms Length Sale			17.Secondary Site					32.Open Space											
1.Valid 4.Split 7.Renovate			18.Secondary Site					33.RestrictEsm											
2.Related 5.Partial 8.Other			19.Condominium					34.PASTURE 1											
3.Distress 6.Exempt 9.Foreclose			20.Base Homesite					35.HORTICULTURAL-											
Verified 5 Public Record			Fract. Acre		Acreage/Sites				36.Pasture 3										
1.Buyer 4.Agent 7.Family									20	1.00	100	%	0						
2.Seller 5.Pub Rec 8.Other									21	1.00	100	%	0						
3.Lender 6.MLS 9.									28	1.80	100	%	0						
									38	9.50	100	%	0						
									39	8.30	100	%	0						
Notes: '20 TG Refile. '18 per request remove 2.89 acres from Tree Growth. 4.39 acres to new lot 110-A 2010-combined lot 111 with this lot for tax purposes only totaling 25 acres now, encompassing the waterfront.										%		41.CAMP SITE							
												%		42.Mobile Home Si					
														43.Condo Site					
														44.Site Improve					
														45.CAMP SITE					
														46.PAVING/00					
WISCASSET						Total Acreage		20.60											

WISCASSET

Map Lot R05-110

Account 742

Location 247 OLD SHEEPSCOT ROAD

Card 1 Of 1 10/11/2023

Building Style			SF Bsmt Living			Layout		
1.Conv.	5.Colonial	9.Other	Fin Bsmt Grade			1.Typical	4.	7.
2.Ranch	6.Split	10.Double	HEARTH			2.Inadeq	5.	8.
3.R Ranch	7.Mod/Cont	11.Multi	Heat Type 100%			3.	6.	9.
4.Cape	8.Log	12.Cot.	1.HWBB	5.FWA	9.No Heat	Attic		
Dwelling Units			2.HWCI	6.GravWA	10.	1.1/4 Fin	4.Full Fin	7.
Other Units			3.H Pump	7.Electric	11.	2.1/2 Fin	5.Fl/Stair	8.
Stories			4.Steam	8.Fl/Wall	12.	3.3/4 Fin	6.	9.None
1.1	4.1.5	7.	Cool Type 0%			Insulation		
2.2	5.1.75	8.	1.Refrig	4.W&C Air	7.	1.Full	4.Minimal	7.
3.3	6.2.5	9.	2.Evapor	5.	8.	2.Heavy	5.Unknown	8.
Exterior Walls			3.H Pump	6.	9.None	3.Capped	6.	9.None
1.CLAP	5.T-111	9.OTHER	Kitchen Style			Unfinished %		
2.WD SH	6.BR/STONE	10.	1.GOOD	4.Obsolete	7.	Grade & Factor		
3.COMP	7.NOV	11.	2.TYPICAL	5.	8.	1.E Grade	4.B Grade	7.AA+ Grad
4.ASB/ASP	8.AL/VIN	12.	3.OLD TYPE	6.	9.None	2.D Grade	5.A Grade	8.AA++Grad
Roof Surface			Bath(s) Style			3.C Grade	6.AA Grade	9.Same
1.Asphalt	4.Composit	7.	1.GOOD	4.Obsolete	7.	SQFT (Footprint)		
2.Slate	5.Wood	8.	2.TYPICAL	5.	8.	Condition		
3.Metal	6.Other	9.	3.Old Type	6.	9.None	1.Poor	4.Avg	7.V G
SF Masonry Trim			# Rooms			2.Fair	5.Avg+	8.Exc
OPEN-3-CUSTOM			# Bedrooms			3.Avg-	6.Good	9.Same
OPEN-4-CUSTOM			# Full Baths			Phys. % Good		
Year Built			# Half Baths			Funct. % Good		
Year Remodeled			# Addn Fixtures			Functional Code		
Foundation			# Fireplaces			1.Incomp	4.SMALL	7.LAYOUT
1.Concrete	4.Wood	7.	<div><p>TRIO Software <i>A Division of Harris Computer Systems</i></p></div>					
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.						
						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								1.ONE STORY FRAM
Type	Year	Units	Grade	Cond	Phys.	Funct.	Sound Value	2.TWO STORY FRAM
					%	%		3.THREE STORY FR
					%	%		4.1 & 1/2 STORY
					%	%		5.1 & 3/4 STORY
					%	%		6.2 & 1/2 STORY
					%	%		21.Open Frame Por
					%	%		22.Encl Frame Por
					%	%		23.Frame Garage
					%	%		24.Frame Shed
					%	%		25.Frame Bay Wind
					%	%		26.1SFr Overhang
					%	%		27.Unfin Basement
					%	%		28.Unfinished Att
					%	%		29.Finished Attic

