

Map Lot R06-001

Account 803

Location 271 FEDERAL STREET

Card 1 Of 1 10/11/2023

SUTTER, DAVID  
271 FEDERAL STREET  
Wiscasset ME 04578

B5808P55

Previous Owner  
SUTTER, JEAN B

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

Previous Owner  
SUTTER, JAMES C.  
SUTTER, JEAN B.

WISCASSET ME 04578  
Sale Date: 4/27/2012

Inspection Witnessed By:

X

Date

No./Date	Description	Date Insp.

Notes:

8/16/05-DISCOVERED THIS PROPERTY WAS CODED FOR RURAL ZONE WHEN IN FACT IT IS IN SHORELAND RESIDENTIAL ZONE. MADE THE CORRECTION AND SENT NEW VALUATION REPORT TO THE OWNER.  
2013-Mr. Sutter passed away April 27, 2012 leaving property to wife. Sent Mrs. Sutter a widow's application for veterans exemption so it can be filed out and placed in the file.

**WISCASSET****Property Data**

Neighborhood	106 RURAL NORTHEAST		
Tree Growth Year	0		
FARM LAND YEAR	0		
OPEN SPACE YEAR	0		
Zone/Land Use	14 SHORE RESIDENTIA		
Secondary Zone			
Topography			
7 Steep		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	11/12/2021		
Price			
Sale Type	2 Land & Buildings		
1.Land	4.Mobile	7.	
2.L & B	5.Other	8.	
3.Building	6.	9.	
Financing	9 Unknown		
1.Convent	4.Seller	7.	
2.FHA/VA	5.Private	8.	
3.Assumed	6.Cash	9.Unknown	
Validity	2 Related Parties		
1.Valid	4.Split	7.Renovate	
2.Related	5.Partial	8.Other	
3.Distress	6.Exempt	9.Foreclose	
Verified	5 Public Record		
1.Buyer	4.Agent	7.Family	
2.Seller	5.Pub Rec	8.Other	
3.Lender	6.MLS	9.	

**Assessment Record**

Year	Land	Buildings	Exempt	Total
2010	269,000	103,200	16,000	356,200
2011	269,000	103,200	16,000	356,200
2012	269,000	103,200	16,000	356,200
2013	269,000	103,200	16,000	356,200
2014	269,000	103,200	16,000	356,200
2015	269,000	103,200	16,000	356,200
2016	269,000	103,200	21,000	351,200
2017	269,000	103,200	26,000	346,200
2018	269,000	103,200	26,000	346,200
2019	269,000	103,200	26,000	346,200
2020	269,000	103,200	31,000	341,200
2021	269,000	103,200	31,000	341,200
2022	269,000	103,200	0	372,200
2023	336,300	129,000	0	465,300

**Land Data**

Front Foot	Type	Effective		Influence		Influence Codes
		Frontage	Depth	Factor	Code	
11.Regular Lot				%		1.Open Space
12.Delta Triangle				%		2.Neighborhood A
13.Nabla Triangle				%		3.Topography
14.Rear Land				%		4.Size/Shape
15.Front Foot				%		5.Access
				%		6.Restriction
				%		7.Corner/Locatio
				%		8.View/Environ
				%		9.Fract Share
				%		<b>Acres</b>
				%		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
<b>Total Acreage</b>		9.00				

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**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  
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# WISCASSET

Map Lot R06-001


Account 803

Location 271 FEDERAL STREET

Card 1

Of 1

10/11/2023

Building Style <b>5 Colonial</b>	SF Bsmt Living <b>0</b>	Layout <b>1 Typical</b>
1.Conv. 5.Colonial 9.Other	Fin Bsmt Grade <b>0 0</b>	1.Typical 4. 7.
2.Ranch 6.Split 10.Double	HEARTH <b>0</b>	2.Inadeq 5. 8.
3.R Ranch 7.Mod/Cont 11.Multi	Heat Type <b>100% 2 Hot Water C Iron</b>	3. 6. 9.
4.Cape 8.Log 12.Cot.	1.HWBB 5.FWA 9.No Heat	Attic <b>9 None</b>
Dwelling Units <b>1</b>	2.HWCI 6.GravWA 10.	1.1/4 Fin 4.Full Fin 7.
Other Units <b>0</b>	3.H Pump 7.Electric 11.	2.1/2 Fin 5.F/Stair 8.
Stories <b>5 One &amp; 3/4 Story</b>	4.Steam 8.F/Wall 12.	3.3/4 Fin 6. 9.None
1.1 4.1.5 7.	Cool Type <b>0% 9 None</b>	Insulation <b>1 Full</b>
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 <b>2 WOOD SHINGLE</b>	3.H Pump 6. 9.None	3.Capped 6. 9.None
1.CLAP 5.T-111 9.OTHER	Kitchen Style <b>2 TYPICAL</b>	Unfinished % <b>0%</b>
2.WD SH 6.BR/STONE 10.	1.GOOD 4.Obsolete 7.	Grade & Factor <b>4 Good 95%</b>
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 <b>1 Asphalt Shingles</b>	Bath(s) Style <b>2 TYPICAL</b>	3.C Grade 6.AA Grade 9.Same
1.Asphalt 4.Composit 7.	1.GOOD 4.Obsolete 7.	SQFT (Footprint) <b>1248</b>
2.Slate 5.Wood 8.	2.TYPICAL 5. 8.	Condition <b>4 Average</b>
3.Metal 6.Other 9.	3.Old Type 6. 9.None	1.Poor 4.Avg 7.V G
SF Masonry Trim <b>0</b>	# Rooms <b>6</b>	2.Fair 5.Avg+ 8.Exc
OPEN-3-CUSTOM <b>0</b>	# Bedrooms <b>4</b>	3.Avg- 6.Good 9.Same
OPEN-4-CUSTOM <b>0</b>	# Full Baths <b>1</b>	Phys. % Good <b>0%</b>
Year Built <b>1740</b>	# Half Baths <b>1</b>	Funct. % Good <b>75%</b>
Year Remodeled <b>0</b>	# Addn Fixtures <b>0</b>	Functional Code <b>9 None</b>
Foundation <b>2 Concrete Block</b>	# Fireplaces <b>2</b>	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.Defmaitn 6.STYLE 9.None
3.Br/Stone 6.Piers 9.		Econ. % Good <b>100%</b>
Basement <b>4 Full Basement</b>		Economic Code <b>None</b>
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 <b>0</b>		Entrance Code <b>1 Interior Inspect</b>
Wet Basement <b>1 Dry Basement</b>		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 <b>1 Owner</b>
		1.Owner 4.Agent 7.
		2.Relative 5.Estimate 8.
		3.Tenant 6.Other 9.

Date Inspected 1/23/2007

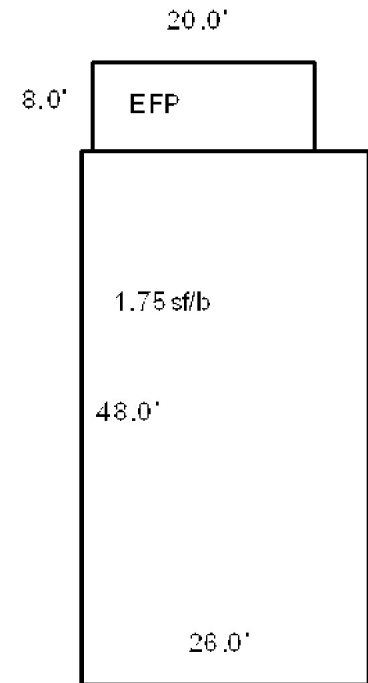
## Additions, Outbuildings & Improvements

Type	Year	Units	Grade	Cond	Phys.	Funct.	Sound Value
22 Encl Frame Porch	0	160	0 0	0	0 %	0 %	
24 Frame Shed	1960				%	%	100
83 1.25 ST SHED....	1960	240	2 100	3	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

SHED 10X24

SHED 10X12





Map Lot    R06-002			Account    804			Location    243 FEDERAL STREET			Card    1    Of    1    10/11/2023				
SUTTER, SUSAN J ALNA ME 04535  B5808P57			<b>Property Data</b>			<b>Assessment Record</b>							
			Neighborhood <b>106 RURAL NORTHEAST</b>			Year	Land	Buildings	Exempt	Total			
						2010	243,000	13,100	0	256,100			
						2011	243,000	13,100	0	256,100			
			Tree Growth Year <b>0</b>			2012	243,000	13,100	0	256,100			
FARM LAND YEAR <b>0</b>			2013	243,000	13,100	0	256,100						
OPEN SPACE YEAR <b>0</b>													
Previous Owner SUTTER, JEAN B			Zone/Land Use <b>14 SHORE RESIDENTIA</b>			2014	243,000	13,100	0	256,100			
			Secondary Zone			2015	243,000	13,100	0	256,100			
271 FEDERAL STREET WISCASSET ME 04578 Sale Date: 11/12/2021			Topography <b>2 Rolling</b>			2016	243,000	13,100	0	256,100			
			1.Level                      4.Below St                      7.Steep 2.Rolling                      5.Low                      8.Rough 3.Above St                      6.Swampy                      9.			2017	243,000	13,100	0	256,100			
Previous Owner SUTTER, JAMES C. SUTTER, JEAN B.			Utilities <b>2 Public Water</b> <b>3 Public Sewer</b>			2018	243,000	13,100	0	256,100			
			1.Public                      4.Dr Well                      7.Cesspool 2.Water                      5.DUG/LAKE                      8. 3.Sewer                      6.Septic                      9.None			2019	243,000	13,100	0	256,100			
WISCASSET ME 04578 Sale Date: 4/27/2012			Street <b>1 Paved</b>			2020	243,000	13,100	0	256,100			
			1.Paved                      4.Proposed                      7. 2.Semi Imp                      5.Private                      8. 3.Gravel                      6.Pub Eas                      9.NoStreet			2021	243,000	13,100	0	256,100			
Inspection Witnessed By:			TREE GROWTH PLAN <b>0</b>			2022	243,000	10,100	0	253,100			
			CONSERV    EASE <b>0</b>			2023	303,800	12,600	0	316,400			
X  Date			<b>Sale Data</b>			<b>Land Data</b>							
			Sale Date <b>11/12/2021</b>			<b>Front Foot</b>		<b>Type</b>	<b>Effective</b>		<b>Influence</b>		<b>Influence Codes</b>
Price			Frontage	Depth	Factor				Code				
No./Date                      Description                      Date Insp.			Sale Type <b>2 Land &amp; Buildings</b>			11.Regular Lot 12.Delta Triangle 13.Nabla Triangle 14.Rear Land 15.Front Foot						1.Open Space 2.Neighborhood A 3.Topography 4.Size/Shape 5.Access 6.Restriction 7.Corner/Locatio 8.View/Environ 9.Fract    Share <b>Acres</b>	
			1.Land                      4.Mobile                      7. 2.L & B                      5.Other                      8. 3.Building                      6.                      9.										
			Financing <b>9 Unknown</b>			<b>Square Foot</b>		<b>Square Feet</b>					
			1.Convent                      4.Seller                      7. 2.FHA/VA                      5.Private                      8. 3.Assumed                      6.Cash                      9.Unknown										
Notes: 7/20/22 VAC MH STILL THERE, ADJ COND. 8/16/2005-DISCOVERED THIS PROPERTY WAS CODED FOR RURAL ZONING WHEN IN FACT IT IS IN THE SHORELAND RESIDENTIAL ZONE.    MADE THE CORRECTION AND SENT NEW VALUATION REPORT TO THE OWNER. 2013-Mr. Sutter passed away April 27, 2012 leaving property to wife.			Validity <b>2 Related Parties</b>			<b>Fract. Acre</b>		<b>Acreage/Sites</b>					
			1.Valid                      4.Split                      7.Renovate 2.Related                      5.Partial                      8.Other 3.Distress                      6.Exempt                      9.Foreclose										
			Verified <b>5 Public Record</b>			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							
			1.Buyer                      4.Agent                      7.Family 2.Seller                      5.Pub Rec                      8.Other 3.Lender                      6.MLS                      9.										
<b>WISCASSET</b>								<b>Total Acreage</b>		7.00		43.Condo Site 44.Site Improve 45.CAMP SITE 46.PAVING/00	

# WISCASSET

Map Lot R06-002

Account 804

Location 243 FEDERAL STREET

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 <b>100%</b>			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 <b>0%</b>			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><b>TRIO</b> 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.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 <b>5 Estimated</b>		
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 <b>5 Estimate</b>								

Date Inspected 3/24/2007

### Additions, Outbuildings & Improvements

[illegible]

8.0' 24.0' WD

14.0'

MH

56.0'



Map Lot R06-002-001

Account 805

Location 233 FEDERAL STREET

Card 1 Of 1 10/11/2023

SHEEPSCOT BAY HOUSING  
SO. PORTLAND ME 04106 6953

B1217P269

Inspection Witnessed By:

X

Date

No./Date	Description	Date Insp.

Notes:

10/28/2011 ADDRESS CHANGE BY REQUEST//J2  
2013-Remodeled - added new windows and doors, sheetrock,  
new plumbing fixtures @ \$15,000 per unit. (change year built  
from 1980 to 2012 to show remodel date and increase  
function to show new windows, doors, plumbing, etc. on  
apartment lines.)

WISCASSET

### Property Data

Neighborhood	105 RURAL NORTH		
Tree Growth Year	0		
FARM LAND YEAR	0		
OPEN SPACE YEAR	0		
Zone/Land Use	14 SHORE RESIDENTIA		
Secondary Zone			
Topography	1 Level		
1.Level	4.Below St	7.Steep	
2.Rolling	5.Low	8.Rough	
3.Above St	6.Swampy	9.	
Utilities	1 All Public		
1.Public	4.Dr Well	7.Cesspool	
2.Water	5.DUG/LAKE	8.	
3.Sewer	6.Septic	9.None	
Street	1 Paved		
1.Paved	4.Proposed	7.	
2.Semi Imp	5.Private	8.	
3.Gravel	6.Pub Eas	9.NoStreet	
TREE GROWTH PLAN	0		
CONSERV EASE	0		
Sale Data			
Sale Date			
Price			
Sale Type			
1.Land	4.Mobile	7.	
2.L & B	5.Other	8.	
3.Building	6.	9.	
Financing			
1.Convent	4.Seller	7.	
2.FHA/VA	5.Private	8.	
3.Assumed	6.Cash	9.Unknown	
Validity			
1.Valid	4.Split	7.Renovate	
2.Related	5.Partial	8.Other	
3.Distress	6.Exempt	9.Foreclose	
Verified			
1.Buyer	4.Agent	7.Family	
2.Seller	5.Pub Rec	8.Other	
3.Lender	6.MLS	9.	

### Assessment Record

Year	Land	Buildings	Exempt	Total
2010	968,600	548,400	0	1,517,000
2011	968,600	548,400	0	1,517,000
2012	968,600	548,000	0	1,516,600
2013	968,600	985,800	0	1,954,400
2014	968,600	985,800	0	1,954,400
2015	968,600	985,800	0	1,954,400
2016	968,600	985,800	0	1,954,400
2017	968,600	985,800	0	1,954,400
2018	968,600	985,800	0	1,954,400
2019	968,600	985,800	0	1,954,400
2020	968,600	985,800	0	1,954,400
2021	968,600	985,800	0	1,954,400
2022	968,600	985,800	0	1,954,400
2023	1,026,700	1,046,600	0	2,073,300

### Land Data

Front Foot	Type	Effective		Influence		Influence Codes
		Frontage	Depth	Factor	Code	
11.Regular Lot				%		1.Open Space
12.Delta Triangle				%		2.Neighborhood A
13.Nabla Triangle				%		3.Topography
14.Rear Land				%		4.Size/Shape
15.Front Foot				%		5.Access
				%		6.Restriction
				%		7.Corner/Locatio
				%		8.View/Environ
				%		9.Fract Share
Square Foot		Square Feet				Acres
16.Regular Lot				%		30.Rear 20+
17.Secondary Site				%		31.Waterfront Rea
18.Secondary Site				%		32.Open Space
19.Condominium				%		33.RestrictEsm
20.Base Homesite				%		34.PASTURE 1
				%		35.HORTICULTURAL-
				%		36.Pasture 3
21.HS Size Adj	20	27.00	100	%	0	37.Softwood
22.Base Waterfron	21	1.00	100	%	0	38.Mixed Wood
23.Deep WF Size A	28	10.00	100	%	0	39.Hardwood
	29	0.10	100	%	0	40.Wasteland
				%		41.CAMP SITE
				%		42.Mobile Home Si
				%		43.Condo Site
				%		44.Site Improve
				%		45.CAMP SITE
				%		46.PAVING/00
Total Acreage		11.10				

# WISCASSET

Map Lot R06-002-001

Account 805

Location 233 FEDERAL STREET

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 <b>100%</b>	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 <b>0%</b>	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 <b>5 Estimated</b>
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 <b>5 Estimate</b>
		1.Owner 4.Agent 7.
		2.Relative 5.Estimate 8.
		3.Tenant 6.Other 9.

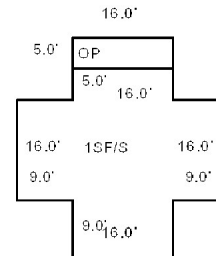
Date Inspected 1/23/2007

## Additions, Outbuildings & Improvements

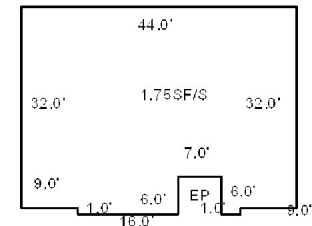
Type	Year	Units	Grade	Cond	Phys.	Funct.	Sound Value	
201 APT .....	2012	9000	3 110	5	0 %	80 %		1.ONE STORY FRAM
201 APT .....	2012	8474	3 110	5	0 %	80 %		2.TWO STORY FRAM
21 Open Frame	1980	303	3 100	4	0 %	100 %		3.THREE STORY FR
24 Frame Shed	1980	420	3 100	4	0 %	60 %		4.1 & 1/2 STORY
201 APT .....	2012	768	3 110	5	0 %	80 %		5.1 & 3/4 STORY
21 Open Frame	1980	80	3 100	4	0 %	100 %		6.2 & 1/2 STORY
22 Encl Frame Porch	1980	21	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

LAUNDRY ROOM, MAILBOXES

TRASH BLDG

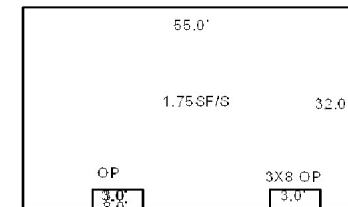


1 UNIT 4 (1) BDRM APTS



7X6 SHED

7X6 SHED



5 UNITS LIKE THIS

4 (2) BDRM'S PER BLDG



Map Lot R06-002-002

Account 806

Location 221 FEDERAL STREET

Card 1 Of 1 10/11/2023

DITERLIZZI, MARK M  
DITERLIZZI, LUCIANA  
221 FEDERAL STREET  
WISCASSET ME 04578

B5349P167 B5419P238

Previous Owner  
NATIONSTAR MORTGAGE, LLC.  
8950 CYPRESS WATERS BLVD.

COPPELL TX 75019  
Sale Date: 8/12/2019

Previous Owner  
HART, III, FREDERICK R. (HEIRSOF)  
C/O MICHAELA HART  
8119 MOLLER RANCH DRIVE  
PLEASANTON CA 94588  
Sale Date: 11/20/2018

Inspection Witnessed By:

X

Date

No./Date	Description	Date Insp.

Notes:

WISCASSET

**Property Data**

Neighborhood	101 VILLAGE		
Tree Growth Year	0		
FARM LAND YEAR	0		
OPEN SPACE YEAR	0		
Zone/Land Use	21 RURAL		
Secondary Zone			
Topography			
			1 Level
1.Level	4.Below St	7.Steep	
2.Rolling	5.Low	8.Rough	
3.Above St	6.Swampy	9.	
Utilities	2 Public Water	3 Public Sewer	
1.Public	4.Dr Well	7.Cesspool	
2.Water	5.DUG/LAKE	8.	
3.Sewer	6.Septic	9.None	
Street	1 Paved		
1.Paved	4.Proposed	7.	
2.Semi Imp	5.Private	8.	
3.Gravel	6.Pub Eas	9.NoStreet	
TREE GROWTH PLAN	0		
CONSERV EASE	0		
Sale Data			
Sale Date	8/12/2019		
Price	175,000		
Sale Type	2 Land & Buildings		
1.Land	4.Mobile	7.	
2.L & B	5.Other	8.	
3.Building	6.	9.	
Financing	9 Unknown		
1.Convent	4.Seller	7.	
2.FHA/VA	5.Private	8.	
3.Assumed	6.Cash	9.Unknown	
Validity	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	122,200	155,800	16,000	262,000
2011	122,200	155,800	16,000	262,000
2012	122,200	155,800	16,000	262,000
2013	122,200	155,800	16,000	262,000
2014	122,200	155,800	16,000	262,000
2015	122,200	155,800	16,000	262,000
2016	122,200	155,800	21,000	257,000
2017	122,200	155,800	26,000	252,000
2018	122,200	155,800	26,000	252,000
2019	122,200	155,800	0	278,000
2020	122,200	155,800	0	278,000
2021	122,200	155,800	0	278,000
2022	122,200	155,800	0	278,000
2023	152,800	194,700	0	347,500

**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
<b>Total Acreage</b>		1.60				

**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



# WISCASSET

Map Lot R06-002-002

Account 806

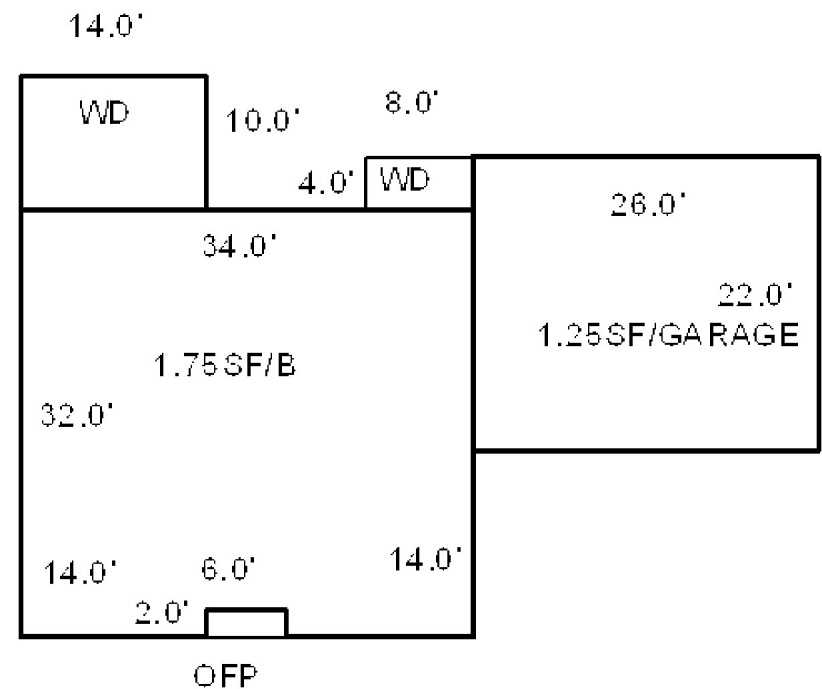
Location 221 FEDERAL STREET

Card 1 Of 1 10/11/2023

Building Style	<b>4 Cape Cod</b>		SF Bsm't Living	<b>0</b>		Layout	<b>1 Typical</b>		
1.Conv.	5.Colonial	9.Other	Fin Bsm't Grade	<b>0 0</b>		1.Typical	4.	7.	
2.Ranch	6.Split	10.Double	HEARTH	<b>1</b>		2.Inadeq	5.	8.	
3.R Ranch	7.Mod/Cont	11.Multi	Heat Type	<b>100%</b>	<b>1 Hot Water BB</b>	3.	6.	9.	
4.Cape	8.Log	12.Cot.	1.HWBB	5.FWA	9.No Heat	Attic	<b>9 None</b>		
Dwelling Units	<b>1</b>		2.HWCI	6.GravWA	10.	1.1/4 Fin	4.Full Fin	7.	
Other Units	<b>0</b>		3.H Pump	7.Electric	11.	2.1/2 Fin	5.F/Stair	8.	
Stories	<b>5 One &amp; 3/4 Story</b>		4.Steam	8.F/Wall	12.	3.3/4 Fin	6.	9.None	
1.1	4.1.5	7.	Cool Type	<b>0%</b>	<b>9 None</b>	Insulation	<b>1 Full</b>		
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	<b>1 CLAPBOARD</b>		3.H Pump	6.	9.None	3.Capped	6.	9.None	
1.CLAP	5.T-111	9.OTHER	Kitchen Style	<b>2 TYPICAL</b>		Unfinished %	<b>0%</b>		
2.WD SH	6.BR/STONE	10.	1.GOOD	4.Obsolete	7.	Grade & Factor	<b>4 Good 95%</b>		
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	<b>1 Asphalt Shingles</b>		Bath(s) Style	<b>2 TYPICAL</b>		3.C Grade	6.AA Grade	9.Same	
1.Asphalt	4.Composit	7.	1.GOOD	4.Obsolete	7.	SQFT (Footprint)	<b>1076</b>		
2.Slate	5.Wood	8.	2.TYPICAL	5.	8.	Condition	<b>4 Average</b>		
3.Metal	6.Other	9.	3.Old Type	6.	9.None	1.Poor	4.Avg	7.V G	
SF Masonry Trim	<b>0</b>		# Rooms	<b>5</b>		2.Fair	5.Avg+	8.Exc	
OPEN-3-CUSTOM	<b>0</b>		# Bedrooms	<b>3</b>		3.Avg-	6.Good	9.Same	
OPEN-4-CUSTOM	<b>0</b>		# Full Baths	<b>1</b>		Phys. % Good	<b>0%</b>		
Year Built	<b>1987</b>		# Half Baths	<b>0</b>		Funct. % Good	<b>100%</b>		
Year Remodeled	<b>0</b>		# Addn Fixtures	<b>0</b>		Functional Code	<b>9 None</b>		
Foundation	<b>1 Concrete</b>		# Fireplaces	<b>0</b>		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	<b>100%</b>		
Basement	<b>4 Full Basement</b>					Economic Code	<b>None</b>		
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.	
Bsm't Gar # Cars	<b>0</b>					Entrance Code	<b>5 Estimated</b>		
Wet Basement	<b>1 Dry Basement</b>					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	<b>5 Estimate</b>		

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
76 1.25 ST	0	572	0 0	0	0 %	0 %		3.THREE STORY FR
68 Wood Deck	0	140	0 0	0	0 %	0 %		4.1 & 1/2 STORY
68 Wood Deck	0	32	0 0	0	0 %	0 %		5.1 & 3/4 STORY
21 Open Frame	0	12	0 0	0	0 %	0 %		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 R06-002-003

Account 807

Location 211 FEDERAL STREET

Card 1 Of 1 10/11/2023

MALONEY, WILLIAM J J/T MALONEY, CAROLYN S WISCASSET ME 04578			Property Data			Assessment Record						
			Neighborhood 101 VILLAGE			Year	Land	Buildings	Exempt	Total		
			Tree Growth Year 0			2010	121,600	157,600	16,000	263,200		
			FARM LAND YEAR 0			2011	121,600	157,600	16,000	263,200		
			OPEN SPACE YEAR 0			2012	121,600	157,600	16,000	263,200		
B4680P46			Zone/Land Use 21 RURAL			2013	121,600	157,600	16,000	263,200		
Previous Owner RISELL, W. FRANK J/T RISELL, BEVERLY R. C/O WILLIAM J. & CAROLYN S. MALONEY WISCASSET ME 04578 Sale Date: 6/26/2013			Secondary Zone			2014	121,600	157,600	6,000	273,200		
			Topography 1 Level			2015	121,600	157,600	16,000	263,200		
Previous Owner HARKINS, ROBERT HARKINS, JANET F. C/O W. FRANK RISELL WISCASSET ME 04578 Sale Date: 12/30/2005			1.Level 4.Below St 7.Steep 2.Rolling 5.Low 8.Rough 3.Above St 6.Swampy 9.			2016	121,600	157,600	21,000	258,200		
			Utilities 1 All Public			2017	121,600	157,600	26,000	253,200		
			1.Public 4.Dr Well 7.Cesspool 2.Water 5.DUG/LAKE 8. 3.Sewer 6.Septic 9.None			2018	121,600	157,600	26,000	253,200		
			Street 1 Paved			2019	121,600	157,600	26,000	253,200		
			1.Paved 4.Proposed 7. 2.Semi Imp 5.Private 8. 3.Gravel 6.Pub Eas 9.NoStreet			2020	121,600	157,600	31,000	248,200		
			TREE GROWTH PLAN 0			2021	121,600	157,600	31,000	248,200		
			CONSERV EASE 0			2022	121,600	157,600	29,760	249,440		
			Sale Date 6/26/2013			2023	152,000	197,000	31,000	318,000		
			Price 280,000			Land Data						
			Sale Type 2 Land & Buildings			Front Foot		Type	Effective		Influence	
1.Land 4.Mobile 7. 2.L & B 5.Other 8. 3.Building 6. 9.			Frontage	Depth	Factor				Code			
Financing 9 Unknown			Square Feet									
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			Square Foot			Acreage/Sites						
Verified 5 Public Record												
1.Buyer 4.Agent 7.Family 2.Seller 5.Pub Rec 8.Other 3.Lender 6.MLS 9.												
Notes: 2004-SECOND BILLING, ADDED SHED AND CORRECTED RECORD TO SHOW TWO BATHS 2006-FORMER OWNER: ROBERT & JANET HARKINS BK1963 PG97. BOUGHT 3/1994 FOR \$165,000, SOLD FOR \$285,000. 2014-Former owner: W. Frank & Beverly Risell BK3614 PG141.			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	20 21 28	Total Acreage		1.30	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


# WISCASSET

Map Lot R06-002-003

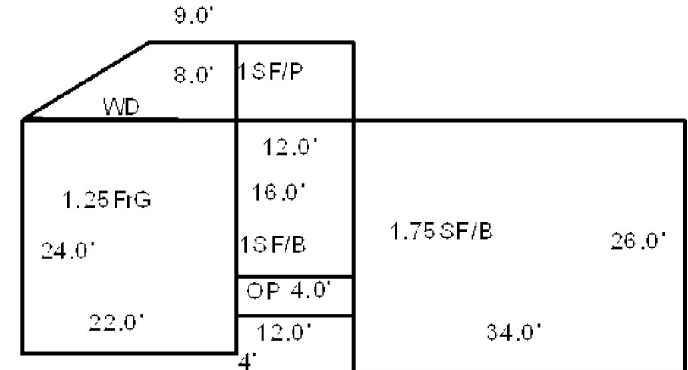
Account 807

Location 211 FEDERAL STREET

Card 1 Of 1 10/11/2023

Building Style <b>4 Cape Cod</b>	SF Bsmt Living <b>0</b>	Layout <b>1 Typical</b>
1.Conv. 5.Colonial 9.Other	Fin Bsmt Grade <b>0 0</b>	1.Typical 4. 7.
2.Ranch 6.Split 10.Double	HEARTH <b>0</b>	2.Inadeq 5. 8.
3.R Ranch 7.Mod/Cont 11.Multi	Heat Type <b>100% 1 Hot Water BB</b>	3. 6. 9.
4.Cape 8.Log 12.Cot.	1.HWBB 5.FWA 9.No Heat	Attic <b>9 None</b>
Dwelling Units <b>1</b>	2.HWCI 6.GravWA 10.	1.1/4 Fin 4.Full Fin 7.
Other Units <b>0</b>	3.H Pump 7.Electric 11.	2.1/2 Fin 5.F/Stair 8.
Stories <b>5 One &amp; 3/4 Story</b>	4.Steam 8.F/Wall 12.	3.3/4 Fin 6. 9.None
1.1 4.1.5 7.	Cool Type <b>0% 9 None</b>	Insulation <b>1 Full</b>
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 <b>1 CLAPBOARD</b>	3.H Pump 6. 9.None	3.Capped 6. 9.None
1.CLAP 5.T-111 9.OTHER	Kitchen Style <b>2 TYPICAL</b>	Unfinished % <b>0%</b>
2.WD SH 6.BR/STONE 10.	1.GOOD 4.Obsolete 7.	Grade & Factor <b>4 Good 95%</b>
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 <b>1 Asphalt Shingles</b>	Bath(s) Style <b>2 TYPICAL</b>	3.C Grade 6.AA Grade 9.Same
1.Asphalt 4.Composit 7.	1.GOOD 4.Obsolete 7.	SQFT (Footprint) <b>884</b>
2.Slate 5.Wood 8.	2.TYPICAL 5. 8.	Condition <b>4 Average</b>
3.Metal 6.Other 9.	3.Old Type 6. 9.None	1.Poor 4.Avg 7.V G
SF Masonry Trim <b>0</b>	# Rooms <b>8</b>	2.Fair 5.Avg+ 8.Exc
OPEN-3-CUSTOM <b>0</b>	# Bedrooms <b>3</b>	3.Avg- 6.Good 9.Same
OPEN-4-CUSTOM <b>0</b>	# Full Baths <b>2</b>	Phys. % Good <b>0%</b>
Year Built <b>1987</b>	# Half Baths <b>0</b>	Funct. % Good <b>100%</b>
Year Remodeled <b>0</b>	# Addn Fixtures <b>1</b>	Functional Code <b>9 None</b>
Foundation <b>1 Concrete</b>	# Fireplaces <b>1</b>	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 <b>100%</b>
Basement <b>4 Full Basement</b>		Economic Code <b>None</b>
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 <b>0</b>		Entrance Code <b>1 Interior Inspect</b>
Wet Basement <b>1 Dry Basement</b>		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 <b>1 Owner</b>
		1.Owner 4.Agent 7.
		2.Relative 5.Estimate 8.
		3.Tenant 6.Other 9.

SHED 8X16



Date Inspected 3/20/2007

## Additions, Outbuildings & Improvements

Type	Year	Units	Grade	Cond	Phys.	Funct.	Sound Value
1 ONE STORY	0	104	0 0	0	0 %	0 %	
1 ONE STORY	0	192	0 0	0	0 %	0 %	
21 Open Frame	0	48	0 0	0	0 %	0 %	
68 Wood Deck	0	116	0 0	0	0 %	0 %	
76 1.25 ST	0	528	0 0	0	0 %	0 %	
24 Frame Shed	2003	128	0 0	0	0 %	0 %	
					%	%	
					%	%	
					%	%	
					%	%	
					%	%	

- ONE STORY FRAM
- TWO STORY FRAM
- 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



SIMONSON, MARLISA H  
P.O. BOX 158  
BRUNSWICK ME 04011

B5816P230

Previous Owner  
ROGERS, JAMES W  
ROGERS, LAURA L  
307 MARINE STREET  
SITKA AK 99835  
Sale Date: 11/17/202

Previous Owner  
FEDERAL HOME LOAN MORTGAGE CORP.  
C/O JAMES W. & LAURA I. ROGERS  
21 KENNEALLY DRIVE  
CHICHESTER NH 03258  
Sale Date: 5/25/2012

Previous Owner  
BLENKHORN, CREIGHTON C. J/T  
RICE-BLENKHORN, STEPHEN

VENICE FL 34285 6345  
Sale Date: 2/20/2012

Inspection Witnessed By:

X

Date

No./Date	Description	Date Insp.

Notes:

2004-CHANGED ACRES FROM 8.00 TO 5.88 PER MDOT  
SURVEY BROUGHT IN BY MR. GARDNER  
8/16/2005-DISCOVERED THIS PROPERTY WAS CODED FOR  
RURAL ZONING WHEN IN FACT IT IS IN THE SHORELAND  
RESIDENTIAL ZONE. MADE THE CORRECTION AND SENT  
NEW VALUATION REPORT TO THE OWNER.  
2006-PREVIOUS OWNER: BILLY T. & CLAIRE B. GARDNER  
BK1217 PG230. SOLD TO CREIGHTON C. BLENKHORN BK3541  
PG128 FOR \$315,000 WHO THEN CREATED JOINT TENANCY  
WISCONSIN SERVICE-BLENKHORN BK3560 PG122. MR.  
CREIGHTON DEED STATED 8 ACRES SO MAP WAS

## Property Data

Neighborhood			<b>106 RURAL NORTHEAST</b>		
Tree Growth Year			<b>0</b>		
FARM LAND YEAR			<b>0</b>		
OPEN SPACE YEAR			<b>0</b>		
Zone/Land Use			<b>14 SHORE RESIDENTIA</b>		
Secondary Zone					
Topography			<b>1 Level</b>		
1.Level		4.Below St		7.Steep	
2.Rolling		5.Low		8.Rough	
3.Above St		6.Swampy		9.	
Utilities			<b>4 Drilled Well</b>		<b>3 Public Sewer</b>
1.Public		4.Dr Well		7.Cesspool	
2.Water		5.DUG/LAKE		8.	
3.Sewer		6.Septic		9.None	
Street			<b>1 Paved</b>		
1.Paved		4.Proposed		7.	
2.Semi Imp		5.Private		8.	
3.Gravel		6.Pub Eas		9.NoStreet	
TREE GROWTH PLAN			<b>0</b>		
CONSERV EASE			<b>0</b>		
<b>Sale Data</b>					
Sale Date			<b>11/17/2021</b>		
Price			<b>410,000</b>		
Sale Type			<b>2 Land &amp; Buildings</b>		
1.Land		4.Mobile		7.	
2.L & B		5.Other		8.	
3.Building		6.		9.	
Financing			<b>9 Unknown</b>		
1.Convert		4.Seller		7.	
2.FHA/VA		5.Private		8.	
3.Assumed		6.Cash		9.Unknown	
Validity			<b>1 Arms Length Sale</b>		
1.Valid		4.Split		7.Renovate	
2.Related		5.Partial		8.Other	
3.Distress		6.Exempt		9.Foreclose	
Verified			<b>5 Public Record</b>		
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	249,500	123,100	20,000	352,600
2011	249,500	123,100	0	372,600
2012	249,500	123,100	0	372,600
2013	249,500	123,100	0	372,600
2014	249,500	123,100	0	372,600
2015	249,500	123,100	0	372,600
2016	249,500	123,100	0	372,600
2017	249,500	123,100	0	372,600
2018	249,500	123,100	0	372,600
2019	249,500	123,100	0	372,600
2020	249,500	123,100	0	372,600
2021	249,500	123,100	0	372,600
2022	249,500	123,100	0	372,600
2023	311,900	153,900	25,000	440,800

## 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
<b>Square Foot</b>		<b>Square Feet</b>				9.Fract Share
16.Regular Lot				%		<b>Acres</b>
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-
<b>Fract. Acre</b>		<b>Acreage/Sites</b>				36.Pasture 3
21.HS Size Adj	26	1.00	100	%	0	37.Softwood
22.Base Waterfront	27	1.00	100	%	0	38.Mixed Wood
23.Deep WF Size A	31	6.50	100	%	0	39.Hardwood
<b>Acres</b>				%		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
		<b>Total Acreage</b>		<b>7.50</b>		


# WISCASSET

Map Lot R06-002-B

Account 808

Location 193 FEDERAL STREET

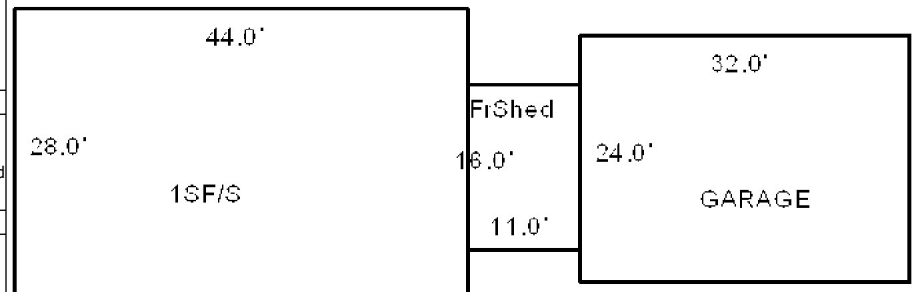
Card 1 Of 1 10/11/2023

Building Style <b>2 Ranch</b>	SF Bsmt Living <b>0</b>	Layout <b>1 Typical</b>
1.Conv. 5.Colonial 9.Other	Fin Bsmt Grade <b>0 0</b>	1.Typical 4. 7.
2.Ranch 6.Split 10.Double	HEARTH <b>0</b>	2.Inadeq 5. 8.
3.R Ranch 7.Mod/Cont 11.Multi	Heat Type <b>100% 1 Hot Water BB</b>	3. 6. 9.
4.Cape 8.Log 12.Cot.	1.HWBB 5.FWA 9.No Heat	Attic <b>9 None</b>
Dwelling Units <b>1</b>	2.HWCI 6.GravWA 10.	1.1/4 Fin 4.Full Fin 7.
Other Units <b>0</b>	3.H Pump 7.Electric 11.	2.1/2 Fin 5.F/Stair 8.
Stories <b>1 One Story</b>	4.Steam 8.F/Wall 12.	3.3/4 Fin 6. 9.None
1.1 4.1.5 7.	Cool Type <b>0% 9 None</b>	Insulation <b>1 Full</b>
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 <b>8 ALUM/VINYL</b>	3.H Pump 6. 9.None	3.Capped 6. 9.None
1.CLAP 5.T-111 9.OTHER	Kitchen Style <b>2 TYPICAL</b>	Unfinished % <b>0%</b>
2.WD SH 6.BR/STONE 10.	1.GOOD 4.Obsolete 7.	Grade & Factor <b>3 Average 105%</b>
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 <b>1 Asphalt Shingles</b>	Bath(s) Style <b>2 TYPICAL</b>	3.C Grade 6.AA Grade 9.Same
1.Asphalt 4.Composit 7.	1.GOOD 4.Obsolete 7.	SQFT (Footprint) <b>1408</b>
2.Slate 5.Wood 8.	2.TYPICAL 5. 8.	Condition <b>4 Average</b>
3.Metal 6.Other 9.	3.Old Type 6. 9.None	1.Poor 4.Avg 7.V G
SF Masonry Trim <b>0</b>	# Rooms <b>6</b>	2.Fair 5.Avg+ 8.Exc
OPEN-3-CUSTOM <b>0</b>	# Bedrooms <b>2</b>	3.Avg- 6.Good 9.Same
OPEN-4-CUSTOM <b>0</b>	# Full Baths <b>2</b>	Phys. % Good <b>0%</b>
Year Built <b>1985</b>	# Half Baths <b>0</b>	Funct. % Good <b>100%</b>
Year Remodeled <b>0</b>	# Addn Fixtures <b>0</b>	Functional Code <b>9 None</b>
Foundation <b>5 Concrete Slab</b>	# Fireplaces <b>0</b>	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 <b>100%</b>
Basement <b>9 No Basement</b>		Economic Code <b>None</b>
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 <b>0</b>		Entrance Code <b>1 Interior Inspect</b>
Wet Basement <b>9 No Basement</b>		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 <b>1 Owner</b>
		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	768	3 105	4	0 %	100 %		1.ONE STORY FRAM
24 Frame Shed	2005	112	3 105	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 R06-003			Account 810			Location 202 FEDERAL STREET			Card 1		Of 1		10/11/2023		
BRANDT, MARY BETH BRANDT, JOHN ROBERT P.O. BOX 180 WISCASSET ME 04578  B5736P149 Previous Owner GARDNER, KAITLYN R c/o MARY BETH BRANDT PO BOX 180 WISCASSET ME 04578 Sale Date: 7/01/2021						Property Data			Assessment Record						
						Neighborhood 101 VILLAGE			Year	Land	Buildings	Exempt	Total		
						Tree Growth Year 0			2010	123,000	81,700	16,000	188,700		
						FARM LAND YEAR 0			2011	123,000	81,700	16,000	188,700		
						OPEN SPACE YEAR 0			2012	123,000	81,700	16,000	188,700		
Previous Owner GARDNER, KAITLYN R c/o MARY BETH BRANDT PO BOX 180 WISCASSET ME 04578 Sale Date: 7/01/2021						Zone/Land Use 21 RURAL			2013	123,000	81,700	16,000	188,700		
						Secondary Zone			2014	123,000	81,700	16,000	188,700		
									2015	123,000	81,700	16,000	188,700		
						Topography 1 Level			2016	123,000	81,700	21,000	183,700		
						1.Level 4.Below St 7.Steep 2.Rolling 5.Low 8.Rough 3.Above St 6.Swampy 9.			2017	123,000	81,700	26,000	178,700		
2018	123,000	81,700	26,000	178,700											
Utilities 4 Drilled Well 3 Public Sewer			2019	123,000	81,700				0	204,700					
Previous Owner WEST, WILBERTA M 1098 WEST ALNA ROAD  ALNA ME 04535 Sale Date: 12/03/2018						1.Public 4.Dr Well 7.Cesspool 2.Water 5.DUG/LAKE 8. 3.Sewer 6.Septic 9.None			2020	123,000	81,700	0	204,700		
						Street 1 Paved			2021	123,000	81,700	0	204,700		
						1.Paved 4.Proposed 7. 2.Semi Imp 5.Private 8. 3.Gravel 6.Pub Eas 9.NoStreet			2022	123,000	81,700	0	204,700		
						TREE GROWTH PLAN 0 CONSERV EASE 0			2023	153,800	102,100	0	255,900		
									Land Data						
Inspection Witnessed By:						Front Foot		Type	Effective		Influence		Influence Codes		
									Frontage	Depth	Factor	Code			
											%				
											%				
											%				
X						11.Regular Lot 12.Delta Triangle 13.Nabla Triangle 14.Rear Land 15.Front Foot					%				
											%				
											%				
											%				
											%				
Date						Square Foot			Square Feet						
										%					
										%					
										%					
										%					
No./Date						Description					%				
										%					
										%					
										%					
										%					
Date Insp.											%				
										%					
										%					
										%					
										%					
Notes:						Sale Date 7/01/2021 Price 234,700		Sale Type 2 Land & Buildings	Validity 1 Arms Length Sale						
									1.Valid 4.Split 7.Renovate 2.Related 5.Partial 8.Other 3.Distress 6.Exempt 9.Foreclose						
									Financing 9 Unknown						
									1.Convent 4.Seller 7. 2.FHA/VA 5.Private 8. 3.Assumed 6.Cash 9.Unknown						
									Verified 5 Public Record						
6/1/23 NAH, SOLAR PANELS ARE THERE TO RIGHT OF THE HOUSE, NOT SURE HOW MANY PANELS /2005-PER DEED BROUGHT IN BY OWNER MAP CO. CHANGED ACREAGE FROM 3.73 TO 2.02 ACRE						1.Buyer 4.Agent 7.Family 2.Seller 5.Pub Rec 8.Other 3.Lender 6.MLS 9.			1.Level 4.Below St 7.Steep 2.Rolling 5.Low 8.Rough 3.Above St 6.Swampy 9.						
									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 Date 7/01/2021 Price 234,700						
									Sale Type 2 Land & Buildings						
WISCASSET						Fract. Acre			Acres/Sites						
									20	1.00	100	%	0		
									21	1.00	100	%	0		
									28	1.02	100	%	0		
												%			
						24.Base Waterfron 25.Shallow WF Siz 26.Base Water Inf 27.Influence W Si 28.Rear Land 1-10 29.Rear Land 11-2			Total Acreage		2.02				
									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 R06-003

Account 810

Location 202 FEDERAL STREET

Card 1

Of 1

10/11/2023

Building Style <b>1 Conventional</b>	SF Bsmt Living <b>0</b>	Layout <b>1 Typical</b>
1.Conv. 5.Colonial 9.Other	Fin Bsmt Grade <b>0 0</b>	1.Typical 4. 7.
2.Ranch 6.Split 10.Double	HEARTH <b>0</b>	2.Inadeq 5. 8.
3.R Ranch 7.Mod/Cont 11.Multi	Heat Type <b>100% 5 Forced Warm Air</b>	3. 6. 9.
4.Cape 8.Log 12.Cot.	1.HWBB 5.FWA 9.No Heat	Attic <b>9 None</b>
Dwelling Units <b>1</b>	2.HWCI 6.GravWA 10.	1.1/4 Fin 4.Full Fin 7.
Other Units <b>0</b>	3.H Pump 7.Electric 11.	2.1/2 Fin 5.F/Stair 8.
Stories <b>5 One &amp; 3/4 Story</b>	4.Steam 8.F/Wall 12.	3.3/4 Fin 6. 9.None
1.1 4.1.5 7.	Cool Type <b>0% 9 None</b>	Insulation <b>1 Full</b>
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 <b>8 ALUM/VINYL</b>	3.H Pump 6. 9.None	3.Capped 6. 9.None
1.CLAP 5.T-111 9.OTHER	Kitchen Style <b>2 TYPICAL</b>	Unfinished % <b>0%</b>
2.WD SH 6.BR/STONE 10.	1.GOOD 4.Obsolete 7.	Grade & Factor <b>3 Average 105%</b>
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 <b>1 Asphalt Shingles</b>	Bath(s) Style <b>2 TYPICAL</b>	3.C Grade 6.AA Grade 9.Same
1.Asphalt 4.Composit 7.	1.GOOD 4.Obsolete 7.	SQFT (Footprint) <b>400</b>
2.Slate 5.Wood 8.	2.TYPICAL 5. 8.	Condition <b>4 Average</b>
3.Metal 6.Other 9.	3.Old Type 6. 9.None	1.Poor 4.Avg 7.V G
SF Masonry Trim <b>0</b>	# Rooms <b>5</b>	2.Fair 5.Avg+ 8.Exc
OPEN-3-CUSTOM <b>0</b>	# Bedrooms <b>3</b>	3.Avg- 6.Good 9.Same
OPEN-4-CUSTOM <b>0</b>	# Full Baths <b>1</b>	Phys. % Good <b>0%</b>
Year Built <b>1954</b>	# Half Baths <b>0</b>	Funct. % Good <b>100%</b>
Year Remodeled <b>0</b>	# Addn Fixtures <b>0</b>	Functional Code <b>9 None</b>
Foundation <b>1 Concrete</b>	# Fireplaces <b>0</b>	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 <b>100%</b>
Basement <b>4 Full Basement</b>		Economic Code <b>None</b>
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 <b>0</b>		Entrance Code <b>5 Estimated</b>
Wet Basement <b>3 Wet Basement</b>		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 <b>5 Estimate</b>
		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	
11 1	0	380	0 0	0	0 %	0 %		1.ONE STORY FRAM
76 1.25 ST	1984	624	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

20.0'	1sf/b	20.0'
20.0'		
1.75 SF/E		19.0'

GARAGE 1.25 S 24X26



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
<b>Square Foot</b>		<b>Square Feet</b>				<b>Acres</b>
16.Regular Lot				%		30.Rear 20+
17.Secondary Site				%		31.Waterfront Rea
18.Secondary Site				%		32.Open Space
19.Condominium				%		33.RestrictEsm
20.Base Homesite				%		34.PASTURE 1
				%		35.HORTICULTURAL-
<b>Fract. Acre</b>		<b>Acreage/Sites</b>				36.Pasture 3
21.HS Size Adj				%		37.Softwood
22.Base Waterfron				%		38.Mixed Wood
23.Deep WF Size A				%		39.Hardwood
<b>Acres</b>				%		40.Wasteland
24.Base Waterfron				%		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
		<b>Total Acreage</b>		0.00		


**WISCASSET**

Map Lot R06-003-SOLAR ON

Account 2785

Location 202 FEDERAL STREET

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 <b>100%</b>			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 <b>0%</b>			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 <b>0</b>		
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 <b>0</b>		
						1.Owner 4.Agent 7.		
						2.Relative 5.Estimate 8.		
						3.Tenant 6.Other 9.		
Date Inspected								
<b>Additions, Outbuildings &amp; Improvements</b>								1.ONE STORY FRAM
Type	Year	Units	Grade	Cond	Phys.	Funct.	Sound Value	2.TWO STORY FRAM
124 SOLAR PANELS	2022				%	%	7,800	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 R06-004

Account 811

Location 212 FEDERAL STREET

Card 1 Of 1 10/11/2023

DAVIS, STEPHANIE L  
WISCASSET ME 04578

B4671P255

Previous Owner  
BACOT, CASA HUGER  
C/O STEPHANIE L. DAVIS  
212 FEDERAL STREET  
WISCASSET ME 04578  
Sale Date: 6/06/2013

Previous Owner  
POLLOCK, JOHN Y.  
POLLOCK, SHEILA H.  
C/O CASA HUGER BACOT  
WISCASSET ME 04578  
Sale Date: 4/18/2006

Inspection Witnessed By:

X

Date

No./Date	Description	Date Insp.

Notes:

7/20/22 NAH- EST MORE DONE.

5/14/20 EST MORE DONE BUT INC.

5/8/19 W/STEPHANIE NC

08/10/2018 W/ Stephanie old ep gone add 1sFr start.

2007-PREVIOUS OWNER: JOHN & SHEILA POLLOCK BK1574  
PG223 SOLD FOR \$270,000

2014-Former owner: Casa Huger Bacot, BK3662 PG236.

**WISCASSET****Property Data**

Neighborhood <b>101 VILLAGE</b>		
Tree Growth Year <b>0</b>		
FARM LAND YEAR <b>0</b>		
OPEN SPACE YEAR <b>0</b>		
Zone/Land Use <b>16 RESIDENTIAL</b>		
Secondary Zone		
Topography <b>1 Level</b>		
1.Level	4.Below St	7.Steep
2.Rolling	5.Low	8.Rough
3.Above St	6.Swampy	9.
Utilities <b>2 Public Water 3 Public Sewer</b>		
1.Public	4.Dr Well	7.Cesspool
2.Water	5.DUG/LAKE	8.
3.Sewer	6.Septic	9.None
Street <b>1 Paved</b>		
1.Paved	4.Proposed	7.
2.Semi Imp	5.Private	8.
3.Gravel	6.Pub Eas	9.NoStreet
TREE GROWTH PLAN <b>0</b>		
CONSERV EASE <b>0</b>		
<b>Sale Data</b>		
Sale Date <b>6/06/2013</b>		
Price <b>147,500</b>		
Sale Type <b>2 Land &amp; Buildings</b>		
1.Land	4.Mobile	7.
2.L & B	5.Other	8.
3.Building	6.	9.
Financing <b>9 Unknown</b>		
1.Convent	4.Seller	7.
2.FHA/VA	5.Private	8.
3.Assumed	6.Cash	9.Unknown
Validity <b>1 Arms Length Sale</b>		
1.Valid	4.Split	7.Renovate
2.Related	5.Partial	8.Other
3.Distress	6.Exempt	9.Foreclose
Verified <b>5 Public Record</b>		
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	124,500	139,300	0	263,800
2011	124,500	139,300	0	263,800
2012	124,500	139,300	0	263,800
2013	124,500	139,300	0	263,800
2014	124,500	139,300	0	263,800
2015	124,500	139,300	10,000	253,800
2016	124,500	139,300	15,000	248,800
2017	124,500	139,300	20,000	243,800
2018	124,500	140,800	20,000	245,300
2019	124,500	140,800	20,000	245,300
2020	124,500	142,600	25,000	242,100
2021	124,500	142,600	25,000	242,100
2022	124,500	143,800	24,000	244,300
2023	155,600	179,800	25,000	310,400

**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
				%		<b>Acres</b>
				%		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
<b>Total Acreage</b>		2.75				

**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 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

**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 R06-004

Account 811

Location 212 FEDERAL STREET

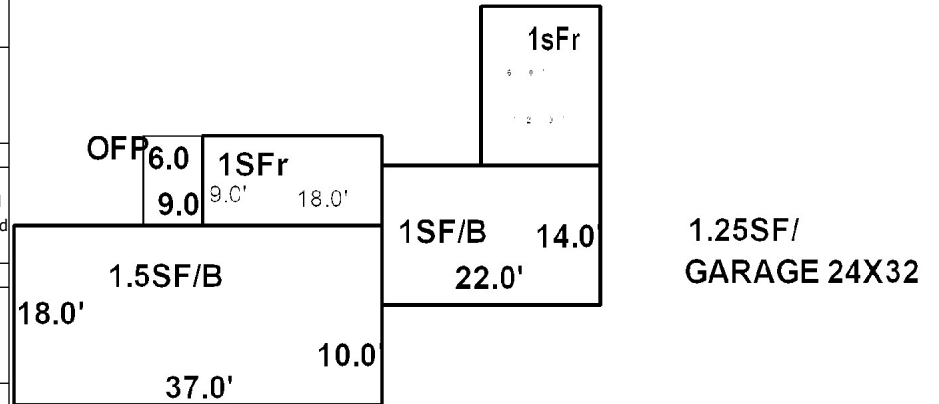
Card 1 Of 1 10/11/2023

Building Style <b>4 Cape Cod</b>	SF Bsmt Living <b>0</b>	Layout <b>1 Typical</b>
1.Conv. 5.Colonial 9.Other	Fin Bsmt Grade <b>0 0</b>	1.Typical 4. 7.
2.Ranch 6.Split 10.Double	HEARTH <b>0</b>	2.Inadeq 5. 8.
3.R Ranch 7.Mod/Cont 11.Multi	Heat Type <b>100% 1 Hot Water BB</b>	3. 6. 9.
4.Cape 8.Log 12.Cot.	1.HWBB 5.FWA 9.No Heat	Attic <b>9 None</b>
Dwelling Units <b>1</b>	2.HWCI 6.GravWA 10.	1.1/4 Fin 4.Full Fin 7.
Other Units <b>0</b>	3.H Pump 7.Electric 11.	2.1/2 Fin 5.F/Stair 8.
Stories <b>4 One &amp; 1/2 Story</b>	4.Steam 8.F/Wall 12.	3.3/4 Fin 6. 9.None
1.1 4.1.5 7.	Cool Type <b>0% 9 None</b>	Insulation <b>1 Full</b>
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 <b>1 CLAPBOARD</b>	3.H Pump 6. 9.None	3.Capped 6. 9.None
1.CLAP 5.T-111 9.OTHER	Kitchen Style <b>2 TYPICAL</b>	Unfinished % <b>0%</b>
2.WD SH 6.BR/STONE 10.	1.GOOD 4.Obsolete 7.	Grade & Factor <b>4 Good 95%</b>
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 <b>1 Asphalt Shingles</b>	Bath(s) Style <b>2 TYPICAL</b>	3.C Grade 6.AA Grade 9.Same
1.Asphalt 4.Composit 7.	1.GOOD 4.Obsolete 7.	SQFT (Footprint) <b>666</b>
2.Slate 5.Wood 8.	2.TYPICAL 5. 8.	Condition <b>5 Above Average</b>
3.Metal 6.Other 9.	3.Old Type 6. 9.None	1.Poor 4.Avg 7.V G
SF Masonry Trim <b>0</b>	# Rooms <b>5</b>	2.Fair 5.Avg+ 8.Exc
OPEN-3-CUSTOM <b>0</b>	# Bedrooms <b>2</b>	3.Avg- 6.Good 9.Same
OPEN-4-CUSTOM <b>0</b>	# Full Baths <b>1</b>	Phys. % Good <b>0%</b>
Year Built <b>1848</b>	# Half Baths <b>1</b>	Funct. % Good <b>100%</b>
Year Remodeled <b>0</b>	# Addn Fixtures <b>0</b>	Functional Code <b>9 None</b>
Foundation <b>3 Brick &amp;/or Stone</b>	# Fireplaces <b>2</b>	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 <b>100%</b>
Basement <b>4 Full Basement</b>		Economic Code <b>None</b>
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 <b>0</b>		Entrance Code <b>5 Estimated</b>
Wet Basement <b>1 Dry Basement</b>		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 <b>5 Estimate</b>
		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	
1 ONE STORY	0	371	0 0	0	0 %	0 %		1.ONE STORY FRAM
76 1.25 ST	1990	768	3 100	4	0 %	100 %		2.TWO STORY FRAM
25 Frame Bay	0	21	0 0	0	0 %	0 %		3.THREE STORY FR
1 ONE STORY	1999	162	4 95	4	0 %	100 %		4.1 & 1/2 STORY
21 Open Frame	1999	54	4 95	4	0 %	100 %		5.1 & 3/4 STORY
1 ONE STORY	2017	192	9 100	4	0 %	75 %		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 R06-005

Account 812

Location 222 FEDERAL STREET

Card 1 Of 1 10/11/2023

COURT, EMILY A  
222 FEDERAL STREET  
WISCASSET ME 04578

B3996P316 B4847P51

Previous Owner  
DODSON JR., PAUL E. J/T  
DODSON, ELIZABETH K.

WISCASSET ME 04578  
Sale Date: 12/12/2014

Previous Owner  
BOND, ALICE W.  
C/O PAUL E. & ELIZABETH DODSON, JR.  
222 FEDERAL STREET  
WISCASSET ME 04578  
Sale Date: 5/25/2008

Inspection Witnessed By:

X

Date

No./Date	Description	Date Insp.

Notes:

'16 ADD FINISH OVER GARAGE  
2006-ALL SHEDS REMOVED.  
04/25/2008-Property sold to Paul E. Dodson, Jr. & Elizabeth K.  
Dodson. Previous BK1525 Pg 43.  
01/20/2009-barn removed

WISCASSET

Property Data			Assessment Record						
Neighborhood    105 RURAL NORTH			Year	Land	Buildings	Exempt	Total		
			2010	77,600	170,200	16,000	231,800		
Tree Growth Year        0			2011	77,600	170,200	16,000	231,800		
FARM LAND YEAR            0			2012	77,600	170,200	16,000	231,800		
OPEN SPACE YEAR           0			2013	77,600	170,200	16,000	231,800		
Zone/Land Use        21 RURAL			2014	77,600	170,200	16,000	231,800		
Secondary Zone			2015	77,600	170,200	0	247,800		
			2016	77,600	181,600	0	259,200		
Topography                2 Rolling			2017	77,600	181,600	0	259,200		
1.Level	4.Below St	7.Steep	2018	77,600	181,600	0	259,200		
2.Rolling	5.Low	8.Rough	2019	77,600	181,600	20,000	239,200		
3.Above St	6.Swampy	9.		77,600	181,600	25,000	234,200		
Utilities    2 Public Water    3 Public Sewer			2020	77,600	181,600	25,000	234,200		
1.Public	4.Dr Well	7.Cesspool	2021	77,600	181,600	24,000	235,200		
2.Water	5.DUG/LAKE	8.	2022	77,600	181,600	25,000	239,200		
3.Sewer	6.Septic	9.None	2023	97,000	227,000	25,000	299,000		
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			Square Foot		Square Feet				Acres
Sale Date	12/12/2014						%		
Price	285,000						%		
Sale Type	2 Land & Buildings						%		
1.Land	4.Mobile	7.					%		
2.L & B	5.Other	8.	Fract. Acre		Acreage/Sites				Total Acreage    1.28
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			Acres		Acreage/Sites				Total Acreage    1.28
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	Acres		Acreage/Sites				Total Acreage    1.28
2.Seller	5.Pub Rec	8.Other					%		
3.Lender	6.MLS	9.					%		
							%		
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# WISCASSET

Map Lot R06-005

Account 812

Location 222 FEDERAL STREET

Card 1

Of 1

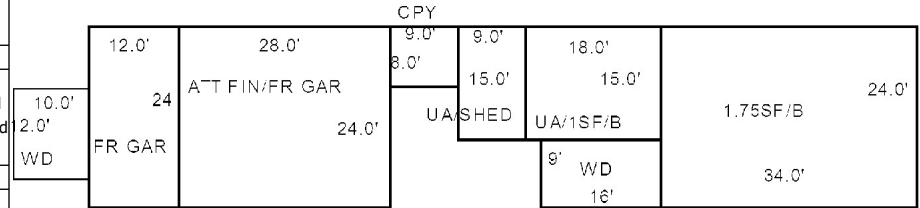
10/11/2023

Building Style <b>4 Cape Cod</b>	SF Bsmt Living <b>0</b>	Layout <b>1 Typical</b>
1.Conv. 5.Colonial 9.Other	Fin Bsmt Grade <b>0 0</b>	1.Typical 4. 7.
2.Ranch 6.Split 10.Double	HEARTH <b>0</b>	2.Inadeq 5. 8.
3.R Ranch 7.Mod/Cont 11.Multi	Heat Type <b>100% 5 Forced Warm Air</b>	3. 6. 9.
4.Cape 8.Log 12.Cot.	1.HWBB 5.FWA 9.No Heat	Attic <b>9 None</b>
Dwelling Units <b>1</b>	2.HWCI 6.GravWA 10.	1.1/4 Fin 4.Full Fin 7.
Other Units <b>0</b>	3.H Pump 7.Electric 11.	2.1/2 Fin 5.F/Stair 8.
Stories <b>5 One &amp; 3/4 Story</b>	4.Steam 8.F/Wall 12.	3.3/4 Fin 6. 9.None
1.1 4.1.5 7.	Cool Type <b>0% 4 Warm &amp; Cool Air</b>	Insulation <b>3 Capped Only</b>
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 <b>1 CLAPBOARD</b>	3.H Pump 6. 9.None	3.Capped 6. 9.None
1.CLAP 5.T-111 9.OTHER	Kitchen Style <b>2 TYPICAL</b>	Unfinished % <b>0%</b>
2.WD SH 6.BR/STONE 10.	1.GOOD 4.Obsolete 7.	Grade & Factor <b>4 Good 100%</b>
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 <b>1 Asphalt Shingles</b>	Bath(s) Style <b>2 TYPICAL</b>	3.C Grade 6.AA Grade 9.Same
1.Asphalt 4.Composit 7.	1.GOOD 4.Obsolete 7.	SQFT (Footprint) <b>816</b>
2.Slate 5.Wood 8.	2.TYPICAL 5. 8.	Condition <b>5 Above Average</b>
3.Metal 6.Other 9.	3.Old Type 6. 9.None	1.Poor 4.Avg 7.V G
SF Masonry Trim <b>0</b>	# Rooms <b>7</b>	2.Fair 5.Avg+ 8.Exc
OPEN-3-CUSTOM <b>0</b>	# Bedrooms <b>3</b>	3.Avg- 6.Good 9.Same
OPEN-4-CUSTOM <b>0</b>	# Full Baths <b>1</b>	Phys. % Good <b>0%</b>
Year Built <b>1870</b>	# Half Baths <b>1</b>	Funct. % Good <b>100%</b>
Year Remodeled <b>0</b>	# Addn Fixtures <b>0</b>	Functional Code <b>9 None</b>
Foundation <b>3 Brick &amp;/or Stone</b>	# Fireplaces <b>0</b>	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 <b>100%</b>
Basement <b>4 Full Basement</b>		Economic Code <b>None</b>
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 <b>0</b>		Entrance Code <b>5 Estimated</b>
Wet Basement <b>3 Wet Basement</b>		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 <b>5 Estimate</b>
		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	
38 UA/Fr/B	0	270	0 0	0	0 %	0 %		1.ONE STORY FRAM
28 Unfinished Attic	0	135	0 0	0	0 %	0 %		2.TWO STORY FRAM
24 Frame Shed	0	135	0 0	0	0 %	0 %		3.THREE STORY FR
68 Wood Deck	1990	144	0 0	0	0 %	0 %		4.1 & 1/2 STORY
23 Frame Garage	2009	288	4 100	4	0 %	100 %		5.1 & 3/4 STORY
77 1.50 ST	2009	672	4 100	4	0 %	100 %		6.2 & 1/2 STORY
61 Canopy	2009	72	3 100	4	0 %	100 %		21.Open Frame Por
68 Wood Deck	2009	120	3 100	4	0 %	100 %		22.Encl Frame Por
29 Finished Attic	2015	672	4 100	4	0 %	100 %		23.Frame Garage
					%	%		24.Frame Shed
								25.Frame Bay Wind
								26.1SFr Overhang
								27.Unfin Basement
								28.Unfinished Att
								29.Finished Attic



Map Lot R06-005-A			Account 813			Location 45 BAYVIEW HEIGHTS			Card 1		Of 1		10/11/2023		
GORDON, MATTHEW S WISCASSET ME 04578						Property Data			Assessment Record						
						Neighborhood 105 RURAL NORTH			Year	Land	Buildings	Exempt	Total		
						Tree Growth Year 0			2010	44,700	283,500	10,000	318,200		
						FARM LAND YEAR 0			2011	44,700	283,500	10,000	318,200		
						OPEN SPACE YEAR 0			2012	44,700	283,500	10,000	318,200		
B2218P296						Zone/Land Use 21 RURAL			2013	44,700	283,500	10,000	318,200		
						Secondary Zone			2014	44,700	283,500	10,000	318,200		
						2015			44,700	283,500	10,000	318,200			
						Topography 2 Rolling			2016	44,700	283,500	15,000	313,200		
						2017			44,700	283,500	20,000	308,200			
						1.Level 4.Below St 7.Steep 2.Rolling 5.Low 8.Rough 3.Above St 6.Swampy 9.			2018	44,700	283,500	20,000	308,200		
						Utilities 4 Drilled Well 6 Septic System			2019	44,700	283,500	20,000	308,200		
						2020			44,700	283,500	25,000	303,200			
						2021			44,700	283,500	25,000	303,200			
						3.Sewer 6.Septic 9.None			2022	44,700	283,500	24,000	304,200		
						Street 1 Paved			2023	55,900	354,400	25,000	385,300		
						1.Paved 4.Proposed 7. 2.Semi Imp 5.Private 8. 3.Gravel 6.Pub Eas 9.NoStreet									
						TREE GROWTH PLAN 0									
Inspection Witnessed By:						CONSERV EASE 0									
X						Sale Data									
						Sale Date 2/01/1997									
No./Date						Price 35,000									
Description						Sale Type 1 Land Only									
						1.Land 4.Mobile 7. 2.L & B 5.Other 8. 3.Building 6. 9.									
						Financing 9 Unknown									
						1.Convent 4.Seller 7. 2.FHA/VA 5.Private 8. 3.Assumed 6.Cash 9.Unknown									
Notes: 10/24/02-REVIEWED S.F.AND COMPARED SALE PRICE OF ADDISON(COMPARABLE) WHICH SOLD FOR \$243,000 - THIS VALUE RIGHT IN LINE WITH THAT. WENT TO GORDON PROPERTY TO REVIEW THE OUTBUILDINGS LISTED AS "A" GRADE. THE FIELD REVIEW SHOWED THE FOLLOWING AND ADJUSTMENTS WERE MADE TO THAT EFFECT. ADJUSTED SF TO 1120 + 36=1156 ON MAIN HOUSE. GARAGE ACTUALLY 3/4 SF OVER A GARAGE, NOT 2 STORY WISCASSET FROM ACTUALLY 1 1/2 STORY FRAME THERE IS NO UNFINISHED ATTIC (I BELIEVE)						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									
						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			
						20		1.00	100	%	0	37.Softwood			
						21		1.00	100	%	0	38.Mixed Wood			
						28		3.10	100	%	0	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		4.10							



# WISCASSET

Map Lot R06-005-A

Account 813

Location 45 BAYVIEW HEIGHTS

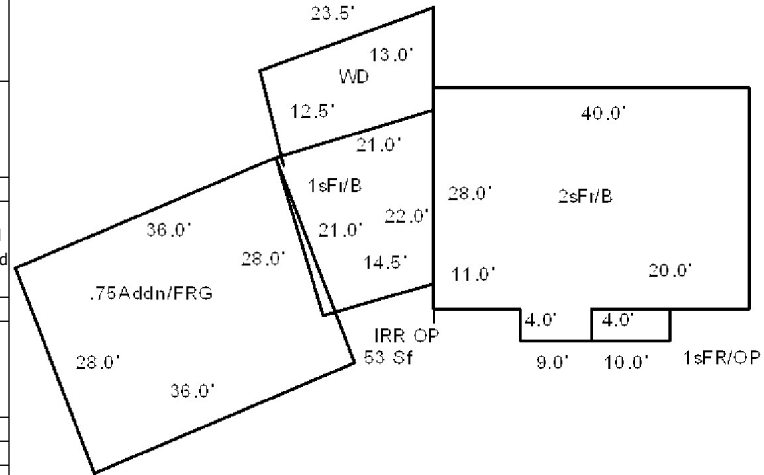
Card 1 Of 1 10/11/2023

Building Style <b>5 Colonial</b>	SF Bsmt Living <b>0</b>	Layout <b>1 Typical</b>
1.Conv. 5.Colonial 9.Other	Fin Bsmt Grade <b>0 0</b>	1.Typical 4. 7.
2.Ranch 6.Split 10.Double	HEARTH <b>0</b>	2.Inadeq 5. 8.
3.R Ranch 7.Mod/Cont 11.Multi	Heat Type <b>100% 1 Hot Water BB</b>	3. 6. 9.
4.Cape 8.Log 12.Cot.	1.HWBB 5.FWA 9.No Heat	Attic <b>9 None</b>
Dwelling Units <b>1</b>	2.HWCI 6.GravWA 10.	1.1/4 Fin 4.Full Fin 7.
Other Units <b>0</b>	3.H Pump 7.Electric 11.	2.1/2 Fin 5.F/Stair 8.
Stories <b>2 Two Story</b>	4.Steam 8.F/Wall 12.	3.3/4 Fin 6. 9.None
1.1 4.1.5 7.	Cool Type <b>100% 9 None</b>	Insulation <b>1 Full</b>
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 <b>8 ALUM/VINYL</b>	3.H Pump 6. 9.None	3.Capped 6. 9.None
1.CLAP 5.T-111 9.OTHER	Kitchen Style <b>2 TYPICAL</b>	Unfinished % <b>0%</b>
2.WD SH 6.BR/STONE 10.	1.GOOD 4.Obsolete 7.	Grade & Factor <b>4 Good 100%</b>
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 <b>1 Asphalt Shingles</b>	Bath(s) Style <b>2 TYPICAL</b>	3.C Grade 6.AA Grade 9.Same
1.Asphalt 4.Composit 7.	1.GOOD 4.Obsolete 7.	SQFT (Footprint) <b>1156</b>
2.Slate 5.Wood 8.	2.TYPICAL 5. 8.	Condition <b>4 Average</b>
3.Metal 6.Other 9.	3.Old Type 6. 9.None	1.Poor 4.Avg 7.V G
SF Masonry Trim <b>0</b>	# Rooms <b>9</b>	2.Fair 5.Avg+ 8.Exc
OPEN-3-CUSTOM <b>0</b>	# Bedrooms <b>4</b>	3.Avg- 6.Good 9.Same
OPEN-4-CUSTOM <b>0</b>	# Full Baths <b>2</b>	Phys. % Good <b>0%</b>
Year Built <b>1999</b>	# Half Baths <b>1</b>	Funct. % Good <b>100%</b>
Year Remodeled <b>0</b>	# Addn Fixtures <b>0</b>	Functional Code <b>9 None</b>
Foundation <b>1 Concrete</b>	# Fireplaces <b>1</b>	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 <b>100%</b>
Basement <b>4 Full Basement</b>		Economic Code <b>None</b>
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 <b>0</b>		Entrance Code <b>1 Interior Inspect</b>
Wet Basement <b>1 Dry Basement</b>		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 <b>1 Owner</b>
		1.Owner 4.Agent 7.
		2.Relative 5.Estimate 8.
		3.Tenant 6.Other 9.

Date Inspected 3/16/2002

## Additions, Outbuildings & Improvements

Type	Year	Units	Grade	Cond	Phys.	Funct.	Sound Value	
1 ONE STORY	0	320	0 0	0	0 %	100 %		1.ONE STORY FRAM
21 Open Frame	0	40	0 0	0	0 %	100 %		2.TWO STORY FRAM
21 Open Frame	0	70	0 0	0	0 %	100 %		3.THREE STORY FR
92 3/4S AD/GAR.....	0	1008	0 0	0	0 %	100 %		4.1 & 1/2 STORY
68 Wood Deck	0	258	0 0	0	0 %	100 %		5.1 & 3/4 STORY
24 Frame Shed	0	140	3 100	4	0 %	100 %		6.2 & 1/2 STORY
1 ONE STORY	0	40	0 0	0	0 %	100 %		21.Open Frame Por
21 Open Frame	0	53	0 0	0	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







# WISCASSET

Map Lot R06-005-B

Account 814

Location 14 BAYVIEW HEIGHTS

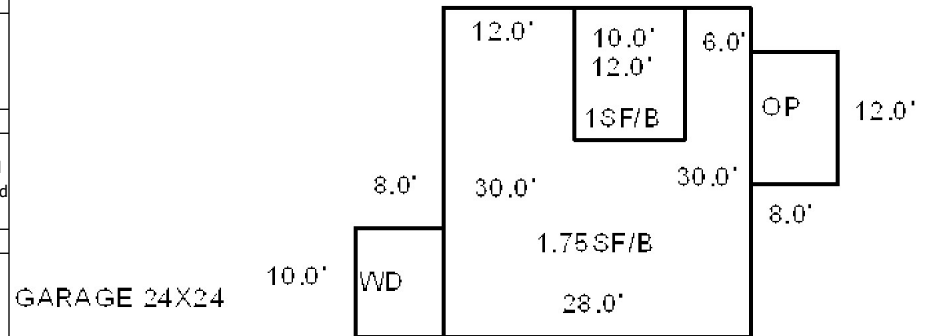
Card 1 Of 1 10/11/2023

Building Style <b>5 Colonial</b>	SF Bsmt Living <b>0</b>	Layout <b>1 Typical</b>
1.Conv. 5.Colonial 9.Other	Fin Bsmt Grade <b>0 0</b>	1.Typical 4. 7.
2.Ranch 6.Split 10.Double	HEARTH <b>0</b>	2.Inadeq 5. 8.
3.R Ranch 7.Mod/Cont 11.Multi	Heat Type <b>100% 1 Hot Water BB</b>	3. 6. 9.
4.Cape 8.Log 12.Cot.	1.HWBB 5.FWA 9.No Heat	Attic <b>9 None</b>
Dwelling Units <b>1</b>	2.HWCI 6.GravWA 10.	1.1/4 Fin 4.Full Fin 7.
Other Units <b>0</b>	3.H Pump 7.Electric 11.	2.1/2 Fin 5.F/Stair 8.
Stories <b>5 One &amp; 3/4 Story</b>	4.Steam 8.F/Wall 12.	3.3/4 Fin 6. 9.None
1.1 4.1.5 7.	Cool Type <b>0% 9 None</b>	Insulation <b>1 Full</b>
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 <b>1 CLAPBOARD</b>	3.H Pump 6. 9.None	3.Capped 6. 9.None
1.CLAP 5.T-111 9.OTHER	Kitchen Style <b>2 TYPICAL</b>	Unfinished % <b>0%</b>
2.WD SH 6.BR/STONE 10.	1.GOOD 4.Obsolete 7.	Grade & Factor <b>4 Good 95%</b>
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 <b>1 Asphalt Shingles</b>	Bath(s) Style <b>2 TYPICAL</b>	3.C Grade 6.AA Grade 9.Same
1.Asphalt 4.Composit 7.	1.GOOD 4.Obsolete 7.	SQFT (Footprint) <b>840</b>
2.Slate 5.Wood 8.	2.TYPICAL 5. 8.	Condition <b>5 Above Average</b>
3.Metal 6.Other 9.	3.Old Type 6. 9.None	1.Poor 4.Avg 7.V G
SF Masonry Trim <b>0</b>	# Rooms <b>5</b>	2.Fair 5.Avg+ 8.Exc
OPEN-3-CUSTOM <b>0</b>	# Bedrooms <b>2</b>	3.Avg- 6.Good 9.Same
OPEN-4-CUSTOM <b>0</b>	# Full Baths <b>1</b>	Phys. % Good <b>0%</b>
Year Built <b>1989</b>	# Half Baths <b>0</b>	Funct. % Good <b>100%</b>
Year Remodeled <b>0</b>	# Addn Fixtures <b>0</b>	Functional Code <b>9 None</b>
Foundation <b>1 Concrete</b>	# Fireplaces <b>0</b>	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 <b>100%</b>
Basement <b>4 Full Basement</b>		Economic Code <b>None</b>
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 <b>0</b>		Entrance Code <b>1 Interior Inspect</b>
Wet Basement <b>1 Dry Basement</b>		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 <b>4 Agent</b>
		1.Owner 4.Agent 7.
		2.Relative 5.Estimate 8.
		3.Tenant 6.Other 9.

Date Inspected 3/16/2007

## Additions, Outbuildings & Improvements

Type	Year	Units	Grade	Cond	Phys.	Funct.	Sound Value	
23 Frame Garage	0	576	3 100	4	0 %	100 %		1.ONE STORY FRAM
21 Open Frame	0	96	0 0	0	0 %	0 %		2.TWO STORY FRAM
68 Wood Deck	0	40	0 0	0	0 %	0 %		3.THREE STORY FR
68 Wood Deck	2001	304	0 0	0	0 %	0 %		4.1 & 1/2 STORY
11 1	0	120	0 0	0	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



Map Lot		R06-005-C		Account		815		Location		39 BAYVIEW HEIGHTS		Card		1		Of		1		10/11/2023	
PULS, KATHARINE 39 BAYVIEW HEIGHTS WISCASSET ME 04578				Property Data				Assessment Record													
								Neighborhood		105 RURAL NORTH		Year		Land		Buildings		Exempt		Total	
				Tree Growth Year				0				2010		81,200		280,200		10,000		351,400	
				FARM LAND YEAR				0				2011		81,200		280,200		10,000		351,400	
				OPEN SPACE YEAR				0				2012		81,200		280,200		10,000		351,400	
B5623P211				Zone/Land Use				21 RURAL		2013		81,200		280,200		10,000		351,400			
Previous Owner STEWART, JIM W STEWART, ANN G				Secondary Zone				2014		81,200		280,200		0		361,400					
								2015		81,200		280,200		0		361,400					
WISCASSET ME 04578				Topography				2 Rolling		7 Steep		2016		81,200		280,200		0		361,400	
Sale Date: 11/23/2020				1.Level 2.Rolling 3.Above St				4.Below St		7.Steep		2017		81,200		280,200		0		361,400	
Previous Owner BARTLETT, MICHAEL LEE C/O JIM STEWARTS 39 BAYVIEW HEIGHTS WISCASSET ME 04578 Sale Date: 6/30/2017								5.Low		8.Rough		2018		81,200		280,200		0		361,400	
				Utilities				1 All Public				2019		81,200		280,200		20,000		341,400	
Previous Owner ADDISON, WILFRED J. (HEIRS) ADDISON, CAROLE M.				1.Public 2.Water 3.Sewer				4.Dr Well 5.DUG/LAKE 6.Septic		7.Cesspool 8. 9.None		2020		81,200		280,200		25,000		336,400	
				Street				1 Paved				2022		81,200		280,200		24,000		337,400	
CHARLOTTE NC 28271 Sale Date: 7/22/2013				1.Paved 2.Semi Imp 3.Gravel				4.Proposed 5.Private 6.Pub Eas		7. 8. 9.NoStreet		2023		101,500		350,300		25,000		426,800	
				Land Data								Front Foot		Type		Effective		Influence		Influence Codes	
Inspection Witnessed By:				TREE GROWTH PLAN				0				11.Regular Lot								1.Open Space	
				CONSERV EASE				0				12.Delta Triangle								2.Neighborhood A	
X				Sale Date				11/23/2020				13.Nabla Triangle								3.Topography	
				Price				470,000				14.Rear Land								4.Size/Shape	
Date				Sale Type				2 Land & Buildings				15.Front Foot								5.Access	
				1.Land 2.L & B 3.Building				7. 8. 9.												6.Restriction	
No./Date				Description				Date Insp.												7.Corner/Locatio	
																				8.View/Environ	
																				9.Fract Share	
																				Acres	
				Financing				9 Unknown				16.Regular Lot								30.Rear 20+	
				1.Convent 2.FHA/VA 3.Assumed				4.Seller 5.Private 6.Cash 9.Unknown				17.Secondary Site								31.Waterfront Rea	
Notes:				Validity				1 Arms Length Sale				18.Secondary Site								32.Open Space	
				1.Valid 2.Related 3.Distress				4.Split 5.Partial 6.Exempt 9.Foreclose				19.Condominium								33.RestrictEsm	
				Verified				5 Public Record				20.Base Homesite								34.PASTURE 1	
				1.Buyer 2.Seller 3.Lender				4.Agent 5.Pub Rec 6.MLS 9.				Fract. Acre								35.HORTICULTURAL-	
												21.HS Size Adj		26		1.00		100		% 0	
												22.Base Waterfron		27		1.00		100		% 0	
												23.Deep WF Size A		28		2.10		100		% 0	
												Acres									
												24.Base Waterfron									
												25.Shallow WF Siz									
												26.Base Water Inf									
												27.Influence W Si									
												28.Rear Land 1-10									
												29.Rear Land 11-2									
												Total Acreage		3.10							
WISCASSET																					

# WISCASSET

Map Lot R06-005-C

Account 815

Location 39 BAYVIEW HEIGHTS

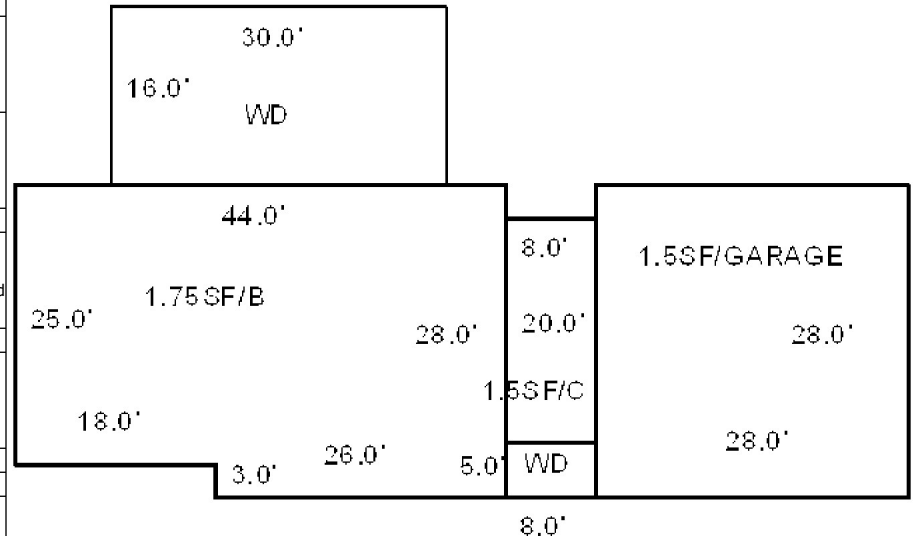
Card 1 Of 1 10/11/2023

Building Style <b>4 Cape Cod</b>	SF Bsmt Living <b>500</b>	Layout <b>1 Typical</b>
1.Conv. 5.Colonial 9.Other	Fin Bsmt Grade <b>9 110</b>	1.Typical 4. 7.
2.Ranch 6.Split 10.Double	HEARTH <b>0</b>	2.Inadeq 5. 8.
3.R Ranch 7.Mod/Cont 11.Multi	Heat Type <b>100% 1 Hot Water BB</b>	3. 6. 9.
4.Cape 8.Log 12.Cot.	1.HWBB 5.FWA 9.No Heat	Attic <b>9 None</b>
Dwelling Units <b>1</b>	2.HWCI 6.GravWA 10.	1.1/4 Fin 4.Full Fin 7.
Other Units <b>0</b>	3.H Pump 7.Electric 11.	2.1/2 Fin 5.F/Stair 8.
Stories <b>5 One &amp; 3/4 Story</b>	4.Steam 8.F/Wall 12.	3.3/4 Fin 6. 9.None
1.1 4.1.5 7.	Cool Type <b>0% 9 None</b>	Insulation <b>1 Full</b>
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 <b>1 CLAPBOARD</b>	3.H Pump 6. 9.None	3.Capped 6. 9.None
1.CLAP 5.T-111 9.OTHER	Kitchen Style <b>1 GOOD</b>	Unfinished % <b>0%</b>
2.WD SH 6.BR/STONE 10.	1.GOOD 4.Obsolete 7.	Grade & Factor <b>4 Good 110%</b>
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 <b>1 Asphalt Shingles</b>	Bath(s) Style <b>1 GOOD</b>	3.C Grade 6.AA Grade 9.Same
1.Asphalt 4.Composit 7.	1.GOOD 4.Obsolete 7.	SQFT (Footprint) <b>1178</b>
2.Slate 5.Wood 8.	2.TYPICAL 5. 8.	Condition <b>4 Average</b>
3.Metal 6.Other 9.	3.Old Type 6. 9.None	1.Poor 4.Avg 7.V G
SF Masonry Trim <b>0</b>	# Rooms <b>7</b>	2.Fair 5.Avg+ 8.Exc
OPEN-3-CUSTOM <b>0</b>	# Bedrooms <b>3</b>	3.Avg- 6.Good 9.Same
OPEN-4-CUSTOM <b>0</b>	# Full Baths <b>2</b>	Phys. % Good <b>0%</b>
Year Built <b>1994</b>	# Half Baths <b>1</b>	Funct. % Good <b>100%</b>
Year Remodeled <b>0</b>	# Addn Fixtures <b>0</b>	Functional Code <b>9 None</b>
Foundation <b>1 Concrete</b>	# Fireplaces <b>1</b>	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 <b>100%</b>
Basement <b>4 Full Basement</b>		Economic Code <b>Location</b>
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 <b>0</b>		Entrance Code <b>5 Estimated</b>
Wet Basement <b>1 Dry Basement</b>		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 <b>5 Estimate</b>
		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	
4 1 & 1/2 STORY FR	0	160	0 0	0	0 %	0 %		1.ONE STORY FRAM
77 1.50 ST	0	784	0 0	0	0 %	0 %		2.TWO STORY FRAM
68 Wood Deck	0	480	0 0	0	0 %	0 %		3.THREE STORY FR
68 Wood Deck	0	40	0 0	0	0 %	0 %		4.1 & 1/2 STORY
					%	%		5.1 & 3/4 STORY
					%	%		6.2 & 1/2 STORY
					%	%		21.Open Frame Por
					%	%		22.Encl Frame Por
					%	%		23.Frame Garage
					%	%		24.Frame Shed
					%	%		25.Frame Bay Wind
					%	%		26.1SFr Overhang
					%	%		27.Unfin Basement
					%	%		28.Unfinished Att
					%	%		29.Finished Attic



Map Lot R06-006-A

Account 816

Location 240 FEDERAL STREET

Card 1 Of 1 10/11/2023

NELSON, JOHN KEVIN  
240 FEDERAL STREET  
WISCASSET ME 04578

B5172P309

Previous Owner  
NELSON, COLEMAN  
P.O. BOX 3301

VICTORIA TX 77903  
Sale Date: 7/26/2017

Previous Owner  
HALL, DOUGLAS A.  
HALL, ARLENE E.

WELLS ME 04090  
Sale Date: 7/20/2015

Inspection Witnessed By:

X

Date

No./Date	Description	Date Insp.

Notes:

12/3/2013-Removed homestead exemption as will receive in Wells in 2014.

WISCASSET

## Property Data

Neighborhood	105 RURAL NORTH		
Tree Growth Year	0		
FARM LAND YEAR	0		
OPEN SPACE YEAR	0		
Zone/Land Use	21 RURAL		
Secondary Zone			
Topography			
			2 Rolling
1.Level	4.Below St	7.Steep	
2.Rolling	5.Low	8.Rough	
3.Above St	6.Swampy	9.	
Utilities	4 Drilled Well	3 Public Sewer	
1.Public	4.Dr Well	7.Cesspool	
2.Water	5.DUG/LAKE	8.	
3.Sewer	6.Septic	9.None	
Street	1 Paved		
1.Paved	4.Proposed	7.	
2.Semi Imp	5.Private	8.	
3.Gravel	6.Pub Eas	9.NoStreet	
TREE GROWTH PLAN	0		
CONSERV EASE	0		
Sale Data			
Sale Date	7/26/2017		
Price			
Sale Type	2 Land & Buildings		
1.Land	4.Mobile	7.	
2.L & B	5.Other	8.	
3.Building	6.	9.	
Financing	9 Unknown		
1.Convent	4.Seller	7.	
2.FHA/VA	5.Private	8.	
3.Assumed	6.Cash	9.Unknown	
Validity	2 Related Parties		
1.Valid	4.Split	7.Renovate	
2.Related	5.Partial	8.Other	
3.Distress	6.Exempt	9.Foreclose	
Verified	5 Public Record		
1.Buyer	4.Agent	7.Family	
2.Seller	5.Pub Rec	8.Other	
3.Lender	6.MLS	9.	

## Assessment Record

Year	Land	Buildings	Exempt	Total
2010	78,300	201,700	10,000	270,000
2011	78,300	201,700	10,000	270,000
2012	78,300	201,700	10,000	270,000
2013	78,300	201,700	10,000	270,000
2014	78,300	201,700	0	280,000
2015	78,300	201,700	0	280,000
2016	78,300	201,700	0	280,000
2017	78,300	201,700	0	280,000
2018	78,300	201,700	0	280,000
2019	78,300	170,000	20,000	228,300
2020	78,300	170,000	25,000	223,300
2021	78,300	170,000	25,000	223,300
2022	78,300	170,000	24,000	224,300
2023	97,800	212,500	25,000	285,300

## Land Data

Front Foot	Type	Effective		Influence		Influence Codes
		Frontage	Depth	Factor	Code	
11.Regular Lot				%		1.Open Space
12.Delta Triangle				%		2.Neighborhood A
13.Nabla Triangle				%		3.Topography
14.Rear Land				%		4.Size/Shape
15.Front Foot				%		5.Access
				%		6.Restriction
				%		7.Corner/Locatio
				%		8.View/Environ
				%		9.Fract Share
				%		Acres
				%		30.Rear 20+
				%		31.Waterfront Rea
				%		32.Open Space
				%		33.RestrictEsm
				%		34.PASTURE 1
				%		35.HORTICULTURAL-
				%		36.Pasture 3
				%		37.Softwood
				%		38.Mixed Wood
				%		39.Hardwood
				%		40.Wasteland
				%		41.CAMP SITE
				%		42.Mobile Home Si
				%		43.Condo Site
				%		44.Site Improve
				%		45.CAMP SITE
				%		46.PAVING/00
Total Acreage		1.63				

## 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 R06-006-A

Account 816

Location 240 FEDERAL STREET

Card 1 Of 1 10/11/2023

Building Style	<b>1 Conventional</b>		SF Bsmt Living	<b>0</b>		Layout	<b>1 Typical</b>		
1.Conv.	5.Colonial	9.Other	Fin Bsmt Grade	<b>0 0</b>		1.Typical	4.	7.	
2.Ranch	6.Split	10.Double	HEARTH	<b>0</b>		2.Inadeq	5.	8.	
3.R Ranch	7.Mod/Cont	11.Multi	Heat Type	<b>0%</b>	<b>9 Not Heated</b>	3.	6.	9.	
4.Cape	8.Log	12.Cot.	1.HWBB	5.FWA	9.No Heat	Attic	<b>9 None</b>		
Dwelling Units	<b>2</b>		2.HWCI	6.GravWA	10.	1.1/4 Fin	4.Full Fin	7.	
Other Units	<b>0</b>		3.H Pump	7.Electric	11.	2.1/2 Fin	5.F/Stair	8.	
Stories	<b>2 Two Story</b>		4.Steam	8.F/Wall	12.	3.3/4 Fin	6.	9.None	
1.1	4.1.5	7.	Cool Type	<b>0%</b>	<b>9 None</b>	Insulation	<b>1 Full</b>		
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	<b>1 CLAPBOARD</b>		3.H Pump	6.	9.None	3.Capped	6.	9.None	
1.CLAP	5.T-111	9.OTHER	Kitchen Style	<b>2 TYPICAL</b>		Unfinished %	<b>0%</b>		
2.WD SH	6.BR/STONE	10.	1.GOOD	4.Obsolete	7.	Grade & Factor	<b>3 Average 100%</b>		
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	<b>1 Asphalt Shingles</b>		Bath(s) Style	<b>2 TYPICAL</b>		3.C Grade	6.AA Grade	9.Same	
1.Asphalt	4.Composit	7.	1.GOOD	4.Obsolete	7.	SQFT (Footprint)	<b>1340</b>		
2.Slate	5.Wood	8.	2.TYPICAL	5.	8.	Condition	<b>4 Average</b>		
3.Metal	6.Other	9.	3.Old Type	6.	9.None	1.Poor	4.Avg	7.V G	
SF Masonry Trim	<b>0</b>		# Rooms	<b>7</b>		2.Fair	5.Avg+	8.Exc	
OPEN-3-CUSTOM	<b>0</b>		# Bedrooms	<b>5</b>		3.Avg-	6.Good	9.Same	
OPEN-4-CUSTOM	<b>0</b>		# Full Baths	<b>2</b>		Phys. % Good	<b>0%</b>		
Year Built	<b>1890</b>		# Half Baths	<b>1</b>		Funct. % Good	<b>100%</b>		
Year Remodeled	<b>1968</b>		# Addn Fixtures	<b>1</b>		Functional Code	<b>9 None</b>		
Foundation	<b>3 Brick &amp;/or Stone</b>		# Fireplaces	<b>1</b>		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.Defaint	6.STYLE	9.None	
3.Br/Stone	6.Piers	9.				Econ. % Good	<b>100%</b>		
Basement	<b>4 Full Basement</b>					Economic Code	<b>None</b>		
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	<b>1</b>					Entrance Code	<b>1 Interior Inspect</b>		
Wet Basement	<b>1 Dry Basement</b>					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	<b>1 Owner</b>		

TRIO

Software

A Division of Harris Computer Systems

Date Inspected 3/30/2007

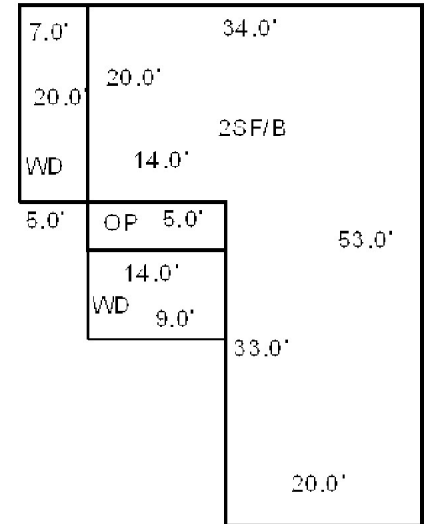
### Additions, Outbuildings & Improvements

Type	Year	Units	Grade	Cond	Phys.	Funct.	Sound Value	2.TWO STORY FRAM
21 Open Frame	0	70	0 0	0	0 %	0 %		3.THREE STORY FR
68 Wood Deck	1988	140	0 0	0	0 %	0 %		4.1 & 1/2 STORY
78 1.75 ST	1970	624	3 100	4	0 %	100 %		5.1 & 3/4 STORY
24 Frame Shed	1970	276	2 100	2	0 %	100 %		6.2 & 1/2 STORY
63 Swimming Pool	1970	1	3 100	4	99 %	100 %		21.Open Frame Por
68 Wood Deck	2001	126	2 100	3	0 %	100 %		22.Encl Frame Por
					%	%		23.Frame Garage
					%	%		24.Frame Shed
					%	%		25.Frame Bay Wind
					%	%		26.ISFr Overhang
					%	%		27.Unfin Basement
					%	%		28.Unfinished Att
					%	%		29.Finished Attic

IGP

d 1.75 SF GARAGE 24X26

SHED 23X24





DC DEER RIDGE, LLC  
631 STEVENS AVENUE, SUITE 203  
PORTLAND ME 04103

B5711P235

Previous Owner  
CEI HOUSING, INC.  
C/O C & C REALTY MANAGEMENT  
PO BOX 2506  
AUGUSTA ME 04338  
Sale Date: 5/13/2021

Previous Owner  
WISCASSET ELDERLY HOUSING

177 HIGH STREET  
PORTLAND ME 04101

Inspection Witnessed By:

X

Date

No./Date	Description	Date Insp.

Notes:

'22 Per review of appraisal adjust to 1.9 million. Also fix land pricing to represent 4.25 acres. Per review adjust cd #2 physical to 0% to let depreciation function properly.

'19 Solar panels now Personal Property. (Exempt for CEI at this time).

2004-PREVIOUS OWNER: WISCASSET ELDERLY HOUSING  
BK1050 PG204

# WISCASSET

## Property Data

Neighborhood	108 SOUTHWEST		
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	2 Public Water	3 Public Sewer	
1.Public	4.Dr Well	7.Cesspool	
2.Water	5.DUG/LAKE	8.	
3.Sewer	6.Septic	9.None	
Street	1 Paved		
1.Paved	4.Proposed	7.	
2.Semi Imp	5.Private	8.	
3.Gravel	6.Pub Eas	9.NoStreet	
TREE GROWTH PLAN		0	
CONSERV EASE		0	
Sale Data			
Sale Date		5/13/2021	
Price		1,489,523	
Sale Type		2 Land & Buildings	
1.Land	4.Mobile	7.	
2.L & B	5.Other	8.	
3.Building	6.	9.	
Financing		9 Unknown	
1.Convert	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	1,251,500	576,100	0	1,827,600
2011	1,251,500	576,100	0	1,827,600
2012	1,251,500	576,100	0	1,827,600
2013	1,251,500	576,100	0	1,827,600
2014	1,251,500	666,100	0	1,917,600
2015	1,251,500	666,100	0	1,917,600
2016	1,251,500	666,100	0	1,917,600
2017	1,251,500	666,100	0	1,917,600
2018	1,251,500	666,100	0	1,917,600
2019	1,251,500	576,100	1,273,500	554,100
2020	1,251,500	576,100	1,273,500	554,100
2021	1,251,500	576,100	1,273,500	554,100
2022	915,300	430,100	0	1,345,400
2023	970,200	457,800	0	1,428,000

## 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
<b>Square Foot</b>		<b>Square Feet</b>				9.Fract Share
16.Regular Lot				%		<b>Acres</b>
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-
<b>Fract. Acre</b>		<b>Acreage/Sites</b>				36.Pasture 3
21.HS Size Adj	20	27.00	112	%	2	37.Softwood
22.Base Waterfront	21	1.00	85	%	0	38.Mixed Wood
23.Deep WF Size A	28	3.25	85	%	0	39.Hardwood
<b>Acres</b>				%		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
		<b>Total Acreage</b>		4.25		

# WISCASSET

Map Lot R06-006-B


Account 817

Location 18 DEER RIDGE ROAD

Card 1

Of 3

10/11/2023

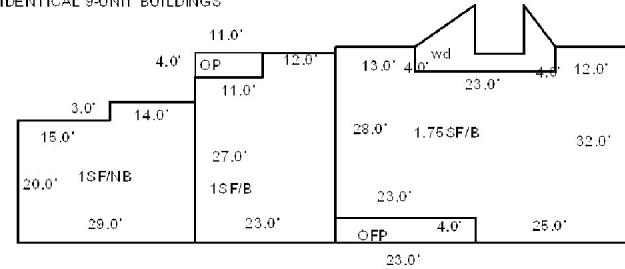
Building Style	SF Bsmt Living	Layout
1.Conv. 5.Colonial 9.Other	Fin Bsmt Grade	1.Typical 4. 7.
2.Ranch 6.Split 10.Double	HEARTH	2.Inadeq 5. 8.
3.R Ranch 7.Mod/Cont 11.Multi	Heat Type 0%	3. 6. 9.
4.Cape 8.Log 12.Cot.	1.HWBB 5.FWA 9.No Heat	Attic
Dwelling Units	2.HWCI 6.GravWA 10.	1.1/4 Fin 4.Full Fin 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 6 Other
		1.Owner 4.Agent 7.
		2.Relative 5.Estimate 8.
		3.Tenant 6.Other 9.

Date Inspected 1/23/2007

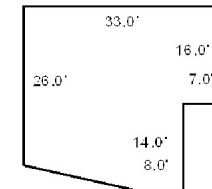
## Additions, Outbuildings & Improvements

Type	Year	Units	Grade	Cond	Phys.	Funct.	Sound Value	
201 APT .....	1980	3680	4 100	5	0 %	112 %		1.ONE STORY FRAM
41 2S Open Fr Porch	0	55	0 0	5	0 %	112 %		2.TWO STORY FRAM
68 Wood Deck	0	312	0 0	5	0 %	112 %		3.THREE STORY FR
190	1980	748	4 100	5	0 %	112 %		4.1 & 1/2 STORY
24 Frame Shed	1980	144	3 100	4	0 %	112 %		5.1 & 3/4 STORY
204 BSMT	1980	2044	4 100	5	0 %	112 %		6.2 & 1/2 STORY
41 2S Open Fr Porch	0	92	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

3 IDENTICAL 9-UNIT BUILDINGS



COMMUNITY ROOM (LAUNDRY, LOUNGE)



Map Lot R06-006-B

Account 817

Location 18 DEER RIDGE ROAD

Card 2 Of 3 10/11/2023

DC DEER RIDGE, LLC  
631 STEVENS AVENUE, SUITE 203  
PORTLAND ME 04103

B5711P235

Previous Owner  
CEI HOUSING, INC.  
C/O C & C REALTY MANAGEMENT  
PO BOX 2506  
AUGUSTA ME 04338  
Sale Date: 5/13/2021

Previous Owner  
WISCASSET ELDERLY HOUSING

177 HIGH STREET  
PORTLAND ME 04101

Inspection Witnessed By:

X

Date

No./Date	Description	Date Insp.

Notes:

WISCASSET

## Property Data

Neighborhood		101 VILLAGE	
Tree Growth Year		0	
FARM LAND YEAR		0	
OPEN SPACE YEAR		0	
Zone/Land Use		21 RURAL	
Secondary Zone			
Topography		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		5/13/2021	
Price		1,489,523	
Sale Type		2 Land & Buildings	
1.Land	4.Mobile	7.	
2.L & B	5.Other	8.	
3.Building	6.	9.	
Financing		9 Unknown	
1.Convent	4.Seller	7.	
2.FHA/VA	5.Private	8.	
3.Assumed	6.Cash	9.Unknown	
Validity		1 Arms Length Sale	
1.Valid	4.Split	7.Renovate	
2.Related	5.Partial	8.Other	
3.Distress	6.Exempt	9.Foreclose	
Verified		5 Public Record	
1.Buyer	4.Agent	7.Family	
2.Seller	5.Pub Rec	8.Other	
3.Lender	6.MLS	9.	

## Assessment Record

Year	Land	Buildings	Exempt	Total
2010	0	394,300	0	394,300
2011	0	394,300	0	394,300
2012	0	394,300	0	394,300
2013	0	394,300	0	394,300
2014	0	394,300	0	394,300
2015	0	394,300	0	394,300
2016	0	394,300	0	394,300
2017	0	394,300	0	394,300
2018	0	394,300	0	394,300
2019	0	394,300	0	394,300
2020	0	394,300	0	394,300
2021	0	394,300	0	394,300
2022	0	288,300	0	288,300
2023	0	307,000	0	307,000

## 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		0.00				


# WISCASSET

Map Lot R06-006-B

Account 817

Location 18 DEER RIDGE ROAD

Card 2 Of 3 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 0%			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			1.Interior	4.Vacant	7.
Wet Basement			1.Refusal			5.Estimate	8.	
1.Dry	4.	7.	3.Informed			6.	9.	
2.Damp	5.	8.	Information Code 0					
3.Wet	6.	9.	1.Owner			4.Agent	7.	
Date Inspected 1/23/2007			2.Relative			5.Estimate	8.	
			3.Tenant			6.Other	9.	

## Additions, Outbuildings & Improvements

Type	Year	Units	Grade	Cond	Phys.	Funct.	Sound Value	
201 APT .....	1980	3680	4 100	5	0 %	85 %		1.ONE STORY FRAM
41 2S Open Fr Porch	1980	55	4 100	5	0 %	85 %		2.TWO STORY FRAM
68 Wood Deck	1980	312	4 100	5	0 %	85 %		3.THREE STORY FR
204 BSMT	1980	2044	4 100	5	0 %	85 %		4.1 & 1/2 STORY
41 2S Open Fr Porch	1980	92	4 100	5	0 %	85 %		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 R06-006-B

Account 817

Location 18 DEER RIDGE ROAD

Card 3 Of 3 10/11/2023

DC DEER RIDGE, LLC  
631 STEVENS AVENUE, SUITE 203  
PORTLAND ME 04103

B5711P235

Previous Owner  
CEI HOUSING, INC.  
C/O C & C REALTY MANAGEMENT  
PO BOX 2506  
AUGUSTA ME 04338  
Sale Date: 5/13/2021

Previous Owner  
WISCASSET ELDERLY HOUSING

177 HIGH STREET  
PORTLAND ME 04101

Inspection Witnessed By:

X

Date

No./Date	Description	Date Insp.

Notes:

WISCASSET

Property Data			Assessment Record				
Neighborhood <b>101 VILLAGE</b>  Tree Growth Year <b>0</b> FARM LAND YEAR <b>0</b> OPEN SPACE YEAR <b>0</b> Zone/Land Use <b>21 RURAL</b>  Secondary Zone  Topography <b>2 Rolling</b> 1.Level                4.Below St        7.Steep 2.Rolling                5.Low                8.Rough 3.Above St                6.Swampy                9. Utilities <b>4 Drilled Well</b> <b>6 Septic System</b> 1.Public                4.Dr Well                7.Cesspool 2.Water                5.DUG/LAKE                8. 3.Sewer                6.Septic                9.None Street <b>1 Paved</b> 1.Paved                4.Proposed                7. 2.Semi Imp                5.Private                8. 3.Gravel                6.Pub Eas                9.NoStreet TREE GROWTH PLAN <b>0</b> CONSERV EASE <b>0</b>  <b>Sale Data</b> Sale Date <b>5/13/2021</b> Price <b>1,489,523</b> Sale Type <b>2 Land &amp; Buildings</b> 1.Land                4.Mobile                7. 2.L & B                5.Other                8. 3.Building                6.                9. Financing <b>9 Unknown</b> 1.Convent                4.Seller                7. 2.FHA/VA                5.Private                8. 3.Assumed                6.Cash                9.Unknown Validity <b>1 Arms Length Sale</b> 1.Valid                4.Split                7.Renovate 2.Related                5.Partial                8.Other 3.Distress                6.Exempt                9.Foreclose Verified <b>5 Public Record</b> 1.Buyer                4.Agent                7.Family 2.Seller                5.Pub Rec                8.Other 3.Lender                6.MLS                9.			Year	Land	Buildings	Exempt	Total
			2010	0	325,000	0	325,000
			2011	0	325,000	0	325,000
			2012	0	325,000	0	325,000
			2013	0	325,000	0	325,000
2014	0	325,000	0	325,000			
	0	325,000	0	325,000			
	0	325,000	0	325,000			
2016	0	325,000	0	325,000			
2017	0	325,000	0	325,000			
2018	0	325,000	0	325,000			
2019	0	325,000	0	325,000			
2020	0	325,000	0	325,000			
2021	0	325,000	0	325,000			
2022	0	276,200	0	276,200			
2023	0	294,000	0	294,000			
Land Data							
Front Foot  11.Regular Lot 12.Delta Triangle 13.Nabla Triangle 14.Rear Land 15.Front Foot	Type	Effective		Influence		Influence Codes	
		Frontage	Depth	Factor	Code		
				%		1.Open Space	
				%		2.Neighborhood A	
				%		3.Topography	
				%		4.Size/Shape	
				%		5.Access	
				%		6.Restriction	
				%		7.Corner/Locatio	
				%		8.View/Environ	
Square Foot  16.Regular Lot 17.Secondary Site 18.Secondary Site 19.Condominium 20.Base Homesite		Square Feet				9.Fract Share	
				%		Acres	
				%		30.Rear 20+	
				%		31.Waterfront Rea	
				%		32.Open Space	
				%		33.RestrictEsm	
				%		34.PASTURE 1	
				%		35.HORTICULTURAL-	
				%		36.Pasture 3	
				%		37.Softwood	
Fract. Acre 21.HS Size Adj 22.Base Waterfron 23.Deep WF Size A Acres 24.Base Waterfron 25.Shallow WF Siz 26.Base Water Inf 27.Influence W Si 28.Rear Land 1-10 29.Rear Land 11-2		Acreage/Sites				38.Mixed Wood	
				%		39.Hardwood	
				%		40.Wasteland	
				%		41.CAMP SITE	
				%		42.Mobile Home Si	
				%		43.Condo Site	
				%		44.Site Improve	
				%		45.CAMP SITE	
		Total Acreage		0.00			




**WISCASSET**

Map Lot R06-006-B

Account 817

Location 18 DEER RIDGE ROAD

Card 3 Of 3 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 0%			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		
Date Inspected 1/23/2007						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
201 APT .....	1980	3680	4 100	5	0 %	85 %		3.THREE STORY FR
41 2S Open Fr Porch	0	55	4 100	5	0 %	85 %		4.1 & 1/2 STORY
204 BSMT	0	2044	4 100	5	0 %	85 %		5.1 & 3/4 STORY
41 2S Open Fr Porch	0	92	4 100	5	0 %	85 %		6.2 & 1/2 STORY
68 Wood Deck	0	312	4 100	5	0 %	85 %		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	R06-006-C	Account	818	Location	29 DEER RIDGE ROAD	Card	1	Of	1	10/11/2023												
PEPE, TIFFANY L PEPE, VINCENT M 29 DEER RIDGE ROAD WISCASSET ME 04578  B4463P267 B5120P63 Previous Owner PONTE, JOSEPH J/T PONTE, MARIA A.  WISCASSET ME 04578 Sale Date: 3/24/2017 Previous Owner WEST, SAIMA S.  29 DEER RIDGE ROAD WISCASSET ME 04578 Sale Date: 11/23/2011 Previous Owner WEST, SAIMA S. (J/T) WEST, FRANS HENRY  WISCASSET ME 04578 Sale Date: 1/02/2010 Inspection Witnessed By:  <div> <div>X</div> <div>Date</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> </div>				No./Date	Description	Date Insp.										<b>Property Data</b>		<b>Assessment Record</b>				
No./Date	Description	Date Insp.																				
Neighborhood <b>105 RURAL NORTH</b>		Year	Land	Buildings	Exempt	Total																
Tree Growth Year <b>0</b>		2010	99,300	288,900	10,000	378,200																
FARM LAND YEAR <b>0</b>		2011	99,300	288,900	10,000	378,200																
OPEN SPACE YEAR <b>0</b>		2012	99,300	288,900	0	388,200																
Previous Owner WEST, SAIMA S. (J/T) WEST, FRANS HENRY  WISCASSET ME 04578 Sale Date: 1/02/2010 Inspection Witnessed By:  <div> <div>X</div> <div>Date</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> </div>				No./Date	Description	Date Insp.										Zone/Land Use <b>21 RURAL</b>		2013	99,300	288,900	0	388,200
No./Date	Description	Date Insp.																				
Secondary Zone		2014	99,300	288,900	0	388,200																
Topography <b>2 Rolling</b>  1.Level      4.Below St      7.Steep 2.Rolling      5.Low      8.Rough 3.Above St      6.Swampy      9.	2015	99,300	288,900	0	388,200																	
	2016	99,300	288,900	0	388,200																	
	2017	99,300	288,900	0	388,200																	
	Previous Owner WEST, SAIMA S. (J/T) WEST, FRANS HENRY  WISCASSET ME 04578 Sale Date: 1/02/2010 Inspection Witnessed By:  <div> <div>X</div> <div>Date</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> </div>				No./Date	Description	Date Insp.										Utilities <b>2 Public Water    3 Public Sewer</b>		2018	99,300	288,900	0
No./Date	Description	Date Insp.																				
1.Public      4.Dr Well      7.Cesspool 2.Water      5.DUG/LAKE      8. 3.Sewer      6.Septic      9.None	2019	99,300	288,900	0	388,200																	
	2020	99,300	288,900	0	388,200																	
	2021	99,300	288,900	0	388,200																	
Street <b>1 Paved</b>  1.Paved      4.Proposed      7. 2.Semi Imp      5.Private      8. 3.Gravel      6.Pub Eas      9.NoStreet	2022	99,300	288,900	0	388,200																	
	Notes: FORMER OWNER: (SON) JOHN HENRY WEST BK2023 PG0267 AND BK2658 PG201 (PROBATE) 1/11/2010-Mr. West passed away 01/02/2010 and property now is sole survivor, Saima. 2012-Per Saima West, no longer living here, removed homestead exemption. Sold property in November 2011. Previous BK2728 PG186.						2023	124,100	361,100	0	485,200											
							<b>Land Data</b>															
							<b>Front Foot</b>  11.Regular Lot 12.Delta Triangle 13.Nabla Triangle 14.Rear Land 15.Front Foot	<b>Type</b>	<b>Effective</b>		<b>Influence</b>		<b>Influence Codes</b>									
									<b>Frontage</b>	<b>Depth</b>	<b>Factor</b>	<b>Code</b>										
											%		1.Open Space									
											%		2.Neighborhood A									
											%		3.Topography									
							<b>Square Foot</b>  16.Regular Lot 17.Secondary Site 18.Secondary Site 19.Condominium 20.Base Homesite				%		4.Size/Shape									
											%		5.Access									
											%		6.Restriction									
											%		7.Corner/Locatio									
											%		8.View/Environ									
							<b>Fract. Acre</b>  21.HS Size Adj 22.Base Waterfron 23.Deep WF Size A  <b>Acres</b>  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	<b>Square Feet</b>						9.Fract Share								
										%		30.Rear 20+										
										%		31.Waterfront Rea										
										%		32.Open Space										
										%		33.RestrictEsm										
										%		34.PASTURE 1										
										%		35.HORTICULTURAL-										
										%		36.Pasture 3										
								26	1.00	100	%	0	37.Softwood									
								27	1.00	100	%	0	38.Mixed Wood									
								28	10.00	100	%	0	39.Hardwood									
								29	2.25	100	%	0	40.Wasteland									
										%			41.CAMP SITE									
										%			42.Mobile Home Si									
										%			43.Condo Site									
										%			44.Site Improve									
										%			45.CAMP SITE									
										%			46.PAVING/00									
								<b>Total Acreage</b>		13.25												

WISCASSET

# WISCASSET

Map Lot R06-006-C


Account 818

Location 29 DEER RIDGE ROAD

Card 1

Of 1

10/11/2023

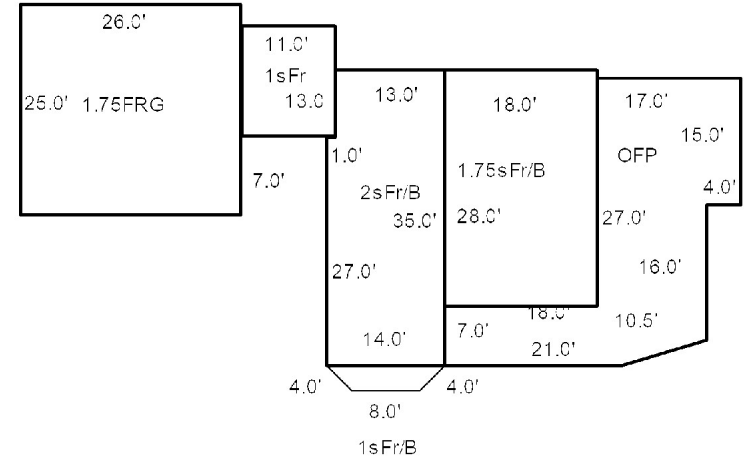
Building Style <b>1 Conventional</b>	SF Bsmt Living <b>468</b>	Layout <b>1 Typical</b>
1.Conv. 5.Colonial 9.Other	Fin Bsmt Grade <b>9 100</b>	1.Typical 4. 7.
2.Ranch 6.Split 10.Double	HEARTH <b>0</b>	2.Inadeq 5. 8.
3.R Ranch 7.Mod/Cont 11.Multi	Heat Type <b>100% 1 Hot Water BB</b>	3. 6. 9.
4.Cape 8.Log 12.Cot.	1.HWBB 5.FWA 9.No Heat	Attic <b>9 None</b>
Dwelling Units <b>1</b>	2.HWCI 6.GravWA 10.	1.1/4 Fin 4.Full Fin 7.
Other Units <b>0</b>	3.H Pump 7.Electric 11.	2.1/2 Fin 5.F/Stair 8.
Stories <b>5 One &amp; 3/4 Story</b>	4.Steam 8.F/Wall 12.	3.3/4 Fin 6. 9.None
1.1 4.1.5 7.	Cool Type <b>0% 9 None</b>	Insulation <b>1 Full</b>
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 <b>2 WOOD SHINGLE</b>	3.H Pump 6. 9.None	3.Capped 6. 9.None
1.CLAP 5.T-111 9.OTHER	Kitchen Style <b>2 TYPICAL</b>	Unfinished % <b>0%</b>
2.WD SH 6.BR/STONE 10.	1.GOOD 4.Obsolete 7.	Grade & Factor <b>4 Good 100%</b>
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 <b>1 Asphalt Shingles</b>	Bath(s) Style <b>2 TYPICAL</b>	3.C Grade 6.AA Grade 9.Same
1.Asphalt 4.Composit 7.	1.GOOD 4.Obsolete 7.	SQFT (Footprint) <b>1040</b>
2.Slate 5.Wood 8.	2.TYPICAL 5. 8.	Condition <b>4 Average</b>
3.Metal 6.Other 9.	3.Old Type 6. 9.None	1.Poor 4.Avg 7.V G
SF Masonry Trim <b>0</b>	# Rooms <b>7</b>	2.Fair 5.Avg+ 8.Exc
OPEN-3-CUSTOM <b>0</b>	# Bedrooms <b>3</b>	3.Avg- 6.Good 9.Same
OPEN-4-CUSTOM <b>0</b>	# Full Baths <b>3</b>	Phys. % Good <b>0%</b>
Year Built <b>1993</b>	# Half Baths <b>1</b>	Funct. % Good <b>100%</b>
Year Remodeled <b>0</b>	# Addn Fixtures <b>0</b>	Functional Code <b>9 None</b>
Foundation <b>1 Concrete</b>	# Fireplaces <b>1</b>	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 <b>100%</b>
Basement <b>4 Full Basement</b>		Economic Code <b>None</b>
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 <b>0</b>		Entrance Code <b>1 Interior Inspect</b>
Wet Basement <b>1 Dry Basement</b>		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 <b>1 Owner</b>
		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
1 ONE STORY	0	143	0 0	0	0 %	0 %	
11 1	0	44	0 0	0	0 %	0 %	
21 Open Frame	0	411	0 0	0	0 %	0 %	
92 3/4S AD/GAR.....	0	650	0 0	0	0 %	0 %	
78 1.75 ST	0	936	0 0	0	0 %	100 %	
					%	%	
					%	%	
					%	%	
					%	%	
					%	%	
					%	%	

- 1.ONE STORY FRAM
- 2.TWO STORY FRAM
- 3.THREE STORY FR
- 4.1 & 1/2 STORY
- 5.1 & 3/4 STORY
- 6.2 & 1/2 STORY
- 21.Open Frame Por
- 22.Encl Frame Por
- 23.Frame Garage
- 24.Frame Shed
- 25.Frame Bay Wind
- 26.1SFr Overhang
- 27.Unfin Basement
- 28.Unfinished Att
- 29.Finished Attic



Map Lot		R06-007		Account		819		Location		252 FEDERAL STREET		Card		1		Of		1		10/11/2023					
RENDALL, R KEITH J/T MITCHELL, JULIE F WISCASSET ME 04578				Property Data				Assessment Record																	
								Neighborhood		105 RURAL NORTH		Year		Land		Buildings		Exempt		Total					
				Tree Growth Year				0				2010		85,000		150,300		16,000		219,300					
				FARM LAND YEAR				0				2011		85,000		150,300		16,000		219,300					
				OPEN SPACE YEAR				0				2012		85,000		150,300		16,000		219,300					
B1581P230 B4639P3				Zone/Land Use				21 RURAL				2013		85,000		150,300		16,000		219,300					
Previous Owner RENDALL, JR., KENNETH M. J/T RENDALL, R. KEITH & JULIE F. MITCHELL				Secondary Zone				2014		85,000		150,300		0		235,300									
								2015		85,000		150,300		0		235,300									
WISCASSET ME 04578 Sale Date: 3/13/2013				Topography				7 Steep		3 Above Street		2016		85,000		150,300		0		235,300					
				1.Level				4.Below St				7.Steep				2017		85,000		150,300		0		235,300	
Previous Owner RENDALL, JR., KENNETH				2.Rolling				5.Low				8.Rough				2018		85,000		150,300		0		235,300	
				3.Above St				6.Swampy				9.				2019		85,000		150,300		0		235,300	
PO BOX 573 WISCASSET ME 04578 Sale Date: 3/13/2013				Utilities				4 Drilled Well		3 Public Sewer		2020		85,000		150,300		0		235,300					
				1.Public				4.Dr Well				7.Cesspool				2021		85,000		150,300		0		235,300	
				2.Water				5.DUG/LAKE				8.				2022		85,000		150,300		0		235,300	
				3.Sewer				6.Septic				9.None				2023		106,300		187,900		0		294,200	
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			
X				3.Gravel				6.Pub Eas				9.NoStreet				11.Regular Lot								1.Open Space	
				TREE GROWTH PLAN				0				12.Delta Triangle												2.Neighborhood A	
Date				CONSERV EASE				0				13.Nabla Triangle										3.Topography			
				Sale Date				3/13/2013				14.Rear Land												4.Size/Shape	
No./Date				Description				Date Insp.				15.Front Foot										5.Access			
																						6.Restriction			
																						7.Corner/Locatio			
																						8.View/Environ			
																						9.Fract Share			
																								Acres	
Notes:																						30.Rear 20+			
																								31.Waterfront Rea	
2010-Sold 1 acre to new lot 7C 2/26/11-Mrs. Rendall passed away. 2013-Added son and wife to property as joint tenants. 2014-Mr. Rendall passed away January 18, 2014. Removed veterans exemption and homestead exemption and sent son application for homestead exemption.																						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	
WISCASSET																						46.PAVING/00			


# WISCASSET

Map Lot R06-007

Account 819

Location 252 FEDERAL STREET

Card 1 Of 1 10/11/2023

Building Style <b>5 Colonial</b>	SF Bsmt Living <b>0</b>	Layout <b>1 Typical</b>
1.Conv. 5.Colonial 9.Other	Fin Bsmt Grade <b>0 0</b>	1.Typical 4. 7.
2.Ranch 6.Split 10.Double	HEARTH <b>1</b>	2.Inadeq 5. 8.
3.R Ranch 7.Mod/Cont 11.Multi	Heat Type <b>100% 1 Hot Water BB</b>	3. 6. 9.
4.Cape 8.Log 12.Cot.	1.HWBB 5.FWA 9.No Heat	Attic <b>9 None</b>
Dwelling Units <b>1</b>	2.HWCI 6.GravWA 10.	1.1/4 Fin 4.Full Fin 7.
Other Units <b>0</b>	3.H Pump 7.Electric 11.	2.1/2 Fin 5.F/Stair 8.
Stories <b>2 Two Story</b>	4.Steam 8.F/Wall 12.	3.3/4 Fin 6. 9.None
1.1 4.1.5 7.	Cool Type <b>0% 9 None</b>	Insulation <b>1 Full</b>
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 <b>1 CLAPBOARD</b>	3.H Pump 6. 9.None	3.Capped 6. 9.None
1.CLAP 5.T-111 9.OTHER	Kitchen Style <b>2 TYPICAL</b>	Unfinished % <b>0%</b>
2.WD SH 6.BR/STONE 10.	1.GOOD 4.Obsolete 7.	Grade & Factor <b>4 Good 105%</b>
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 <b>1 Asphalt Shingles</b>	Bath(s) Style <b>2 TYPICAL</b>	3.C Grade 6.AA Grade 9.Same
1.Asphalt 4.Composit 7.	1.GOOD 4.Obsolete 7.	SQFT (Footprint) <b>672</b>
2.Slate 5.Wood 8.	2.TYPICAL 5. 8.	Condition <b>4 Average</b>
3.Metal 6.Other 9.	3.Old Type 6. 9.None	1.Poor 4.Avg 7.V G
SF Masonry Trim <b>0</b>	# Rooms <b>6</b>	2.Fair 5.Avg+ 8.Exc
OPEN-3-CUSTOM <b>0</b>	# Bedrooms <b>3</b>	3.Avg- 6.Good 9.Same
OPEN-4-CUSTOM <b>0</b>	# Full Baths <b>2</b>	Phys. % Good <b>0%</b>
Year Built <b>1840</b>	# Half Baths <b>1</b>	Funct. % Good <b>100%</b>
Year Remodeled <b>0</b>	# Addn Fixtures <b>0</b>	Functional Code <b>9 None</b>
Foundation <b>3 Brick &amp;/or Stone</b>	# Fireplaces <b>1</b>	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 <b>100%</b>
Basement <b>4 Full Basement</b>		Economic Code <b>None</b>
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 <b>0</b>		Entrance Code <b>1 Interior Inspect</b>
Wet Basement <b>3 Wet Basement</b>		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 <b>1 Owner</b>
		1.Owner 4.Agent 7.
		2.Relative 5.Estimate 8.
		3.Tenant 6.Other 9.

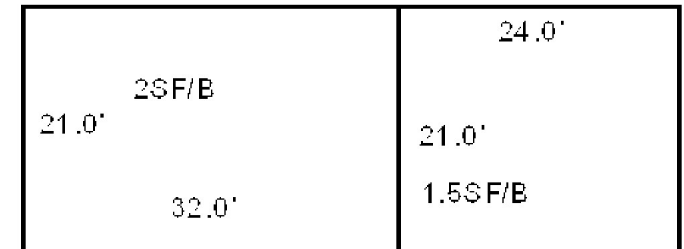
Date Inspected 3/14/2007

## Additions, Outbuildings & Improvements

Type	Year	Units	Grade	Cond	Phys.	Funct.	Sound Value	
14 1.5 Story/BSMT	0	504	0 0	0	0 %	0 %		1.ONE STORY FRAM
76 1.25 ST	1990	528	3 100	4	0 %	100 %		2.TWO STORY FRAM
24 Frame Shed	1999	96	3 100	4	0 %	100 %		3.THREE STORY FR
24 Frame Shed	2001	240	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 22X24

SHED 12X20



Map Lot		R06-007-A		Account		820		Location		ALNA ROAD		Card		1		Of		1		10/11/2023	
THIBEAULT, PATRICIA F THIBEAULT, THOMAS JP 467 CUNDY'S HARBOR HARPSWELL ME 04079				Property Data				Assessment Record													
				Neighborhood				105 RURAL NORTH		Year		Land		Buildings		Exempt		Total			
				Tree Growth Year				0		2010		112,500		0		0		112,500			
				FARM LAND YEAR				0		2011		112,500		0		0		112,500			
B954P172 B4919P155				OPEN SPACE YEAR				0		2012		112,500		0		0		112,500			
Previous Owner SUTTER, JEAN B.				Zone/Land Use				21 RURAL		2013		112,500		0		0		112,500			
				Secondary Zone				2014		112,500		0		0		112,500					
Topography								2 Rolling		2015		112,500		0		0		112,500			
271 FEDERAL STREET WISCASSET ME 04578 Sale Date: 8/14/2015				1.Level 2.Rolling 3.Above St				4.Below St 5.Low 6.Swampy		7.Steep 8.Rough 9.		2016		112,500		0		0		112,500	
												2017		112,500		0		0		112,500	
Previous Owner SUTTER, JAMES C. SUTTER, JEAN B.				Utilities				9		2018		112,500		0		0		112,500			
				1.Public 2.Water 3.Sewer				9 NoWater/NoSewer		2019		112,500		0		0		112,500			
1.Paved										1 Paved		2020		112,500		0		0		112,500	
WISCASSET ME 04578 Sale Date: 4/27/2012				1.Paved 2.Semi Imp 3.Gravel				4.Proposed 5.Private 6.Pub Eas		7. 8. 9.NoStreet		2021		112,500		0		0		112,500	
												2022		112,500		0		0		112,500	
Inspection Witnessed By:				X				Date				2023		140,600		0		0		140,600	
Notes:				2013-Mr. Sutter passed away April 27, 2012, leaving property to wife.				Fract. Acre				21.HS Size Adj		2.00		100		%		0	
												22.Base Waterfron		1.00		100		%		0	
WISCASSET				23.Deep WF Size A				28		10.00		100		%		0		39.Hardwood			
								29		10.00		100		%		0		40.Wasteland			
				24.Base Waterfron				30		18.00		100		%		0		41.CAMP SITE			
								25.Shallow WF Siz													
				26.Base Water Inf				27.Influence W Si										42.Mobile Home Si			
								28.Rear Land 1-10													
				29.Rear Land 11-2				29.Rear Land 11-2										43.Condo Site			
								Total Acreage		39.00								44.Site Improve			
								46.PAVING/00										45.CAMP SITE			



**WISCASSET**

Map Lot R06-007-A

Account 820

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 <b>100%</b>			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 <b>0%</b>			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 <b>4 Unoccupied</b>		
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 <b>5 Estimate</b>		
						1.Owner 4.Agent 7.		
						2.Relative 5.Estimate 8.		
						3.Tenant 6.Other 9.		
Date Inspected 1/23/2007								
<b>Additions, Outbuildings &amp; Improvements</b>								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	R06-007-B	Account	821	Location	11 DEER RIDGE ROAD	Card	1	Of	1	10/11/2023							
TAHINCIOGLU, KIMBERLY S WEST, CHRISTOPHER M 11 DEER RIDGE ROAD WISCASSET ME 04578  B5655P311				<b>Property Data</b>		<b>Assessment Record</b>											
				Neighborhood	105 RURAL NORTH	Year	Land	Buildings	Exempt	Total							
				Tree Growth Year	0	2010	61,500	209,000	10,000	260,500							
				FARM LAND YEAR	0	2011	61,500	209,000	10,000	260,500							
				OPEN SPACE YEAR	0	2012	61,500	209,000	10,000	260,500							
Previous Owner FEDERAL NATIONAL MORTGAGE ASSOCIATION 3900 WISCONSIN AVE, NW  WASHINGTON DC 20016 Sale Date: 1/28/2021				Zone/Land Use	21 RURAL	2013	61,500	209,000	10,000	260,500							
				Secondary Zone		2014	61,500	209,000	10,000	260,500							
						2015	61,500	209,000	10,000	260,500							
				Topography	7 Steep 3 Above Street	2016	61,500	209,000	15,000	255,500							
				1.Level	4.Below St	7.Steep	2017	61,500	209,000	20,000	250,500						
Previous Owner CINC-MARS, KENNETH J/T CINC-MARS, GISELE  WISCASSET ME 04578 Sale Date: 1/14/2020				2.Rolling	5.Low	8.Rough	2018	61,500	209,000	20,000	250,500						
				3.Above St	6.Swampy	9.	2019	61,500	209,000	20,000	250,500						
				Utilities	4 Drilled Well	6 Septic System	2020	61,500	209,000	0	270,500						
				1.Public	4.Dr Well	7.Cesspool	2021	61,500	209,000	0	270,500						
				2.Water	5.DUG/LAKE	8.	2022	61,500	209,000	0	270,500						
Previous Owner CAMDEN NATIONAL BANK PO BOX 310  CAMDEN ME 04843 Sale Date: 1/13/2020				3.Sewer	6.Septic	9.None	2023	76,900	261,300	0	338,200						
				Street	1 Paved		<b>Land Data</b>										
				1.Paved	4.Proposed	7.	<b>Front Foot</b>	<b>Type</b>	<b>Effective</b>		<b>Influence</b>		<b>Influence Codes</b>				
				2.Semi Imp	5.Private	8.			Frontage	Depth	Factor	Code					
				3.Gravel	6.Pub Eas	9.NoStreet											
				TREE GROWTH PLAN	0						%						
				CONSERV EASE	0						%						
Inspection Witnessed By:  X				<b>Sale Data</b>			11.Regular Lot 12.Delta Triangle 13.Nabla Triangle 14.Rear Land 15.Front Foot		<b>Square Feet</b>				1.Open Space 2.Neighborhood A 3.Topography 4.Size/Shape 5.Access 6.Restriction 7.Corner/Locatio 8.View/Environ 9.Fract Share <b>Acres</b> 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				
				Sale Date	1/28/2021						%						
				Price	269,000						%						
				Sale Type	2 Land & Buildings						%						
				1.Land	4.Mobile	7.					%						
Notes: NOV. 2002-MR. SANOSKI CAME IN TO ASK WHY HE AND HIS NEIGHBORS DID NOT HAVE THE SAME UNIT PRICE ON THEIR LAND. WHEN PRINTED THEY ALL CAME FROM THE SAME LAND SCHEDULE. AFTER RESEARCH I DISCOVERED THAT DURING THE TRANSFER FROM DOS TO WINDOWS WE WANTED THE PRICE PER ACRE TO SHOW ON THE TAX RECORD AND IT DID NOT, IT GAVE THE UNIT VALUE WHICH IS THE TOTAL VALUE DIVIDED BY THE NUMBER OF ACRES WHICH IS NOT THE CORRECT WAY TO CALCULATE. (THIS WAS CORRECTED SYSTEM WIDE.) 2005-FORMER OWNED: JAMES & DIANE SANOSKI BK2070				2.L & B	5.Other	8.	<b>Square Foot</b>				%						
				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		<b>Fract. Acre</b> 21.HS Size Adj 22.Base Waterfron 23.Deep WF Size A <b>Acres</b> 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		<b>Acres/Sites</b>								
				1.Valid	4.Split	7.Renovate			26	1.00	75	%	3				
				2.Related	5.Partial	8.Other			27	1.00	100	%	0				
				3.Distress	6.Exempt	9.Foreclose			28	1.00	100	%	0				
				Verified	5 Public Record						%						
				1.Buyer	4.Agent	7.Family			<b>Total Acreage</b>		2.00						
				2.Seller	5.Pub Rec	8.Other											
				3.Lender	6.MLS	9.											

# WISCASSET

Map Lot R06-007-B

Account 821

Location 11 DEER RIDGE ROAD

Card 1

Of 1

10/11/2023

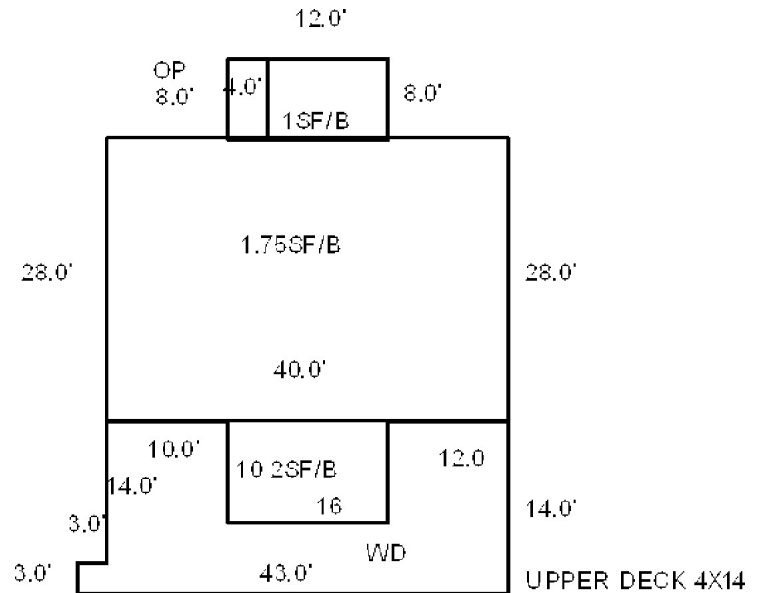
Building Style <b>1 Conventional</b>	SF Bsmt Living <b>170</b>	Layout <b>1 Typical</b>
1.Conv. 5.Colonial 9.Other	Fin Bsmt Grade <b>3 100</b>	1.Typical 4. 7.
2.Ranch 6.Split 10.Double	HEARTH <b>0</b>	2.Inadeq 5. 8.
3.R Ranch 7.Mod/Cont 11.Multi	Heat Type <b>100% 1 Hot Water BB</b>	3. 6. 9.
4.Cape 8.Log 12.Cot.	1.HWBB 5.FWA 9.No Heat	Attic <b>9 None</b>
Dwelling Units <b>1</b>	2.HWCI 6.GravWA 10.	1.1/4 Fin 4.Full Fin 7.
Other Units <b>0</b>	3.H Pump 7.Electric 11.	2.1/2 Fin 5.F/Stair 8.
Stories <b>5 One &amp; 3/4 Story</b>	4.Steam 8.F/Wall 12.	3.3/4 Fin 6. 9.None
1.1 4.1.5 7.	Cool Type <b>0% 9 None</b>	Insulation <b>1 Full</b>
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 <b>1 CLAPBOARD</b>	3.H Pump 6. 9.None	3.Capped 6. 9.None
1.CLAP 5.T-111 9.OTHER	Kitchen Style <b>2 TYPICAL</b>	Unfinished % <b>0%</b>
2.WD SH 6.BR/STONE 10.	1.GOOD 4.Obsolete 7.	Grade & Factor <b>4 Good 100%</b>
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 <b>1 Asphalt Shingles</b>	Bath(s) Style <b>2 TYPICAL</b>	3.C Grade 6.AA Grade 9.Same
1.Asphalt 4.Composit 7.	1.GOOD 4.Obsolete 7.	SQFT (Footprint) <b>1120</b>
2.Slate 5.Wood 8.	2.TYPICAL 5. 8.	Condition <b>4 Average</b>
3.Metal 6.Other 9.	3.Old Type 6. 9.None	1.Poor 4.Avg 7.V G
SF Masonry Trim <b>0</b>	# Rooms <b>7</b>	2.Fair 5.Avg+ 8.Exc
OPEN-3-CUSTOM <b>0</b>	# Bedrooms <b>3</b>	3.Avg- 6.Good 9.Same
OPEN-4-CUSTOM <b>0</b>	# Full Baths <b>2</b>	Phys. % Good <b>0%</b>
Year Built <b>2006</b>	# Half Baths <b>0</b>	Funct. % Good <b>100%</b>
Year Remodeled <b>0</b>	# Addn Fixtures <b>0</b>	Functional Code <b>9 None</b>
Foundation <b>1 Concrete</b>	# Fireplaces <b>1</b>	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 <b>100%</b>
Basement <b>4 Full Basement</b>		Economic Code <b>None</b>
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 <b>2</b>		Entrance Code <b>1 Interior Inspect</b>
Wet Basement <b>1 Dry Basement</b>		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 <b>1 Owner</b>
		1.Owner 4.Agent 7.
		2.Relative 5.Estimate 8.
		3.Tenant 6.Other 9.



Date Inspected 3/20/2007

## Additions, Outbuildings & Improvements

Type	Year	Units	Grade	Cond	Phys.	Funct.	Sound Value	
11 1	0	96	0 0	0	0 %	100 %		1.ONE STORY FRAM
21 Open Frame	0	32	0 0	0	0 %	100 %		2.TWO STORY FRAM
68 Wood Deck	0	421	3 100	4	0 %	100 %		3.THREE STORY FR
68 Wood Deck	0	56	3 100	4	0 %	100 %		4.1 & 1/2 STORY
24 Frame Shed	2007	128	3 100	4	0 %	90 %		5.1 & 3/4 STORY
12 2	0	160	0 0	4	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





# WISCASSET

Map Lot R06-007-C

Account 2591

Location DEER RIDGE ROAD

Card 1 Of 1 10/11/2023

Building Style <b>0</b>			SF Bsmt Living <b>0</b>			Layout <b>0</b>		
1.Conv.	5.Colonial	9.Other	Fin Bsmt Grade <b>0 0</b>			1.Typical 4. 7.		
2.Ranch	6.Split	10.Double	HEARTH <b>0</b>			2.Inadeq 5. 8.		
3.R Ranch	7.Mod/Cont	11.Multi	Heat Type <b>100% 0</b>			3. 6. 9.		
4.Cape	8.Log	12.Cot.	1.HWBB 5.FWA 9.No Heat			Attic <b>0</b>		
Dwelling Units <b>0</b>			2.HWCI 6.GravWA 10.			1.1/4 Fin 4.Full Fin 7.		
Other Units <b>0</b>			3.H Pump 7.Electric 11.			2.1/2 Fin 5.F/Stair 8.		
Stories <b>0</b>			4.Steam 8.F/Wall 12.			3.3/4 Fin 6. 9.None		
1.1	4.1.5	7.	Cool Type <b>0% 9 None</b>			Insulation <b>0</b>		
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 <b>0</b>			3.H Pump 6. 9.None			3.Capped 6. 9.None		
1.CLAP	5.T-111	9.OTHER	Kitchen Style <b>0</b>			Unfinished % <b>0%</b>		
2.WD SH	6.BR/STONE	10.	1.GOOD 4.Obsolete 7.			Grade & Factor <b>0 0%</b>		
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 <b>0</b>			Bath(s) Style <b>0</b>			3.C Grade 6.AA Grade 9.Same		
1.Asphalt	4.Composit	7.	1.GOOD 4.Obsolete 7.			SQFT (Footprint) <b>0</b>		
2.Slate	5.Wood	8.	2.TYPICAL 5. 8.			Condition <b>0</b>		
3.Metal	6.Other	9.	3.Old Type 6. 9.None			1.Poor 4.Avg 7.V G		
SF Masonry Trim <b>0</b>			# Rooms <b>0</b>			2.Fair 5.Avg+ 8.Exc		
OPEN-3-CUSTOM <b>0</b>			# Bedrooms <b>0</b>			3.Avg- 6.Good 9.Same		
OPEN-4-CUSTOM <b>0</b>			# Full Baths <b>0</b>			Phys. % Good <b>0%</b>		
Year Built <b>0</b>			# Half Baths <b>0</b>			Funct. % Good <b>100%</b>		
Year Remodeled <b>0</b>			# Addn Fixtures <b>0</b>			Functional Code <b>9 None</b>		
Foundation <b>0</b>			# Fireplaces <b>0</b>			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 <b>100%</b>		
Basement <b>0</b>						Economic Code <b>None</b>		
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 <b>0</b>						Entrance Code <b>0</b>		
Wet Basement <b>0</b>						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 <b>0</b>		
						1.Owner 4.Agent 7.		
						2.Relative 5.Estimate 8.		
						3.Tenant 6.Other 9.		

Date Inspected

## Additions, Outbuildings & Improvements

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



Map Lot		R06-008		Account	822	Location	146 GARDINER ROAD			Card	1	Of	1	10/11/2023			
WISCASSET SENIOR LIVING, LLC 162 COLLEGE HIGHWAY SOUTHAMPTON MA 01073  B5934P311						Property Data			Assessment Record								
						Neighborhood 103 RURAL WEST			Year	Land	Buildings	Exempt	Total				
						Tree Growth Year 0			2010	612,900	6,009,900	6,622,800	0				
						FARM LAND YEAR 0			2011	612,900	6,009,900	6,622,800	0				
						OPEN SPACE YEAR 0			2012	612,900	6,009,900	6,622,800	0				
Previous Owner JSJ HOLDINGS, LLC 120 RIDGES COURT  PORTSMOUTH NH 03801 Sale Date: 9/19/2022						Zone/Land Use 21 RURAL			2013	612,900	6,009,900	6,622,800	0				
						Secondary Zone			2014	612,900	6,009,900	6,622,800	0				
									2015	612,900	6,009,900	6,622,800	0				
						Topography 1 Level			2016	300,000	425,500	725,500	0				
									2017	300,000	425,500	0	725,500				
Previous Owner WISCASSET, INHABITANTS OF THE TOWN OF WISCASSET PRIMARY SCHOOL  WISCASSET ME 04578 Sale Date: 1/26/2017						1.Level 4.Below St 7.Steep 2.Rolling 5.Low 8.Rough 3.Above St 6.Swampy 9.			2018	300,000	425,500	0	725,500				
						Utilities 1 All Public			2019	300,000	425,500	0	725,500				
						1.Public 4.Dr Well 7.Cesspool 2.Water 5.DUG/LAKE 8. 3.Sewer 6.Septic 9.None			2020	300,000	425,500	0	725,500				
									2021	300,000	425,500	0	725,500				
									2022	300,000	425,500	0	725,500				
Previous Owner REGIONAL SCHOOL UNIT NO. 12 PRIMARY SCHOOL C/O OFFICE OF THE SUPERINTENDENT WHITEFIELD ME 04353 Sale Date: 6/18/2014						Street 1 Paved			2023	300,000	758,400	0	1,058,400				
						1.Paved 4.Proposed 7. 2.Semi Imp 5.Private 8. 3.Gravel 6.Pub Eas 9.NoStreet			Land Data								
						TREE GROWTH PLAN 0			Front Foot		Type	Effective		Influence		Influence Codes	
						CONSERV EASE 0						Frontage	Depth	Factor	Code		
						Sale Data											
Sale Date 9/19/2022																	
X  Date						Price			Square Foot								
						Sale Type 2 Land & Buildings											
						1.Land 4.Mobile 7. 2.L & B 5.Other 8. 3.Building 6. 9.											
						Financing 9 Unknown											
						Notes: '23 Entered TIF District. Building being Remodeled as Elderly Assisted Living As of April 1st. Incomplete est. Last years assessment was based on adjustments made when own by the Town of Wiscasset 90% off of the value was in place for functional obs. Paving torn up and in disrepair,delete. '19 Per review of information no mold issues any longer and insurable. '17 11.6 ACRES & BUILDINGS STAY LOT 8. '16 Per review building cannot be insured, conditon issues and WISCASSET being utilized as a school any longer adjust condition and functional obs.						Validity 8 Other Non Valid			Fract. Acre		Acreage/Sites
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.																	
												Total Acreage		11.60			

# WISCASSET

Map Lot R06-008


Account 822

Location 146 GARDINER ROAD

Card 1

Of 1

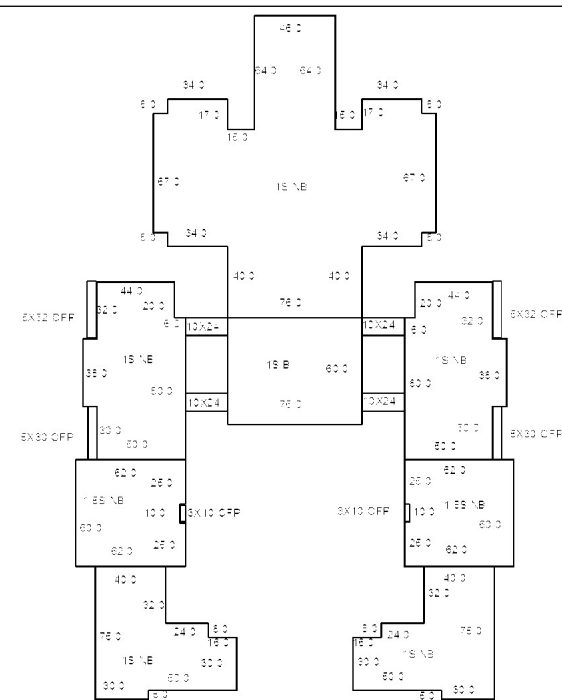
10/11/2023

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 <b>100%</b>	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 <b>0%</b>	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 <b>4 Unoccupied</b>
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 <b>5 Estimate</b>
		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	
330 Multi Res Elderly	1972				%	%	736,700	1.ONE STORY FRAM
334 UNF.	0	4560	3 100	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



GROVER, CHESTER B (J/T) III  
GROVER, MICHELLE M.  
WISCASSET ME 04578

B5332P49 B5335P301

Previous Owner  
REED, STEPHEN D  
C/O WISCASSET HEALTH CENTER  
P.O. BOX 387  
WISCASSET ME 04578  
Sale Date: 12/05/2018

Inspection Witnessed By:

X

Date

No./Date	Description	Date Insp.

Notes:

7/20/22 NAH- ADJ COND, ADD NEW WD.  
'17 Per request remove Homestead exemption.

# WISCASSET

## Property Data

Neighborhood		103 RURAL WEST	
Tree Growth Year		0	
FARM LAND YEAR		0	
OPEN SPACE YEAR		0	
Zone/Land Use		19 COMMERCIAL	
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	2 Public Water	3 Public Sewer	
1.Public	4.Dr Well	7.Cesspool	
2.Water	5.DUG/LAKE	8.	
3.Sewer	6.Septic	9.None	
Street		1 Paved	
1.Paved	4.Proposed	7.	
2.Semi Imp	5.Private	8.	
3.Gravel	6.Pub Eas	9.NoStreet	
TREE GROWTH PLAN		0	
CONSERV EASE		0	
Sale Data			
Sale Date		12/05/2018	
Price		75,000	
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	50,000	154,100	10,000	194,100
2011	50,000	154,100	10,000	194,100
2012	50,000	154,100	10,000	194,100
2013	50,000	154,100	10,000	194,100
2014	50,000	154,100	10,000	194,100
2015	50,000	154,100	10,000	194,100
2016	50,000	154,100	15,000	189,100
2017	50,000	154,100	0	204,100
2018	50,000	154,100	0	204,100
2019	50,000	154,100	0	204,100
2020	50,000	154,100	0	204,100
2021	50,000	154,100	0	204,100
2022	50,000	169,100	0	219,100
2023	53,000	211,400	0	264,400

## 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	
Square Foot		Square Feet				8.View/Environ	
	16.Regular Lot			%		9.Fract Share	
	17.Secondary Site			%		<b>Acres</b>	
	18.Secondary Site			%		30.Rear 20+	
	19.Condominium			%		31.Waterfront Rea	
	20.Base Homesite			%		32.Open Space	
				%		33.RestrictEsm	
				%		34.PASTURE 1	
Fract. Acre		Acreage/Sites				35.HORTICULTURAL-	
	21.HS Size Adj	47	1.00	100	%	0	36.Pasture 3
	22.Base Waterfront	48	1.00	100	%	0	37.Softwood
	23.Deep WF Size A	49	0.01	100	%	0	38.Mixed Wood
	<b>Acres</b>				%		39.Hardwood
	24.Base Waterfront				%		40.Wasteland
	25.Shallow WF Siz				%		41.CAMP SITE
	26.Base Water Inf				%		42.Mobile Home Si
	27.Influence W Si				%		43.Condo Site
	28.Rear Land 1-10				%		44.Site Improve
29.Rear Land 11-2				%		45.CAMP SITE	
		Total Acreage		1.01		46.PAVING/00	

# WISCASSET

Map Lot R06-008-A

Account 823

Location 136 GARDINER ROAD

Card 1

Of 1

10/11/2023

Building Style <b>1 Conventional</b>	SF Bsmt Living <b>0</b>	Layout <b>1 Typical</b>
1.Conv. 5.Colonial 9.Other	Fin Bsmt Grade <b>0 0</b>	1.Typical 4. 7.
2.Ranch 6.Split 10.Double	HEARTH <b>0</b>	2.Inadeq 5. 8.
3.R Ranch 7.Mod/Cont 11.Multi	Heat Type <b>100% 5 Forced Warm Air</b>	3. 6. 9.
4.Cape 8.Log 12.Cot.	1.HWBB 5.FWA 9.No Heat	Attic <b>9 None</b>
Dwelling Units <b>1</b>	2.HWCI 6.GravWA 10.	1.1/4 Fin 4.Full Fin 7.
Other Units <b>0</b>	3.H Pump 7.Electric 11.	2.1/2 Fin 5.F/Stair 8.
Stories <b>5 One &amp; 3/4 Story</b>	4.Steam 8.F/Wall 12.	3.3/4 Fin 6. 9.None
1.1 4.1.5 7.	Cool Type <b>0% 9 None</b>	Insulation <b>4 Minimal</b>
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 <b>8 ALUM/VINYL</b>	3.H Pump 6. 9.None	3.Capped 6. 9.None
1.CLAP 5.T-111 9.OTHER	Kitchen Style <b>2 TYPICAL</b>	Unfinished % <b>0%</b>
2.WD SH 6.BR/STONE 10.	1.GOOD 4.Obsolete 7.	Grade & Factor <b>4 Good 95%</b>
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 <b>1 Asphalt Shingles</b>	Bath(s) Style <b>2 TYPICAL</b>	3.C Grade 6.AA Grade 9.Same
1.Asphalt 4.Composit 7.	1.GOOD 4.Obsolete 7.	SQFT (Footprint) <b>629</b>
2.Slate 5.Wood 8.	2.TYPICAL 5. 8.	Condition <b>5 Above Average</b>
3.Metal 6.Other 9.	3.Old Type 6. 9.None	1.Poor 4.Avg 7.V G
SF Masonry Trim <b>0</b>	# Rooms <b>8</b>	2.Fair 5.Avg+ 8.Exc
OPEN-3-CUSTOM <b>0</b>	# Bedrooms <b>2</b>	3.Avg- 6.Good 9.Same
OPEN-4-CUSTOM <b>0</b>	# Full Baths <b>1</b>	Phys. % Good <b>0%</b>
Year Built <b>1890</b>	# Half Baths <b>1</b>	Funct. % Good <b>100%</b>
Year Remodeled <b>0</b>	# Addn Fixtures <b>2</b>	Functional Code <b>9 None</b>
Foundation <b>3 Brick &amp;/or Stone</b>	# Fireplaces <b>0</b>	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 <b>100%</b>
Basement <b>4 Full Basement</b>		Economic Code <b>None</b>
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 <b>0</b>		Entrance Code <b>5 Estimated</b>
Wet Basement <b>1 Dry Basement</b>		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 <b>5 Estimate</b>
		1.Owner 4.Agent 7.
		2.Relative 5.Estimate 8.
		3.Tenant 6.Other 9.

Date Inspected 1/25/2007

## Additions, Outbuildings & Improvements

Type	Year	Units	Grade	Cond	Phys.	Funct.	Sound Value
1 ONE STORY	0	144	0 0	0	0 %	0 %	
14 1.5 Story/BSMT	0	380	0 0	0	0 %	0 %	
157 1.50 ST	0	912	3 100	3	60 %	45 %	
78 1.75 ST	1990	900	3 100	4	0 %	100 %	
68 Wood Deck	1990	80	3 100	4	0 %	100 %	
68 Wood Deck	2021	96	3 100	4	0 %	100 %	
					%	%	
					%	%	
					%	%	
					%	%	
					%	%	

- ONE STORY FRAM
- TWO STORY FRAM
- THREE STORY FR
- 4.1 & 1/2 STORY
- 5.1 & 3/4 STORY
- 6.2 & 1/2 STORY
- 21.Open Frame Por
- 22.Encl Frame Por
- 23.Frame Garage
- 24.Frame Shed
- 25.Frame Bay Wind
- 26.1SFr Overhang
- 27.Unfin Basement
- 28.Unfinished Att
- 29.Finished Attic

GARAGE

1.75SF 30X30

1.5S/BARN

48.0'

19.0'

8.0'

6.0'

16.0'

WD

1.5SF/B

20.0

19.0

WD

10.0'

9.0'

1 SF/G

16.0'

37.0

1.75SF/B

17.0

03/03/2007



**WISCASSET**

Map Lot R06-008B

Account 2649

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 <b>100%</b>			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 <b>0%</b>			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 <b>0</b>		
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 <b>0</b>		
						1.Owner 4.Agent 7.		
						2.Relative 5.Estimate 8.		
						3.Tenant 6.Other 9.		
Date Inspected								
<b>Additions, Outbuildings &amp; Improvements</b>								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 R06-009			Account 825			Location 156 GARDINER ROAD			Card 1		Of 2		10/11/2023		
MORRIS FARM TRUST WISCASSET ME 04578						Property Data			Assessment Record						
						Neighborhood 103 RURAL WEST			Year	Land	Buildings	Exempt	Total		
						Tree Growth Year 0			2010	83,100	242,900	326,000	0		
						FARM LAND YEAR 0			2011	83,100	242,900	326,000	0		
						OPEN SPACE YEAR 0			2012	83,100	242,900	326,000	0		
B2068P150						Zone/Land Use 21 RURAL			2013	83,100	242,900	326,000	0		
						Secondary Zone			2014	83,100	242,900	326,000	0		
						2015			83,100	242,900	326,000	0			
						2016			83,100	242,900	326,000	0			
						Topography 1 Level			2017	83,100	242,900	326,000	0		
						1.Level 4.Below St 7.Steep 2.Rolling 5.Low 8.Rough 3.Above St 6.Swampy 9.			2018	83,100	242,900	326,000	0		
						Utilities 2 Public Water 3 Public Sewer			2019	83,100	242,900	326,000	0		
						1.Public 4.Dr Well 7.Cesspool 2.Water 5.DUG/LAKE 8. 3.Sewer 6.Septic 9.None			2020	83,100	242,900	326,000	0		
						2021			83,100	242,900	326,000	0			
						Street 1 Paved			2022	83,100	242,900	326,000	0		
						1.Paved 4.Proposed 7. 2.Semi Imp 5.Private 8. 3.Gravel 6.Pub Eas 9.NoStreet			2023	103,900	303,600	407,500	0		
						Land Data									
						Front Foot		Type	Effective		Influence		Influence Codes		
									Frontage	Depth	Factor	Code			
		%													
		%													
		%													
11.Regular Lot 12.Delta Triangle 13.Nabla Triangle 14.Rear Land 15.Front Foot					%		1.Open Space								
					%		2.Neighborhood A								
					%		3.Topography								
					%		4.Size/Shape								
					%		5.Access								
					%		6.Restriction								
					%		7.Corner/Locatio								
					%		8.View/Environ								
					%		9.Fract Share								
					%		Acres								
Square Foot		Square Feet				30.Rear 20+									
				%		31.Waterfront Rea									
				%		32.Open Space									
				%		33.RestrictEsm									
				%		34.PASTURE 1									
16.Regular Lot 17.Secondary Site 18.Secondary Site 19.Condominium 20.Base Homesite					%		35.HORTICULTURAL-								
					%		36.Pasture 3								
					%		37.Softwood								
					%		38.Mixed Wood								
					%		39.Hardwood								
Fract. Acre			Acreage/Sites				40.Wasteland								
			20	1.00	100	%	0	41.CAMP SITE							
			21	1.00	100	%	0	42.Mobile Home Si							
			28	10.00	100	%	0	43.Condo Site							
			29	10.00	100	%	0	44.Site Improve							
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				27.00	100	%	0	45.CAMP SITE							
					%		46.PAVING/00								
			Total Acreage		48.00										

Inspection Witnessed By:

X

Date

No./Date	Description	Date Insp.

Notes:  
'19 delete Solar Panels & Solar Array( Owned by ReVision Energy)  
'16 ADD SOLAR PANELS  
2012-added 16 x 32 pole barn

WISCASSET

WISCASSET

# WISCASSET

Map Lot R06-009

Account 825

Location 156 GARDINER ROAD

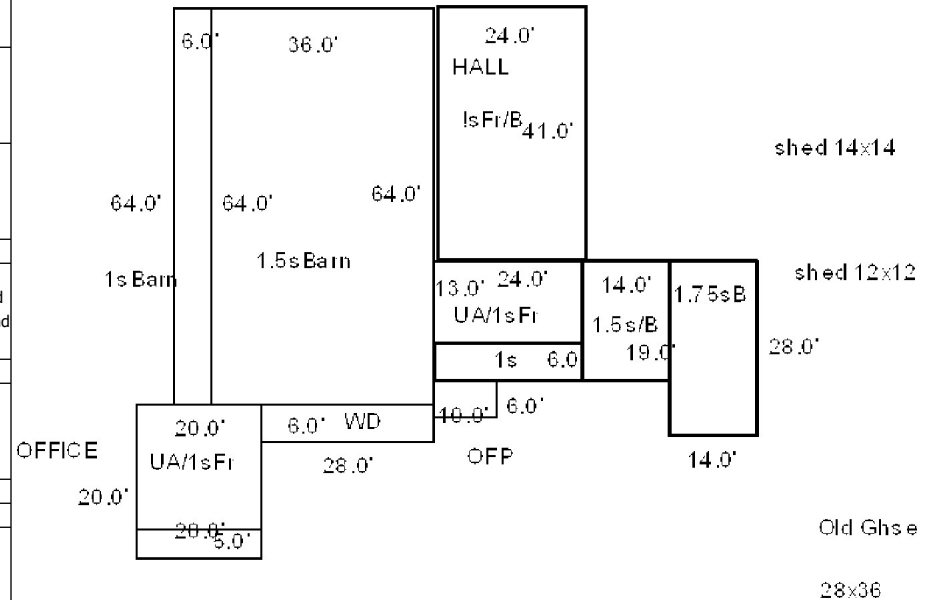
Card 1 Of 2 10/11/2023

Building Style	<b>1 Conventional</b>		SF Bsmst Living	<b>0</b>		Layout	<b>1 Typical</b>					
1.Conv.	5.Colonial	9.Other	Fin Bsmst Grade	<b>0 0</b>		1.Typical	4.	7.				
2.Ranch	6.Split	10.Double	HEARTH	<b>0</b>		2.Inadeq	5.	8.				
3.R Ranch	7.Mod/Cont	11.Multi	Heat Type	<b>100%</b>	<b>5 Forced Warm Air</b>	3.	6.	9.				
4.Cape	8.Log	12.Cot.	1.HWBB	5.FWA	9.No Heat	Attic	<b>9 None</b>					
Dwelling Units	<b>1</b>		2.HWCI	6.GravWA	10.	1.1/4 Fin	4.Full Fin	7.				
Other Units	<b>0</b>		3.H Pump	7.Electric	11.	2.1/2 Fin	5.F/Stair	8.				
Stories	<b>5 One &amp; 3/4 Story</b>		4.Steam	8.F/Wall	12.	3.3/4 Fin	6.	9.None				
1.1	4.1.5	7.	Cool Type	<b>0%</b>	<b>9 None</b>	Insulation	<b>1 Full</b>					
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	<b>2 WOOD SHINGLE</b>		3.H Pump	6.	9.None	3.Capped	6.	9.None				
1.CLAP	5.T-111	9.OTHER	Kitchen Style	<b>2 TYPICAL</b>		Unfinished %	<b>0%</b>					
2.WD SH	6.BR/STONE	10.	1.GOOD	4.Obsolete	7.	Grade & Factor	<b>4 Good 95%</b>					
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	<b>1 Asphalt Shingles</b>		Bath(s) Style	<b>2 TYPICAL</b>		3.C Grade	6.AA Grade	9.Same				
1.Asphalt	4.Composit	7.	1.GOOD	4.Obsolete	7.	SQFT (Footprint)	<b>392</b>					
2.Slate	5.Wood	8.	2.TYPICAL	5.	8.	Condition	<b>4 Average</b>					
3.Metal	6.Other	9.	3.Old Type	6.	9.None	1.Poor	4.Avg	7.V G				
SF Masonry Trim	<b>0</b>		# Rooms	<b>5</b>		2.Fair	5.Avg+	8.Exc				
OPEN-3-CUSTOM	<b>0</b>		# Bedrooms	<b>3</b>		3.Avg-	6.Good	9.Same				
OPEN-4-CUSTOM	<b>0</b>		# Full Baths	<b>1</b>		Phys. % Good	<b>0%</b>					
Year Built	<b>1930</b>		# Half Baths	<b>0</b>		Funct. % Good	<b>100%</b>					
Year Remodeled	<b>0</b>		# Addn Fixtures	<b>0</b>		Functional Code	<b>9 None</b>					
Foundation	<b>1 Concrete</b>		# Fireplaces	<b>0</b>		1.Incomp	4.SMALL	7.LAYOUT				
1.Concrete	4.Wood	7.	<div><p><b>TRIO</b> 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	<b>100%</b>		
Basement	<b>4 Full Basement</b>								Economic Code	<b>None</b>		
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	<b>0</b>								Entrance Code	<b>1 Interior Inspect</b>		
Wet Basement	<b>1 Dry Basement</b>								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	<b>1 Owner</b>								

Date Inspected 11/15/1997

### Additions, Outbuildings & Improvements

Type	Year	Units	Grade	Cond	Phys.	Funct.	Sound Value	
4 1 & 1/2 STORY FR	0	266	0 0	0	0 %	0 %		2.TWO STORY FRAM
1 ONE STORY	0	266	0 0	0	0 %	0 %		3.THREE STORY FR
1 ONE STORY	1997	400	3 100	4	0 %	100 %		4.1 & 1/2 STORY
21 Open Frame	1997	100	3 100	4	0 %	100 %		5.1 & 3/4 STORY
157 1.50 ST	0	2304	3 100	5	70 %	100 %		6.2 & 1/2 STORY
155 1 ST BARN.....	0	384	3 100	5	70 %	100 %		21.Open Frame Por
27 Unfin Basement	0	2688	3 100	5	90 %	100 %		22.Encl Frame Por
11 1	1997	984	3 100	4	0 %	100 %		23.Frame Garage
1 ONE STORY	0	312	0 100	0	0 %	100 %		24.Frame Shed
68 Wood Deck	1997	168	3 100	4	0 %	100 %		25.Frame Bay Wind



Property Data			Assessment Record							
Neighborhood <b>103 RURAL WEST</b>			Year	Land	Buildings	Exempt	Total			
			2010	0	13,800	13,800	0			
Tree Growth Year <b>0</b>			2011	0	13,800	13,800	0			
FARM LAND YEAR <b>0</b>										
OPEN SPACE YEAR <b>0</b>			2012	0	16,200	16,200	0			
Zone/Land Use <b>21 RURAL</b>			2013	0	16,200	16,200	0			
			2014	0	16,200	16,200	0			
Secondary Zone			2015	0	16,200	16,200	0			
			2016	0	61,900	61,900	0			
Topography <b>1 Level</b>			2017	0	61,900	61,900	0			
1.Level	4.Below St	7.Steep	2018	0	61,900	61,900	0			
2.Rolling	5.Low	8.Rough								
3.Above St	6.Swampy	9.	2019	0	16,200	16,200	0			
Utilities	<b>4 Drilled Well</b>	<b>6 Septic System</b>								
1.Public	4.Dr Well	7.Cesspool	2020	0	16,200	16,200	0			
2.Water	5.DUG/LAKE	8.	2021	0	16,200	16,200	0			
3.Sewer	6.Septic	9.None								
Street <b>1 Paved</b>			2022	0	16,200	16,200	0			
								2023	0	20,200
1.Paved	4.Proposed	7.	Land Data					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 <b>Acres</b> 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 46.PAVING/00		
2.Semi Imp	5.Private	8.	Front Foot	Type	Effective		Influence			
3.Gravel	6.Pub Eas	9.NoStreet			Frontage	Depth	Factor		Code	
TREE GROWTH PLAN <b>0</b>					11.Regular Lot				%	
CONSERV EASE <b>0</b>					12.Delta Triangle				%	
<b>Sale Data</b>					13.Nabla Triangle				%	
			14.Rear Land			%				
			15.Front Foot			%				
						%				
						%				
Price <b>150,000</b>			Square Foot		Square Feet					
Sale Type <b>2 Land &amp; Buildings</b>							%			
1.Land	4.Mobile	7.					%			
2.L & B	5.Other	8.					%			
3.Building	6.	9.					%			
Financing	<b>9 Unknown</b>						%			
1.Convent	4.Seller	7.					%			
2.FHA/VA	5.Private	8.					%			
3.Assumed	6.Cash	9.Unknown			%					
Validity <b>7 Renovations</b>			Fract. Acre		Acreage/Sites					
							%			
1.Valid	4.Split	7.Renovate					%			
2.Related	5.Partial	8.Other					%			
3.Distress	6.Exempt	9.Foreclose					%			
Verified <b>5 Public Record</b>			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					%					
1.Buyer					Total Acreage		0.00			
2.Seller	4.Agent	7.Family								
3.Lender	5.Pub Rec	8.Other								
	6.MLS	9.								




**WISCASSET**

Map Lot R06-009

Account 825

Location 156 GARDINER 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 <b>100%</b>			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 <b>0%</b>			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 <b>0</b>		
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 <b>0</b>		
Date Inspected 11/15/1997						1.Owner	4.Agent	7.
						2.Relative	5.Estimate	8.
						3.Tenant	6.Other	9.
<b>Additions, Outbuildings &amp; Improvements</b>								
Type	Year	Units	Grade	Cond	Phys.	Funct.	Sound Value	1.ONE STORY FRAM
28 Unfinished Attic	1997	500	3 100	4	0 %	100 %		2.TWO STORY FRAM
24 Frame Shed	2001	144	3 100	4	0 %	100 %		3.THREE STORY FR
21 Open Frame	1930	60	0 0	0	0 %	100 %		4.1 & 1/2 STORY
24 Frame Shed	2001	1008	2 100	2	0 %	100 %		5.1 & 3/4 STORY
1 ONE STORY	0	144	0 0	0	0 %	0 %		6.2 & 1/2 STORY
28 Unfinished Attic	0	312	0 0	0	0 %	0 %		21.Open Frame Por
151 AV POLE	2011	512	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

Map Lot R06-009-ON

Account 2705

Location 156 GARDINER ROAD

Card 1 Of 1 10/11/2023

REVISION INVESTMENTS, LLC.  
91 WEST MAIN STREET  
LIBERTY ME 04949

REVISION INVESTMENTS, LLC. 91 WEST MAIN STREET LIBERTY ME 04949			Property Data			Assessment Record				
			Neighborhood <b>103 RURAL WEST</b>			Year	Land	Buildings	Exempt	Total
						2020	0	5,700	5,700	0
						2021	0	5,200	5,200	0
			Tree Growth Year <b>0</b>			2022	0	4,600	4,600	0
FARM LAND YEAR			2023	0	4,600	4,600	0			
OPEN SPACE YEAR										
Zone/Land Use <b>21 RURAL</b>										
Secondary Zone										
Topography <b>2 Rolling</b>										
1.Level           4.Below St       7.Steep 2.Rolling       5.Low           8.Rough 3.Above St      6.Swampy       9.										
Utilities										
1.Public           4.Dr Well       7.Cesspool 2.Water           5.DUG/LAKE     8. 3.Sewer           6.Septic       9.None										
Street <b>1 Paved</b>										
1.Paved           4.Proposed       7. 2.Semi Imp       5.Private       8. 3.Gravel          6.Pub Eas      9.NoStreet										
TREE GROWTH PLAN <b>0</b>			Land Data							
CONSERV EASE <b>0</b>										
Inspection Witnessed By:			Front Foot							
X			11.Regular Lot 12.Delta Triangle 13.Nabla Triangle 14.Rear Land 15.Front Foot							
Date										
No./Date	Description	Date Insp.	Square Foot							
			16.Regular Lot 17.Secondary Site 18.Secondary Site 19.Condominium 20.Base Homesite							
			Fract. Acre							
Notes: '20 NEW SOLAR ON -TAX EXEMPT			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							
								Acres		
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**WISCASSET**

Map Lot R06-009-ON

Account 2705

Location 156 GARDINER 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 <b>100%</b>			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 <b>0%</b>			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 <b>0</b>		
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 <b>0</b>		
						1.Owner 4.Agent 7.		
						2.Relative 5.Estimate 8.		
						3.Tenant 6.Other 9.		
Date Inspected								
<b>Additions, Outbuildings &amp; Improvements</b>								1.ONE STORY FRAM
Type	Year	Units	Grade	Cond	Phys.	Funct.	Sound Value	2.TWO STORY FRAM
124 SOLAR PANELS	2016				%	%	4,600	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 R06-011

Account 826

Location 242 GARDINER ROAD

Card 1 Of 1 10/11/2023

WISCASSET, INHABITANTS OF  
COMMUNITY CENTER  
WISCASSET ME 04578

B1939P204

Inspection Witnessed By:

X

Date

No./Date	Description	Date Insp.

Notes:

2013-Sold 3 acres and superintendent office to Michael & Beth Smith.

WISCASSET

### Property Data

Neighborhood	103 RURAL WEST		
Tree Growth Year	0		
FARM LAND YEAR	0		
OPEN SPACE YEAR	0		
Zone/Land Use	21 RURAL		
Secondary Zone			
Topography	1 Level		
1.Level	4.Below St	7.Steep	
2.Rolling	5.Low	8.Rough	
3.Above St	6.Swampy	9.	
Utilities	1 All Public		
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	725,500	1,322,700	2,048,200	0
2011	725,500	1,322,700	2,048,200	0
2012	725,500	1,320,800	2,046,300	0
2013	719,500	1,320,800	2,040,300	0
2014	719,500	1,320,800	2,040,300	0
2015	719,500	1,320,800	2,040,300	0
2016	719,500	1,320,800	2,040,300	0
2017	719,500	1,320,800	2,040,300	0
2018	719,500	1,320,800	2,040,300	0
2019	719,500	1,320,800	2,040,300	0
2020	719,500	1,320,800	2,040,300	0
2021	719,500	1,320,800	2,040,300	0
2022	719,500	1,320,800	2,040,300	0
2023	763,100	1,419,900	2,183,000	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
Square Foot		Square Feet				Acres
16.Regular Lot				%		30.Rear 20+
17.Secondary Site				%		31.Waterfront Rea
18.Secondary Site				%		32.Open Space
19.Condominium				%		33.RestrictEsm
20.Base Homesite				%		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		86.00				

WISCASSET										
Map Lot	R06-011	Account	826	Location	242 GARDINER ROAD	Card	1	Of	1	10/11/2023

<b>Additions, Outbuildings &amp; Improvements</b>								1.ONE STORY FRAM
Type	Year	Units	Grade	Cond	Phys.	Funct.	Sound Value	2.TWO STORY FRAM
190	1997	6297	3 100	4	0 %	100 %		3.THREE STORY FR
190	1997	19344	3 100	4	0 %	100 %		4.1 & 1/2 STORY
63 Swimming Pool	1997	3600	3 100	4	0 %	100 %		5.1 & 3/4 STORY
261 WAREHOUSE	1997	1596	3 100	4	0 %	100 %		6.2 & 1/2 STORY
11 1	1997	864	3 100	4	0 %	100 %		21.Open Frame Por
22 Encl Frame Porch	1997	72	3 100	4	0 %	100 %		22.Encl Frame Por
21 Open Frame	1997	42	3 100	4	0 %	100 %		23.Frame Garage
344 PAVING.....	1997	30000	3 100	4	0 %	50 %		24.Frame Shed
					%	%		25.Frame Bay Wind
					%	%		26.1SFr Overhang
								27.Unfin Basement
								28.Unfinished Att
								29.Finished Attic

Map Lot R06-011-A

Account 827

Location 240 GARDINER ROAD

Card 1 Of 1 10/11/2023

GURNEY, JOHN A  
DUNN, ELIZABETH JANE  
240 GARDINER ROAD  
WISCASSET ME 04578

B5879P273

Previous Owner  
ASHMORE, JENNIFER K  
205 BUTTERMILK ROAD

LAMOINE ME 04605  
Sale Date: 5/06/2022

Previous Owner  
HARRIMAN(HEIRS OF), JANE C  
205 BUTTERMILK ROAD

LAMOINE ME 04605  
Sale Date: 4/01/2022

Previous Owner  
CALLAHAN, LUCILLE PETERS  
C/O JANE C. HARRIMAN  
P.O. BOX 114  
EDGEComb ME 04556

Inspection Witnessed By:

X

Date

No./Date	Description	Date Insp.

Notes:

2003-FORMER OWNER: LUCILLE PETERS CALLAHAN BK1452 PG132

WISCASSET

Property Data			Assessment Record						
Neighborhood <b>103 RURAL WEST</b>			Year	Land	Buildings	Exempt	Total		
			2010	37,700	137,400	10,000	165,100		
Tree Growth Year <b>0</b>			2011	37,700	137,400	10,000	165,100		
FARM LAND YEAR <b>0</b>			2012	37,700	137,400	10,000	165,100		
OPEN SPACE YEAR <b>0</b>			2013	37,700	137,400	10,000	165,100		
Zone/Land Use <b>21 RURAL</b>			2014	37,700	137,400	10,000	165,100		
			2015	37,700	137,400	10,000	165,100		
Secondary Zone			2016	37,700	137,400	15,000	160,100		
Topography <b>1 Level</b>			2017	37,700	137,400	20,000	155,100		
			2018	37,700	137,400	20,000	155,100		
1.Level               4.Below St       7.Steep			2019	37,700	137,400	20,000	155,100		
2.Rolling           5.Low           8.Rough			2020	37,700	137,400	25,000	150,100		
3.Above St       6.Swampy       9.			2021	37,700	137,400	0	175,100		
Utilities <b>1 All Public       8</b>			2022	37,700	137,400	0	175,100		
1.Public           4.Dr Well       7.Cesspool			2023	47,100	171,800	0	218,900		
2.Water           5.DUG/LAKE   8.			Land Data						
3.Sewer           6.Septic       9.None									
Street <b>1 Paved</b>			Front Foot	Type	Effective		Influence		Influence Codes
					Frontage	Depth	Factor	Code	
1.Paved           4.Proposed       7.				11.Regular Lot			%		1.Open Space
2.Semi Imp       5.Private       8.				12.Delta Triangle			%		2.Neighborhood A
3.Gravel          6.Pub Eas       9.NoStreet				13.Nabla Triangle			%		3.Topography
TREE GROWTH PLAN <b>0</b>				14.Rear Land			%		4.Size/Shape
CONSERV EASE <b>0</b>				15.Front Foot			%		5.Access
Sale Data							%		6.Restriction
Sale Date <b>5/06/2022</b>			Square Foot				%		7.Corner/Locatio
Price <b>225,000</b>							%		8.View/Environ
Sale Type <b>2 Land &amp; Buildings</b>					Square Feet				9.Fract Share
1.Land           4.Mobile       7.							%		<b>Acres</b>
2.L & B       5.Other       8.				16.Regular Lot			%		30.Rear 20+
3.Building       6.       9.				17.Secondary Site			%		31.Waterfront Rea
Financing <b>9 Unknown</b>				18.Secondary Site			%		32.Open Space
1.Convent       4.Seller       7.				19.Condominium			%		33.RestrictEsm
2.FHA/VA       5.Private       8.			20.Base Homesite			%		34.PASTURE 1	
3.Assumed       6.Cash       9.Unknown						%		35.HORTICULTURAL-	
Validity <b>1 Arms Length Sale</b>			Fract. Acre	Acreage/Sites				36.Pasture 3	
1.Valid           4.Split       7.Renovate				20	1.00	100	%	0	37.Softwood
2.Related       5.Partial       8.Other				21	0.46	100	%	0	38.Mixed Wood
3.Distress       6.Exempt       9.Foreclose							%		39.Hardwood
Verified <b>5 Public Record</b>							%		40.Wasteland
1.Buyer           4.Agent       7.Family							%		41.CAMP SITE
2.Seller           5.Pub Rec       8.Other							%		42.Mobile Home Si
3.Lender          6.MLS       9.							%		43.Condo Site
			Total Acreage   0.46					44.Site Improveve	
								45.CAMP SITE	

- 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 R06-011-A


Account 827

Location 240 GARDINER ROAD

Card 1

Of 1

10/11/2023

Building Style <b>2 Ranch</b>	SF Bsmt Living <b>0</b>	Layout <b>1 Typical</b>
1.Conv. 5.Colonial 9.Other	Fin Bsmt Grade <b>0 0</b>	1.Typical 4. 7.
2.Ranch 6.Split 10.Double	HEARTH <b>0</b>	2.Inadeq 5. 8.
3.R Ranch 7.Mod/Cont 11.Multi	Heat Type <b>100% 1 Hot Water BB</b>	3. 6. 9.
4.Cape 8.Log 12.Cot.	1.HWBB 5.FWA 9.No Heat	Attic <b>9 None</b>
Dwelling Units <b>1</b>	2.HWCI 6.GravWA 10.	1.1/4 Fin 4.Full Fin 7.
Other Units <b>0</b>	3.H Pump 7.Electric 11.	2.1/2 Fin 5.F/Stair 8.
Stories <b>1 One Story</b>	4.Steam 8.F/Wall 12.	3.3/4 Fin 6. 9.None
1.1 4.1.5 7.	Cool Type <b>0% 9 None</b>	Insulation <b>1 Full</b>
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 <b>3 COMPOSITION</b>	3.H Pump 6. 9.None	3.Capped 6. 9.None
1.CLAP 5.T-111 9.OTHER	Kitchen Style <b>2 TYPICAL</b>	Unfinished % <b>0%</b>
2.WD SH 6.BR/STONE 10.	1.GOOD 4.Obsolete 7.	Grade & Factor <b>3 Average 105%</b>
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 <b>1 Asphalt Shingles</b>	Bath(s) Style <b>2 TYPICAL</b>	3.C Grade 6.AA Grade 9.Same
1.Asphalt 4.Composit 7.	1.GOOD 4.Obsolete 7.	SQFT (Footprint) <b>1300</b>
2.Slate 5.Wood 8.	2.TYPICAL 5. 8.	Condition <b>4 Average</b>
3.Metal 6.Other 9.	3.Old Type 6. 9.None	1.Poor 4.Avg 7.V G
SF Masonry Trim <b>80</b>	# Rooms <b>5</b>	2.Fair 5.Avg+ 8.Exc
OPEN-3-CUSTOM <b>0</b>	# Bedrooms <b>3</b>	3.Avg- 6.Good 9.Same
OPEN-4-CUSTOM <b>0</b>	# Full Baths <b>1</b>	Phys. % Good <b>0%</b>
Year Built <b>1976</b>	# Half Baths <b>0</b>	Funct. % Good <b>100%</b>
Year Remodeled <b>0</b>	# Addn Fixtures <b>0</b>	Functional Code <b>9 None</b>
Foundation <b>1 Concrete</b>	# Fireplaces <b>1</b>	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 <b>100%</b>
Basement <b>4 Full Basement</b>		Economic Code <b>None</b>
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 <b>0</b>		Entrance Code <b>5 Estimated</b>
Wet Basement <b>3 Wet Basement</b>		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 <b>5 Estimate</b>
		1.Owner 4.Agent 7.
		2.Relative 5.Estimate 8.
		3.Tenant 6.Other 9.

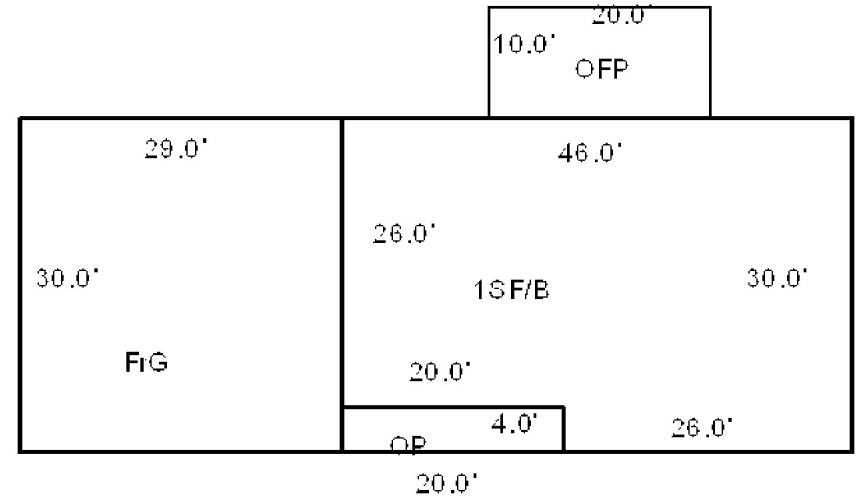
Date Inspected 1/25/2007

## Additions, Outbuildings & Improvements

Type	Year	Units	Grade	Cond	Phys.	Funct.	Sound Value	
21 Open Frame	0	80	0 0	0	0 %	0 %		1.ONE STORY FRAM
21 Open Frame	0	200	0 0	0	0 %	0 %		2.TWO STORY FRAM
23 Frame Garage	0	870	0 0	0	0 %	0 %		3.THREE STORY FR
63 Swimming Pool	0	1	3 100	4	99 %	100 %		4.1 & 1/2 STORY
24 Frame Shed	0	64	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

IG POOL

SHED 8 X 8



Map Lot R06-011-B

Account 828

Location 236 GARDINER ROAD

Card 1 Of 1 10/11/2023

HARRIS, BASIL J WISCASSET ME 04578			Property Data			Assessment Record					
			Neighborhood 103 RURAL WEST			Year	Land	Buildings	Exempt	Total	
			Tree Growth Year 0			2010	37,800	93,700	0	131,500	
			FARM LAND YEAR 0			2011	37,800	93,700	0	131,500	
			OPEN SPACE YEAR 0			2012	37,800	93,700	0	131,500	
B4070P189			Zone/Land Use 21 RURAL			2013	37,800	93,700	10,000	121,500	
Previous Owner TIBBETTS, ANNE E.			Secondary Zone			2014	37,800	93,700	10,000	121,500	
						2015	37,800	93,700	10,000	121,500	
PO BOX 220 WISCASSET ME 04578 Sale Date: 11/13/2008			Topography 1 Level			2016	37,800	93,700	15,000	116,500	
						2017	37,800	93,700	20,000	111,500	
Previous Owner TIBBETTS, JAMES P. TIBBETTS, ANNE E. C/O ANNE E. TIBBETTS WISCASSET ME 04578 Sale Date: 5/07/2008			1.Level 4.Below St 7.Steep 2.Rolling 5.Low 8.Rough 3.Above St 6.Swampy 9.			2018	37,800	93,700	20,000	111,500	
			Utilities 2 Public Water 3 Public Sewer			2019	37,800	93,700	20,000	111,500	
			1.Public 4.Dr Well 7.Cesspool 2.Water 5.DUG/LAKE 8. 3.Sewer 6.Septic 9.None			2020	37,800	93,700	25,000	106,500	
						2021	37,800	93,700	25,000	106,500	
						2022	37,800	93,700	24,000	107,500	
			Street 1 Paved			2023	47,300	117,100	25,000	139,400	
			1.Paved 4.Proposed 7. 2.Semi Imp 5.Private 8. 3.Gravel 6.Pub Eas 9.NoStreet			Land Data					
			Front Foot		Type	Effective		Influence		Influence Codes	
						Frontage	Depth	Factor	Code		
						11.Regular Lot %					1.Open Space
12.Delta Triangle %						2.Neighborhood A					
Inspection Witnessed By:			13.Nabla Triangle %		14.Rear Land %		15.Front Foot %		3.Topography		
									4.Size/Shape		
									5.Access		
									6.Restriction		
									7.Corner/Locatio		
X			Date		Sale Data		Price 92,000		8.View/Environ		
									9.Fract Share		
									Acres		
									30.Rear 20+		
									31.Waterfront Rea		
Notes:			Sale Type 2 Land & Buildings		Financing 9 Unknown		Validity 3 Distressed Sale		32.Open Space		
									33.RestrictEsm		
									34.PASTURE 1		
									35.HORTICULTURAL-		
									36.Pasture 3		
5/22/08-Divorce decree recorded awarding the property to Anne E. Tibbetts. Former Owner: Anne Tibbetts who bought for \$74,500 in 3/99, BK2445 PG175.			1.Land 4.Mobile 7. 2.L & B 5.Other 8. 3.Building 6.		1.Convent 4.Seller 7. 2.FHA/VA 5.Private 8. 3.Assumed 6.Cash 9.Unknown		Verified 5 Public Record		37.Softwood		
									38.Mixed Wood		
									39.Hardwood		
									40.Wasteland		
									41.CAMP SITE		
WISCASSET			1.Valid 4.Split 7.Renovate 2.Related 5.Partial 8.Other 3.Distress 6.Exempt 9.Foreclose		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		42.Mobile Home Si		
									43.Condo Site		
									44.Site Improve		
									45.CAMP SITE		
									46.PAVING/00		


# WISCASSET

Map Lot R06-011-B

Account 828

Location 236 GARDINER ROAD

Card 1 Of 1 10/11/2023

Building Style <b>2 Ranch</b>	SF Bsmt Living <b>0</b>	Layout <b>1 Typical</b>
1.Conv. 5.Colonial 9.Other	Fin Bsmt Grade <b>0 0</b>	1.Typical 4. 7.
2.Ranch 6.Split 10.Double	HEARTH <b>0</b>	2.Inadeq 5. 8.
3.R Ranch 7.Mod/Cont 11.Multi	Heat Type <b>100% 1 Hot Water BB</b>	3. 6. 9.
4.Cape 8.Log 12.Cot.	1.HWBB 5.FWA 9.No Heat	Attic <b>9 None</b>
Dwelling Units <b>1</b>	2.HWCI 6.GravWA 10.	1.1/4 Fin 4.Full Fin 7.
Other Units <b>0</b>	3.H Pump 7.Electric 11.	2.1/2 Fin 5.F/Stair 8.
Stories <b>1 One Story</b>	4.Steam 8.F/Wall 12.	3.3/4 Fin 6. 9.None
1.1 4.1.5 7.	Cool Type <b>0% 9 None</b>	Insulation <b>1 Full</b>
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 <b>2 WOOD SHINGLE</b>	3.H Pump 6. 9.None	3.Capped 6. 9.None
1.CLAP 5.T-111 9.OTHER	Kitchen Style <b>2 TYPICAL</b>	Unfinished % <b>0%</b>
2.WD SH 6.BR/STONE 10.	1.GOOD 4.Obsolete 7.	Grade & Factor <b>3 Average 105%</b>
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 <b>1 Asphalt Shingles</b>	Bath(s) Style <b>2 TYPICAL</b>	3.C Grade 6.AA Grade 9.Same
1.Asphalt 4.Composit 7.	1.GOOD 4.Obsolete 7.	SQFT (Footprint) <b>1092</b>
2.Slate 5.Wood 8.	2.TYPICAL 5. 8.	Condition <b>5 Above Average</b>
3.Metal 6.Other 9.	3.Old Type 6. 9.None	1.Poor 4.Avg 7.V G
SF Masonry Trim <b>0</b>	# Rooms <b>5</b>	2.Fair 5.Avg+ 8.Exc
OPEN-3-CUSTOM <b>0</b>	# Bedrooms <b>3</b>	3.Avg- 6.Good 9.Same
OPEN-4-CUSTOM <b>0</b>	# Full Baths <b>1</b>	Phys. % Good <b>0%</b>
Year Built <b>1978</b>	# Half Baths <b>0</b>	Funct. % Good <b>100%</b>
Year Remodeled <b>0</b>	# Addn Fixtures <b>0</b>	Functional Code <b>9 None</b>
Foundation <b>1 Concrete</b>	# Fireplaces <b>0</b>	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 <b>100%</b>
Basement <b>4 Full Basement</b>		Economic Code <b>None</b>
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 <b>0</b>		Entrance Code <b>5 Estimated</b>
Wet Basement <b>1 Dry Basement</b>		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 <b>5 Estimate</b>
		1.Owner 4.Agent 7.
		2.Relative 5.Estimate 8.
		3.Tenant 6.Other 9.

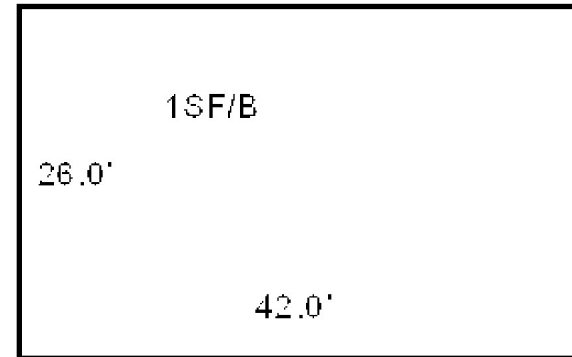
Date Inspected 1/25/2007

## Additions, Outbuildings & Improvements

Type	Year	Units	Grade	Cond	Phys.	Funct.	Sound Value	
24 Frame Shed	0	80	1 100	1	0 %	100 %		1.ONE STORY FRAM
24 Frame Shed	0	100	1 100	1	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 8X8

SHED 10X10





Map Lot R06-011-C

Account 2424

Location 214 GARDINER ROAD

Card 1 Of 1 10/11/2023

SMITH, MICHAEL A J/T  
SMITH, BETH A  
PO BOX 192  
WISCASSET ME 04578

B4643P97

Inspection Witnessed By:

X

Date

No./Date	Description	Date Insp.

Notes:

2014 Added 36 X 36 1sf commercial garage. Upped condition to take into fact it is commercial use.

WISCASSET

### Property Data

Neighborhood	103 RURAL WEST		
Tree Growth Year	0		
FARM LAND YEAR	0		
OPEN SPACE YEAR	0		
Zone/Land Use	21 RURAL		
Secondary Zone			
Topography	1 Level		
1.Level	4.Below St	7.Steep	
2.Rolling	5.Low	8.Rough	
3.Above St	6.Swampy	9.	
Utilities	1 All Public		
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	3/21/2013		
Price	142,000		
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	6 Exempt Property		
1.Valid	4.Split	7.Renovate	
2.Related	5.Partial	8.Other	
3.Distress	6.Exempt	9.Foreclose	
Verified	5 Public Record		
1.Buyer	4.Agent	7.Family	
2.Seller	5.Pub Rec	8.Other	
3.Lender	6.MLS	9.	

### Assessment Record

Year	Land	Buildings	Exempt	Total
2013	58,500	129,400	0	187,900
2014	58,500	162,900	0	221,400
2015	58,500	162,900	0	221,400
2016	58,500	162,900	0	221,400
2017	58,500	162,900	0	221,400
2018	58,500	162,900	0	221,400
2019	58,500	162,900	0	221,400
2020	58,500	162,900	0	221,400
2021	58,500	162,900	0	221,400
2022	58,500	162,900	0	221,400
2023	61,900	201,900	0	263,800

### 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		3.00				

# WISCASSET

Map Lot R06-011-C




Account 2424

Location 214 GARDINER ROAD

Card 1

Of 1

10/11/2023

Building Style <b>2 Ranch</b>	SF Bsmt Living <b>0</b>	Layout <b>1 Typical</b>
1.Conv. 5.Colonial 9.Other	Fin Bsmt Grade <b>0 0</b>	1.Typical 4. 7.
2.Ranch 6.Split 10.Double	HEARTH <b>0</b>	2.Inadeq 5. 8.
3.R Ranch 7.Mod/Cont 11.Multi	Heat Type <b>100% 1 Hot Water BB</b>	3. 6. 9.
4.Cape 8.Log 12.Cot.	1.HWBB 5.FWA 9.No Heat	Attic <b>9 None</b>
Dwelling Units <b>1</b>	2.HWCI 6.GravWA 10.	1.1/4 Fin 4.Full Fin 7.
Other Units <b>1</b>	3.H Pump 7.Electric 11.	2.1/2 Fin 5.F/Stair 8.
Stories <b>1 One Story</b>	4.Steam 8.F/Wall 12.	3.3/4 Fin 6. 9.None
1.1 4.1.5 7.	Cool Type <b>100% 1 Refrig A/C</b>	Insulation <b>1 Full</b>
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 <b>8 ALUM/VINYL</b>	3.H Pump 6. 9.None	3.Capped 6. 9.None
1.CLAP 5.T-111 9.OTHER	Kitchen Style <b>9 None</b>	Unfinished % <b>0%</b>
2.WD SH 6.BR/STONE 10.	1.GOOD 4.Obsolete 7.	Grade & Factor <b>3 Average 100%</b>
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 <b>1 Asphalt Shingles</b>	Bath(s) Style <b>2 TYPICAL</b>	3.C Grade 6.AA Grade 9.Same
1.Asphalt 4.Composit 7.	1.GOOD 4.Obsolete 7.	SQFT (Footprint) <b>1000</b>
2.Slate 5.Wood 8.	2.TYPICAL 5. 8.	Condition <b>4 Average</b>
3.Metal 6.Other 9.	3.Old Type 6. 9.None	1.Poor 4.Avg 7.V G
SF Masonry Trim <b>0</b>	# Rooms <b>6</b>	2.Fair 5.Avg+ 8.Exc
OPEN-3-CUSTOM <b>0</b>	# Bedrooms <b>0</b>	3.Avg- 6.Good 9.Same
OPEN-4-CUSTOM <b>0</b>	# Full Baths <b>0</b>	Phys. % Good <b>0%</b>
Year Built <b>1945</b>	# Half Baths <b>1</b>	Funct. % Good <b>100%</b>
Year Remodeled <b>2005</b>	# Addn Fixtures <b>0</b>	Functional Code <b>9 None</b>
Foundation <b>1 Concrete</b>	# Fireplaces <b>1</b>	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 <b>100%</b>
Basement <b>4 Full Basement</b>		Economic Code <b>None</b>
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 <b>0</b>		Entrance Code <b>0</b>
Wet Basement <b>1 Dry Basement</b>		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 <b>0</b>
		1.Owner 4.Agent 7.
		2.Relative 5.Estimate 8.
		3.Tenant 6.Other 9.

Date Inspected

## Additions, Outbuildings & Improvements

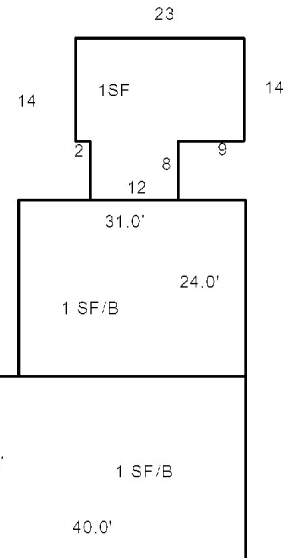
Type	Year	Units	Grade	Cond	Phys.	Funct.	Sound Value
11 1	1960	744	3 100	4	0 %	100 %	
1 ONE STORY	1980	418	3 100	4	0 %	100 %	
344 PAVING.....	1980	5800	3 100	4	0 %	100 %	
24 Frame Shed	1970	400	3 105	4	0 %	100 %	
23 Frame Garage	2013	1296	3 105	5	0 %	100 %	
					%	%	
					%	%	
					%	%	
					%	%	
					%	%	
					%	%	

- 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

shed

2014 commercial garage

36 x 36



# WISCASSET

Property Data			Assessment Record						
Neighborhood <b>103 RURAL WEST</b>			Year	Land		Buildings		Exempt	Total
			2010	514,800		0		514,800	0
Tree Growth Year <b>0</b>			2011	514,800		0		514,800	0
FARM LAND YEAR <b>0</b>			2012	514,800		0		514,800	0
OPEN SPACE YEAR <b>0</b>			2013	514,800		0		514,800	0
Zone/Land Use <b>21 RURAL</b>			2014	514,800		0		514,800	0
			2015	514,800		0		514,800	0
Secondary Zone			2016	514,800		0		514,800	0
Topography			2017	514,800		0		514,800	0
1.Level	4.Below St	7.Steep	2018	514,800		0		514,800	0
2.Rolling	5.Low	8.Rough	2019	514,800		0		514,800	0
3.Above St	6.Swampy	9.	2020	514,800		0		514,800	0
Utilities <b>1 All Public</b>			2021	514,800		0		514,800	0
1.Public	4.Dr Well	7.Cesspool	2022	514,800		0		514,800	0
2.Water	5.DUG/LAKE	8.	2023	545,900		0		545,900	0
3.Sewer	6.Septic	9.None							
Street <b>1 Paved</b>									
1.Paved	4.Proposed	7.							
2.Semi Imp	5.Private	8.							
3.Gravel	6.Pub Eas	9.NoStreet							
TREE GROWTH PLAN <b>0</b>									
CONSERV   EASE <b>0</b>									
<b>Sale Data</b>									
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.							

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
					%		<b>Acres</b>
					%		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 Improveveme
					%		45.CAMP SITE
					%		46.PAVING/00
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**WISCASSET**

Map Lot R06-012

Account 2584

Location GARDINER 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 <b>100%</b>			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 <b>100%</b>			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 <b>0</b>		
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 <b>0</b>		
						1.Owner	4.Agent	7.
						2.Relative	5.Estimate	8.
						3.Tenant	6.Other	9.

Date Inspected

**Additions, Outbuildings & Improvements**

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

Map Lot R06-012-A

Account 829

Location 272 GARDINER ROAD

Card 1 Of 1 10/11/2023

WISCASSET, INHABITANTS OF THE TOWN OF  
WISCASSET HIGH SCHOOL  
WISCASSET ME 04578

B4165P278 B4793P266

Previous Owner  
REGIONAL SCHOOL UNIT NO. 12  
WISCASSET HIGH SCHOOL  
C/O OFFICE OF THE SUPERINTENDENT  
WHITEFIELD ME 04353  
Sale Date: 6/18/2014

Previous Owner  
WISCASSET, TOWN OF  
WISCASSET HIGH SCHOOL

WISCASSET ME 04578  
Sale Date: 6/30/2009

Inspection Witnessed By:

X

Date

No./Date	Description	Date Insp.

Notes:

2010-Now RSU, 436.9' frontage

WISCASSET

**Property Data**

Neighborhood <b>103 RURAL WEST</b>		
Tree Growth Year <b>0</b>		
FARM LAND YEAR <b>0</b>		
OPEN SPACE YEAR <b>0</b>		
Zone/Land Use <b>21 RURAL</b>		
Secondary Zone		
Topography <b>1 Level</b>		
1.Level	4.Below St	7.Steep
2.Rolling	5.Low	8.Rough
3.Above St	6.Swampy	9.
Utilities <b>1 All Public</b>		
1.Public	4.Dr Well	7.Cesspool
2.Water	5.DUG/LAKE	8.
3.Sewer	6.Septic	9.None
Street <b>1 Paved</b>		
1.Paved	4.Proposed	7.
2.Semi Imp	5.Private	8.
3.Gravel	6.Pub Eas	9.NoStreet
TREE GROWTH PLAN <b>0</b>		
CONSERV EASE <b>0</b>		
<b>Sale Data</b>		
Sale Date <b>6/18/2014</b>		
Price		
Sale Type <b>2 Land &amp; Buildings</b>		
1.Land	4.Mobile	7.
2.L & B	5.Other	8.
3.Building	6.	9.
Financing <b>9 Unknown</b>		
1.Convent	4.Seller	7.
2.FHA/VA	5.Private	8.
3.Assumed	6.Cash	9.Unknown
Validity <b>6 Exempt Property</b>		
1.Valid	4.Split	7.Renovate
2.Related	5.Partial	8.Other
3.Distress	6.Exempt	9.Foreclose
Verified <b>5 Public Record</b>		
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	766,800	7,768,100	8,534,900	0
2011	766,800	7,768,100	8,534,900	0
2012	766,800	7,768,100	8,534,900	0
2013	766,800	7,768,100	8,534,900	0
2014	766,800	7,768,100	8,534,900	0
2015	766,800	7,768,100	8,534,900	0
2016	766,800	7,768,100	8,534,900	0
2017	766,800	7,768,100	8,534,900	0
2018	766,800	7,768,100	8,534,900	0
2019	766,800	7,768,100	8,534,900	0
2020	766,800	7,768,100	8,534,900	0
2021	766,800	7,768,100	8,534,900	0
2022	766,800	7,768,100	8,534,900	0
2023	813,200	8,243,500	9,056,700	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
				%		<b>Acres</b>
				%		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
<b>Total Acreage</b>		10.60				

**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

**Effective****Frontage****Depth****Influence****Factor****Code****Acres****Square Feet****Acres****Acres****Acres****Acres****Acres****Acres****Acres****Acres****Acres****Acres****Acres****Acres****Acres****Acres**

# WISCASSET

Map Lot R06-012-A


Account 829

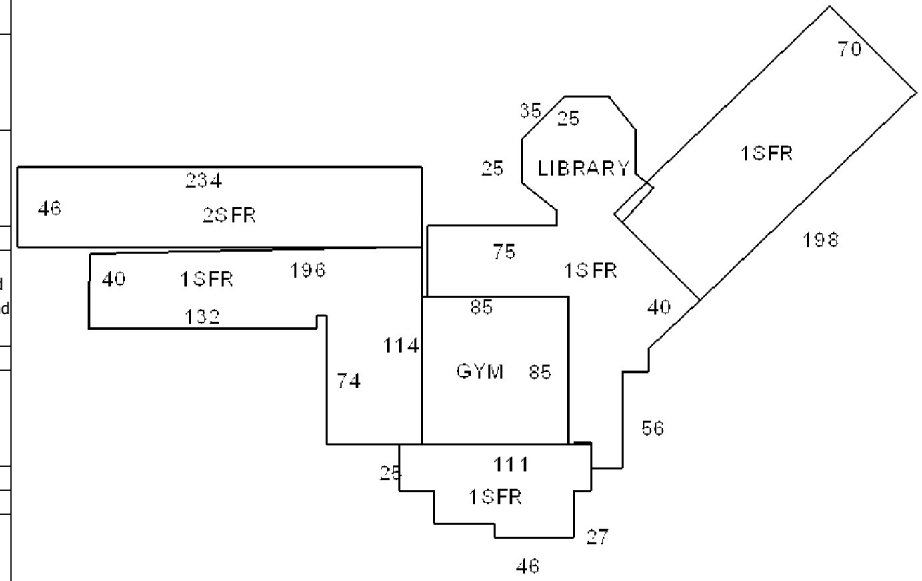
Location 272 GARDINER ROAD

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 <b>100%</b>	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 <b>100%</b>	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 <b>5 Estimated</b>
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 <b>0</b>
		1.Owner 4.Agent 7.
		2.Relative 5.Estimate 8.
		3.Tenant 6.Other 9.
Date Inspected		



Additions, Outbuildings & Improvements								Sound Value
Type	Year	Units	Grade	Cond	Phys.	Funct.		
326 SCHOOL	1970	69142	3 100	4	0 %	100 %		
229 GARAGE MAS	0	960	3 100	4	0 %	100 %		
24 Frame Shed	0	704	3 100	4	0 %	100 %		
24 Frame Shed	0	80	3 100	4	0 %	100 %		
327 SCHOOL LOW	0	1728	3 100	4	0 %	100 %		
24 Frame Shed	0	96	3 100	4	0 %	100 %		
21 Open Frame	0	198	3 100	4	0 %	100 %		
64 Tennis Court	1970	14400	3 100	4	0 %	100 %		
344 PAVING.....	1970	30000	3 100	4	0 %	50 %		
					%	%		

- 1.ONE STORY FRAM
- 2.TWO STORY FRAM
- 3.THREE STORY FR
- 4.1 & 1/2 STORY
- 5.1 & 3/4 STORY
- 6.2 & 1/2 STORY
- 21.Open Frame Por
- 22.Encl Frame Por
- 23.Frame Garage
- 24.Frame Shed
- 25.Frame Bay Wind
- 26.1SFr Overhang
- 27.Unfin Basement
- 28.Unfinished Att
- 29.Finished Attic





# WISCASSET

Map Lot R06-013

Account 830

Location 11 LAMSON LANE

Card 1

Of 2

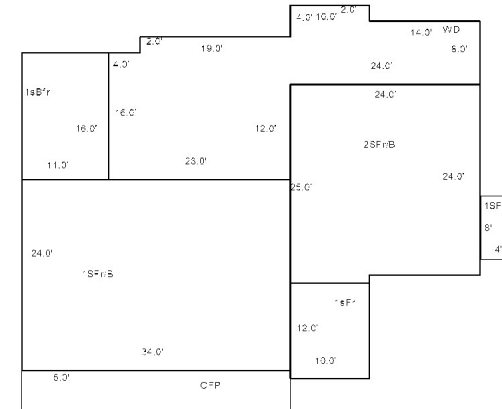
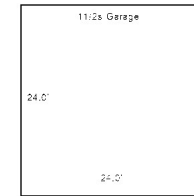
10/11/2023

Building Style <b>1 Conventional</b>	SF Bsmt Living <b>0</b>	Layout <b>1 Typical</b>
1.Conv. 5.Colonial 9.Other	Fin Bsmt Grade <b>0 0</b>	1.Typical 4. 7.
2.Ranch 6.Split 10.Double	HEARTH <b>0</b>	2.Inadeq 5. 8.
3.R Ranch 7.Mod/Cont 11.Multi	Heat Type <b>100% 8 Floor/Wall Unit</b>	3. 6. 9.
4.Cape 8.Log 12.Cot.	1.HWBB 5.FWA 9.No Heat	Attic <b>9 None</b>
Dwelling Units <b>1</b>	2.HWCI 6.GravWA 10.	1.1/4 Fin 4.Full Fin 7.
Other Units <b>0</b>	3.H Pump 7.Electric 11.	2.1/2 Fin 5.F/Stair 8.
Stories <b>1 One Story</b>	4.Steam 8.F/Wall 12.	3.3/4 Fin 6. 9.None
1.1 4.1.5 7.	Cool Type <b>0% 9 None</b>	Insulation <b>1 Full</b>
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 <b>2 WOOD SHINGLE</b>	3.H Pump 6. 9.None	3.Capped 6. 9.None
1.CLAP 5.T-111 9.OTHER	Kitchen Style <b>2 TYPICAL</b>	Unfinished % <b>0%</b>
2.WD SH 6.BR/STONE 10.	1.GOOD 4.Obsolete 7.	Grade & Factor <b>4 Good 95%</b>
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 <b>1 Asphalt Shingles</b>	Bath(s) Style <b>2 TYPICAL</b>	3.C Grade 6.AA Grade 9.Same
1.Asphalt 4.Composit 7.	1.GOOD 4.Obsolete 7.	SQFT (Footprint) <b>816</b>
2.Slate 5.Wood 8.	2.TYPICAL 5. 8.	Condition <b>4 Average</b>
3.Metal 6.Other 9.	3.Old Type 6. 9.None	1.Poor 4.Avg 7.V G
SF Masonry Trim <b>0</b>	# Rooms <b>7</b>	2.Fair 5.Avg+ 8.Exc
OPEN-3-CUSTOM <b>0</b>	# Bedrooms <b>3</b>	3.Avg- 6.Good 9.Same
OPEN-4-CUSTOM <b>0</b>	# Full Baths <b>2</b>	Phys. % Good <b>0%</b>
Year Built <b>1979</b>	# Half Baths <b>1</b>	Funct. % Good <b>100%</b>
Year Remodeled <b>2002</b>	# Addn Fixtures <b>0</b>	Functional Code <b>9 None</b>
Foundation <b>1 Concrete</b>	# Fireplaces <b>0</b>	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 <b>100%</b>
Basement <b>4 Full Basement</b>		Economic Code <b>None</b>
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 <b>0</b>		Entrance Code <b>5 Estimated</b>
Wet Basement <b>3 Wet Basement</b>		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 <b>5 Estimate</b>
		1.Owner 4.Agent 7.
		2.Relative 5.Estimate 8.
		3.Tenant 6.Other 9.

Date Inspected 1/24/2007

## Additions, Outbuildings & Improvements

Type	Year	Units	Grade	Cond	Phys.	Funct.	Sound Value
21 Open Frame	2001	170	3 100	4	0 %	100 %	
1 ONE STORY	2001	32	9 100	4	0 %	100 %	
4 1 & 1/2 STORY FR	2001	600	9 100	4	0 %	100 %	
68 Wood Deck	2002	618	3 100	4	0 %	100 %	
1 ONE STORY	2015	120	9 100	4	0 %	100 %	
23 Frame Garage	2015	576	3 100	4	0 %	100 %	
					%	%	
					%	%	
					%	%	
					%	%	



Map Lot R06-013

Account 830

Location 11 LAMSON LANE

Card 2 Of 2 10/11/2023

WHITTAKER, MELINDA N J/T  
WHITTAKER JR., JOHN L  
WISCASSET ME 04578

B2629P108 B4442P113

Previous Owner  
LAMSON, MELINDA N.

11 LAMSON LANE  
WISCASSET ME 04578  
Sale Date: 9/23/2011

Inspection Witnessed By:

X

Date

No./Date	Description	Date Insp.

Notes:

WISCASSET

### Property Data

Neighborhood	103 RURAL WEST		
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	2 Public Water	6 Septic System	
1.Public	4.Dr Well	7.Cesspool	
2.Water	5.DUG/LAKE	8.	
3.Sewer	6.Septic	9.None	
Street	1 Paved		
1.Paved	4.Proposed	7.	
2.Semi Imp	5.Private	8.	
3.Gravel	6.Pub Eas	9.NoStreet	
TREE GROWTH PLAN	0		
CONSERV EASE	0		
Sale Data			
Sale Date	9/23/2011		
Price			
Sale Type	2 Land & Buildings		
1.Land	4.Mobile	7.	
2.L & B	5.Other	8.	
3.Building	6.	9.	
Financing	9 Unknown		
1.Convent	4.Seller	7.	
2.FHA/VA	5.Private	8.	
3.Assumed	6.Cash	9.Unknown	
Validity	2 Related Parties		
1.Valid	4.Split	7.Renovate	
2.Related	5.Partial	8.Other	
3.Distress	6.Exempt	9.Foreclose	
Verified	5 Public Record		
1.Buyer	4.Agent	7.Family	
2.Seller	5.Pub Rec	8.Other	
3.Lender	6.MLS	9.	

### Assessment Record

Year	Land	Buildings	Exempt	Total
2011	0	13,100	0	13,100
2012	0	13,100	0	13,100
2013	0	13,100	0	13,100
2014	0	13,100	0	13,100
2015	0	13,100	0	13,100
2016	0	13,100	0	13,100
2017	0	13,100	0	13,100
2018	0	13,100	0	13,100
2019	0	13,100	0	13,100
2020	0	13,100	0	13,100
2021	0	13,100	0	13,100
2022	0	13,100	0	13,100
2023	0	16,400	0	16,400

### Land Data

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




**WISCASSET**

Map Lot R06-013

Account 830

Location 11 LAMSON LANE

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 <b>100%</b>			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 <b>0%</b>			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 <b>0</b>		
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 <b>0</b>		
Date Inspected 1/24/2007						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
11 1	2010	176	4 95	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

Property Data			Assessment Record					
Neighborhood <b>103 RURAL WEST</b>			Year	Land	Buildings	Exempt	Total	
			2010	48,500	136,400	10,000	174,900	
Tree Growth Year <b>0</b>			2011	48,500	136,400	10,000	174,900	
FARM LAND YEAR <b>0</b>			2012	48,500	136,400	10,000	174,900	
OPEN SPACE YEAR <b>0</b>			2013	48,500	136,400	10,000	174,900	
Zone/Land Use <b>21 RURAL</b>			2014	48,500	136,400	10,000	174,900	
			2015	48,500	136,400	10,000	174,900	
Secondary Zone			2016	48,500	136,400	15,000	169,900	
Topography <b>2 Rolling</b>			2017	48,500	136,400	20,000	164,900	
1.Level	4.Below St	7.Steep	2018	48,500	136,400	20,000	164,900	
2.Rolling	5.Low	8.Rough	2019	48,500	136,400	20,000	164,900	
3.Above St	6.Swampy	9.	2020	48,500	136,400	25,000	159,900	
Utilities	2 Public Water	6 Septic System	2021	48,500	136,400	25,000	159,900	
1.Public	4.Dr Well	7.Cesspool	2022	48,500	136,400	24,000	160,900	
2.Water	5.DUG/LAKE	8.	2023	60,600	170,500	25,000	206,100	
3.Sewer	6.Septic	9.None	Land Data					Influence Codes
Street	1 Paved		Front Foot	Type	Effective Frontage   Depth	Influence Factor    Code		
1.Paved	4.Proposed	7.	11.Regular Lot 12.Delta Triangle 13.Nabla Triangle 14.Rear Land 15.Front Foot			%	1.Open Space	
2.Semi Imp	5.Private	8.				%	2.Neighborhood A	
3.Gravel	6.Pub Eas	9.NoStreet				%	3.Topography	
						%	4.Size/Shape	
						%	5.Access	
TREE GROWTH PLAN	<b>0</b>		<b>Square Foot</b>  16.Regular Lot 17.Secondary Site 18.Secondary Site 19.Condominium 20.Base Homesite			%	6.Restriction	
CONSERV EASE	<b>0</b>					%	7.Corner/Locatio	
Sale Data						%	8.View/Environ	
Sale Date						%	9.Fract Share	
Price						%	<b>Acrees</b>	
Sale Type						%	30.Rear 20+	
1.Land	4.Mobile	7.				%	31.Waterfront Rea	
2.L & B	5.Other	8.				%	32.Open Space	
3.Building	6.	9.				%	33.RestrictEsm	
Financing						%	34.PASTURE 1	
1.Convent	4.Seller	7.	<b>Fract. Acre</b> 21.HS Size Adj 22.Base Waterfron 23.Deep WF Size A			%	35.HORTICULTURAL-	
2.FHA/VA	5.Private	8.				%	36.Pasture 3	
3.Assumed	6.Cash	9.Unknownn				%	37.Softwood	
Validity						%	38.Mixed Wood	
1.Valid	4.Split	7.Renovate				%	39.Hardwood	
2.Related	5.Partial	8.Other	<b>Acrees</b> 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			%	40.Wasteland	
3.Distress	6.Exempt	9.Foreclose				%	41.CAMP SITE	
Verified						%	42.Mobile Home Si	
1.Buyer	4.Agent	7.Family				%	43.Condo Site	
2.Seller	5.Pub Rec	8.Other				%	44.Site Improveveme	
3.Lender	6.MLS	9.			%	45.CAMP SITE		
					%	46.PAVING/00		



# WISCASSET

Map Lot R06-013-A

Account 831

Location 35 LAMSON LANE

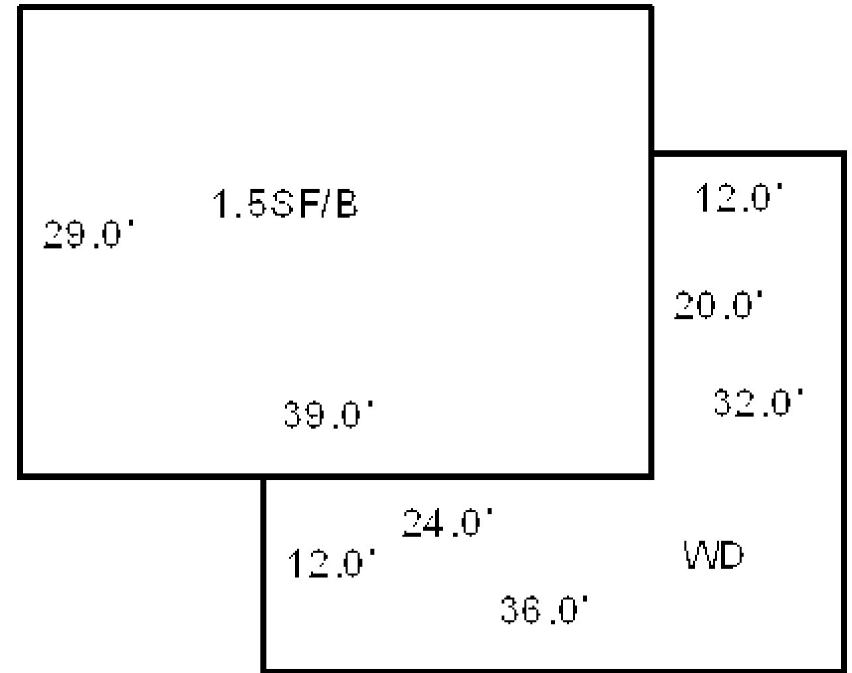
Card 1 Of 1 10/11/2023

Building Style <b>1 Conventional</b>	SF Bsmt Living <b>0</b>	Layout <b>1 Typical</b>
1.Conv. 5.Colonial 9.Other	Fin Bsmt Grade <b>0 0</b>	1.Typical 4. 7.
2.Ranch 6.Split 10.Double	HEARTH <b>0</b>	2.Inadeq 5. 8.
3.R Ranch 7.Mod/Cont 11.Multi	Heat Type <b>100% 5 Forced Warm Air</b>	3. 6. 9.
4.Cape 8.Log 12.Cot.	1.HWBB 5.FWA 9.No Heat	Attic <b>9 None</b>
Dwelling Units <b>1</b>	2.HWCI 6.GravWA 10.	1.1/4 Fin 4.Full Fin 7.
Other Units <b>0</b>	3.H Pump 7.Electric 11.	2.1/2 Fin 5.F/Stair 8.
Stories <b>4 One &amp; 1/2 Story</b>	4.Steam 8.F/Wall 12.	3.3/4 Fin 6. 9.None
1.1 4.1.5 7.	Cool Type <b>0% 9 None</b>	Insulation <b>1 Full</b>
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 <b>2 WOOD SHINGLE</b>	3.H Pump 6. 9.None	3.Capped 6. 9.None
1.CLAP 5.T-111 9.OTHER	Kitchen Style <b>2 TYPICAL</b>	Unfinished % <b>0%</b>
2.WD SH 6.BR/STONE 10.	1.GOOD 4.Obsolete 7.	Grade & Factor <b>4 Good 95%</b>
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 <b>1 Asphalt Shingles</b>	Bath(s) Style <b>2 TYPICAL</b>	3.C Grade 6.AA Grade 9.Same
1.Asphalt 4.Composit 7.	1.GOOD 4.Obsolete 7.	SQFT (Footprint) <b>1131</b>
2.Slate 5.Wood 8.	2.TYPICAL 5. 8.	Condition <b>4 Average</b>
3.Metal 6.Other 9.	3.Old Type 6. 9.None	1.Poor 4.Avg 7.V G
SF Masonry Trim <b>0</b>	# Rooms <b>5</b>	2.Fair 5.Avg+ 8.Exc
OPEN-3-CUSTOM <b>0</b>	# Bedrooms <b>3</b>	3.Avg- 6.Good 9.Same
OPEN-4-CUSTOM <b>0</b>	# Full Baths <b>2</b>	Phys. % Good <b>0%</b>
Year Built <b>1987</b>	# Half Baths <b>0</b>	Funct. % Good <b>100%</b>
Year Remodeled <b>0</b>	# Addn Fixtures <b>0</b>	Functional Code <b>9 None</b>
Foundation <b>1 Concrete</b>	# Fireplaces <b>0</b>	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 <b>100%</b>
Basement <b>4 Full Basement</b>		Economic Code <b>None</b>
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 <b>0</b>		Entrance Code <b>5 Estimated</b>
Wet Basement <b>1 Dry Basement</b>		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 <b>5 Estimate</b>
		1.Owner 4.Agent 7.
		2.Relative 5.Estimate 8.
		3.Tenant 6.Other 9.

Date Inspected 1/24/2007

## Additions, Outbuildings & Improvements

Type	Year	Units	Grade	Cond	Phys.	Funct.	Sound Value	
68 Wood Deck	1983	672	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		R06-013-B		Account		832		Location		294 GARDINER ROAD		Card		1		Of		1		10/11/2023	
JONES, LOUISE J DAVIS, DANIEL O 294 GARDINER ROAD WISCASSET ME 04578				Property Data				Assessment Record													
				Neighborhood				103 RURAL WEST				Year		Land		Buildings		Exempt		Total	
				Tree Growth Year				0				2010		44,200		56,200		10,000		90,400	
				FARM LAND YEAR				0				2011		44,200		56,200		10,000		90,400	
B5868P40 B5868P43				OPEN SPACE YEAR				0				2012		44,200		56,200		10,000		90,400	
Previous Owner JONES, JUDITH L  294 GARDINER ROAD WISCASSET ME 04578 Sale Date: 4/08/2022				Zone/Land Use				21 RURAL				2013		44,200		56,200		10,000		90,400	
				Secondary Zone				2014		44,200		56,200		10,000		90,400					
								2015		44,200		56,200		10,000		90,400					
				Topography				2 Rolling		7 Steep		2016		44,200		56,200		15,000		85,400	
								1.Level				4.Below St		7.Steep		2017		44,200		56,200	
2.Rolling								5.Low		8.Rough		2018		44,200		56,200		20,000		80,400	
3.Above St								6.Swampy		9.		2019		44,200		56,200		20,000		80,400	
Utilities								4 Drilled Well		6 Septic System		2020		44,200		56,200		25,000		75,400	
1.Public								4.Dr Well		7.Cesspool		2021		44,200		56,200		25,000		75,400	
				2.Water				5.DUG/LAKE		8.		2022		44,200		56,200		24,000		76,400	
				3.Sewer				6.Septic		9.None		2023		55,300		70,300		0		125,600	
				Street				1 Paved				Land Data									
				1.Paved				4.Proposed		7.		Front Foot		Type		Effective		Influence		Influence Codes	
2.Semi Imp				5.Private		8.															
3.Gravel				6.Pub Eas		9.NoStreet		11.Regular Lot				Frontage		Depth		Factor		Code			
TREE GROWTH PLAN				0				12.Delta Triangle								%		1.Open Space			
CONSERV EASE				0				13.Nabla Triangle								%		2.Neighborhood A			
Inspection Witnessed By:				Sale Data				14.Rear Land								%		3.Topography			
				Sale Date				4/08/2022				15.Front Foot						%		4.Size/Shape	
X				Price												%		5.Access			
				Sale Type				2 Land & Buildings										%		6.Restriction	
No./Date		Description		Date Insp.		1.Land		4.Mobile		7.								7.Corner/Locatio			
						2.L & B		5.Other		8.								8.View/Environ			
						3.Building		6.		9.								9.Fract Share			
						Financing		9 Unknown										Acres			
Notes: 2003-NO POOL, ADDED BATHROOM ADDITION						1.Convent		4.Seller		7.								30.Rear 20+			
						2.FHA/VA		5.Private		8.								31.Waterfront Rea			
						3.Assumed		6.Cash		9.Unknown								32.Open Space			
						Validity		8 Other Non Valid										33.RestrictEsm			
						1.Valid		4.Split		7.Renovate								34.PASTURE 1			
						2.Related		5.Partial		8.Other								35.HORTICULTURAL-			
						3.Distress		6.Exempt		9.Foreclose								36.Pasture 3			
						Verified		5 Public Record										37.Softwood			
						1.Buyer		4.Agent		7.Family								38.Mixed Wood			
						2.Seller		5.Pub Rec		8.Other								39.Hardwood			
3.Lender		6.MLS		9.								40.Wasteland									
WISCASSET																		41.CAMP SITE			
						27.Influence W Si										42.Mobile Home Si					
						28.Rear Land 1-10												43.Condo Site			
						29.Rear Land 11-2												44.Site Improve			
																		45.CAMP SITE			
																		46.PAVING/00			

# WISCASSET

Map Lot R06-013-B

Account 832

Location 294 GARDINER ROAD

Card 1

Of 1

10/11/2023

Building Style <b>4 Cape Cod</b>	SF Bsmt Living <b>0</b>	Layout <b>1 Typical</b>
1.Conv. 5.Colonial 9.Other	Fin Bsmt Grade <b>0 0</b>	1.Typical 4. 7.
2.Ranch 6.Split 10.Double	HEARTH <b>0</b>	2.Inadeq 5. 8.
3.R Ranch 7.Mod/Cont 11.Multi	Heat Type <b>100% 5 Forced Warm Air</b>	3. 6. 9.
4.Cape 8.Log 12.Cot.	1.HWBB 5.FWA 9.No Heat	Attic <b>2 1/2 Finished</b>
Dwelling Units <b>1</b>	2.HWCI 6.GravWA 10.	1.1/4 Fin 4.Full Fin 7.
Other Units <b>0</b>	3.H Pump 7.Electric 11.	2.1/2 Fin 5.F/Stair 8.
Stories <b>4 One &amp; 1/2 Story</b>	4.Steam 8.F/Wall 12.	3.3/4 Fin 6. 9.None
1.1 4.1.5 7.	Cool Type <b>0% 9 None</b>	Insulation <b>3 Capped Only</b>
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 <b>1 CLAPBOARD</b>	3.H Pump 6. 9.None	3.Capped 6. 9.None
1.CLAP 5.T-111 9.OTHER	Kitchen Style <b>2 TYPICAL</b>	Unfinished % <b>0%</b>
2.WD SH 6.BR/STONE 10.	1.GOOD 4.Obsolete 7.	Grade & Factor <b>4 Good 95%</b>
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 <b>1 Asphalt Shingles</b>	Bath(s) Style <b>2 TYPICAL</b>	3.C Grade 6.AA Grade 9.Same
1.Asphalt 4.Composit 7.	1.GOOD 4.Obsolete 7.	SQFT (Footprint) <b>770</b>
2.Slate 5.Wood 8.	2.TYPICAL 5. 8.	Condition <b>2 Fair</b>
3.Metal 6.Other 9.	3.Old Type 6. 9.None	1.Poor 4.Avg 7.V G
SF Masonry Trim <b>0</b>	# Rooms <b>6</b>	2.Fair 5.Avg+ 8.Exc
OPEN-3-CUSTOM <b>0</b>	# Bedrooms <b>3</b>	3.Avg- 6.Good 9.Same
OPEN-4-CUSTOM <b>0</b>	# Full Baths <b>1</b>	Phys. % Good <b>0%</b>
Year Built <b>1875</b>	# Half Baths <b>0</b>	Funct. % Good <b>95%</b>
Year Remodeled <b>0</b>	# Addn Fixtures <b>0</b>	Functional Code <b>9 None</b>
Foundation <b>3 Brick &amp;/or Stone</b>	# Fireplaces <b>0</b>	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 <b>100%</b>
Basement <b>3 3/4 Basement</b>		Economic Code <b>None</b>
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 <b>0</b>		Entrance Code <b>1 Interior Inspect</b>
Wet Basement <b>2 Damp Basement</b>		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 <b>1 Owner</b>
		1.Owner 4.Agent 7.
		2.Relative 5.Estimate 8.
		3.Tenant 6.Other 9.

Date Inspected 1/25/2007

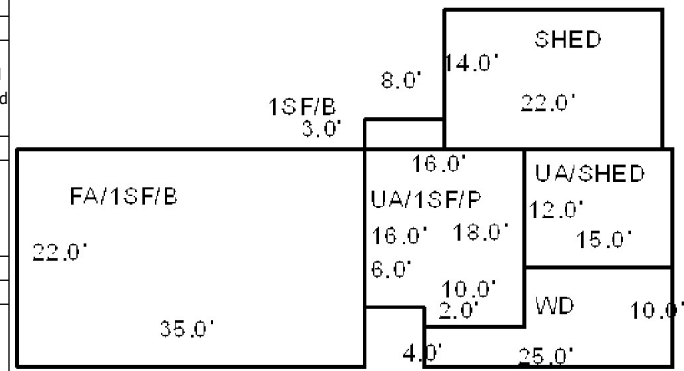
## Additions, Outbuildings & Improvements

Type	Year	Units	Grade	Cond	Phys.	Funct.	Sound Value
1 ONE STORY	0	276	0 0	0	0 %	0 %	
28 Unfinished Attic	0	276	0 0	0	0 %	0 %	
24 Frame Shed	1990	180	0 0	0	0 %	0 %	
24 Frame Shed	1990	308	0 0	0	0 %	0 %	
68 Wood Deck	1988	190	3 100	4	0 %	100 %	
1 ONE STORY	2002	24	3 100	4	0 %	100 %	
28 Unfinished Attic	0	180	0 0	0	0 %	100 %	
					%	%	
					%	%	
					%	%	

1.ONE STORY FRAM  
2.TWO STORY FRAM  
3.THREE STORY FR  
4.1 & 1/2 STORY  
5.1 & 3/4 STORY  
6.2 & 1/2 STORY  
21.Open Frame Por  
22.Encl Frame Por  
23.Frame Garage  
24.Frame Shed  
25.Frame Bay Wind  
26.1SFr Overhang  
27.Unfin Basement  
28.Unfinished Att  
29.Finished Attic

SHED 12X20

SHED 6X8



Map Lot R06-013-C

Account 833

Location GARDINER ROAD

Card 1 Of 1 10/11/2023

JONES, JUDITH L  
WISCASSET ME 04578

B1559P350

Inspection Witnessed By:

X

Date

No./Date	Description	Date Insp.

Notes:

WISCASSET

Property Data			Assessment Record						
Neighborhood <b>103 RURAL WEST</b>  Tree Growth Year <b>0</b> FARM LAND YEAR <b>0</b> OPEN SPACE YEAR <b>0</b>			Year	Land	Buildings	Exempt	Total		
			2010	41,000	0	0	41,000		
			2011	41,000	0	0	41,000		
			2012	41,000	0	0	41,000		
Zone/Land Use <b>21 RURAL</b>  Secondary Zone			2013	41,000	0	0	41,000		
			2014	41,000	0	0	41,000		
			2015	41,000	0	0	41,000		
Topography <b>2 Rolling</b>  1.Level            4.Below St        7.Steep 2.Rolling            5.Low            8.Rough 3.Above St        6.Swampy        9.			2016	41,000	0	0	41,000		
			2017	41,000	0	0	41,000		
			2018	41,000	0	0	41,000		
			2019	41,000	0	0	41,000		
Utilities <b>9 NoWater/NoSewer</b>  1.Public            4.Dr Well        7.Cesspool 2.Water            5.DUG/LAKE    8. 3.Sewer            6.Septic        9.None			2020	41,000	0	0	41,000		
			2021	41,000	0	0	41,000		
			2022	41,000	0	0	41,000		
			2023	51,300	0	0	51,300		
Street <b>1 Paved</b>  1.Paved            4.Proposed        7. 2.Semi Imp        5.Private        8. 3.Gravel            6.Pub Eas        9.NoStreet			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
					Frontage	Depth	Factor	Code	
							%		
				%					
				%					
				%					
				%					
			%						
Square Foot  16.Regular Lot 17.Secondary Site 18.Secondary Site 19.Condominium 20.Base Homesite	Square Feet								
			%						
			%						
			%						
			%						
			%						
			%						
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	1.00	100 %	0					
	28	0.70	100 %	0					
			%						
			%						
			%						
Total Acreage		1.70							

**WISCASSET**

Map Lot R06-013-C

Account 833

Location GARDINER 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 <b>100%</b>			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 <b>0%</b>			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 <b>4 Unoccupied</b>			1.Interior 4.Vacant 7.		
Wet Basement			1.Refusal 5.Estimate 8.			2.Informed 6. 9.		
1.Dry	4.	7.	Information Code <b>5 Estimate</b>			1.Owner 4.Agent 7.		
2.Damp	5.	8.	1.Relative 5.Estimate 8.			2.Tenant 6.Other 9.		
3.Wet	6.	9.	3.Tenant 6.Other 9.					
Date Inspected 1/24/2007								
<b>Additions, Outbuildings &amp; Improvements</b>								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 R06-013-D

Account 834

Location 32 LAMSON LANE

Card 1 Of 1 10/11/2023

WISCASSET WATER DISTRICT  
WISCASSET ME 04578

WISCASSET WATER DISTRICT WISCASSET ME 04578			Property Data			Assessment Record					
			Neighborhood <b>103 RURAL WEST</b>			Year	Land	Buildings	Exempt	Total	
						2010	36,700	100,000	136,700	0	
						2011	36,700	100,000	136,700	0	
			Tree Growth Year <b>0</b>			2012	36,700	100,000	136,700	0	
FARM LAND YEAR <b>0</b>			2013	36,700	100,000	136,700	0				
OPEN SPACE YEAR <b>0</b>			2014	36,700	100,000	136,700	0				
Zone/Land Use <b>21 RURAL</b>			2015	36,700	100,000	136,700	0				
			2016	36,700	100,000	136,700	0				
			2017	36,700	100,000	136,700	0				
Secondary Zone			2018	36,700	100,000	136,700	0				
Topography <b>1 Level</b>			2019	36,700	100,000	136,700	0				
1.Level                      4.Below St                      7.Steep 2.Rolling                      5.Low                      8.Rough 3.Above St                      6.Swampy                      9.			2020	36,700	100,000	136,700	0				
			2021	36,700	100,000	136,700	0				
			2022	36,700	100,000	136,700	0				
Utilities <b>9 NoWater/NoSewer</b>			2023	45,900	100,000	145,900	0				
1.Public                      4.Dr Well                      7.Cesspool 2.Water                      5.DUG/LAKE                      8. 3.Sewer                      6.Septic                      9.None			Land Data								
Street <b>1 Paved</b>											
1.Paved                      4.Proposed                      7. 2.Semi Imp                      5.Private                      8. 3.Gravel                      6.Pub Eas                      9.NoStreet			Front Foot								
TREE GROWTH PLAN <b>0</b>											
CONSERV EASE <b>0</b>			11.Regular Lot 12.Delta Triangle 13.Nabla Triangle 14.Rear Land 15.Front Foot								
Sale Data											
Sale Date			Square Foot								
Price											
Sale Type			16.Regular Lot 17.Secondary Site 18.Secondary Site 19.Condominium 20.Base Homesite								
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			Fract. Acre								
Validity											
1.Valid                      4.Split                      7.Renovate 2.Related                      5.Partial                      8.Other 3.Distress                      6.Exempt                      9.Foreclose											
Verified			21.HS Size Adj 22.Base Waterfron 23.Deep WF Size A <b>Acres</b> 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								
1.Buyer                      4.Agent                      7.Family 2.Seller                      5.Pub Rec                      8.Other 3.Lender                      6.MLS                      9.											
Notes:			Total Acreage    0.20								
WISCASSET											

WISCASSET

# WISCASSET

Map Lot R06-013-D

Account 834

Location 32 LAMSON LANE

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 <b>100%</b>			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 <b>0%</b>			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 <b>5 Estimated</b>		
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 <b>5 Estimate</b>		
						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	
360 TOWER.....	0				%	%	100,000	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








# WISCASSET

Map Lot R06-013-E

Account 835

Location 28 LAMSON LANE

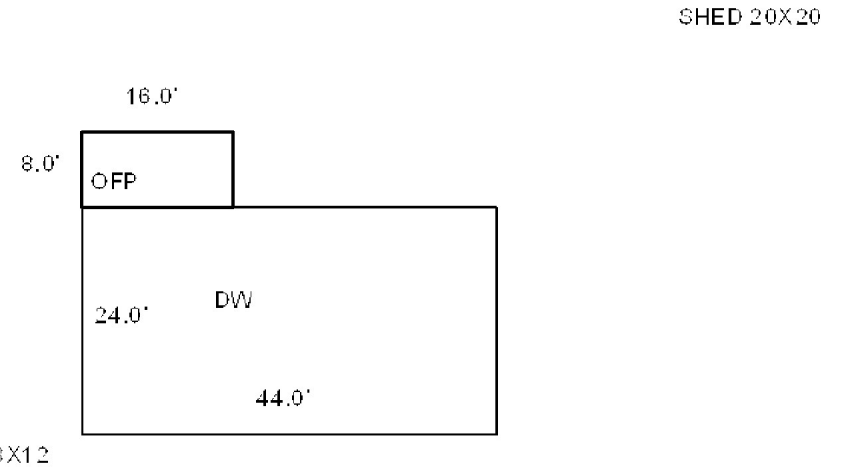
Card 1 Of 1 10/11/2023

Building Style <b>10 Double Wide</b>	SF Bsmt Living <b>0</b>	Layout <b>1 Typical</b>
1.Conv. 5.Colonial 9.Other	Fin Bsmt Grade <b>0 0</b>	1.Typical 4. 7.
2.Ranch 6.Split 10.Double	HEARTH <b>0</b>	2.Inadeq 5. 8.
3.R Ranch 7.Mod/Cont 11.Multi	Heat Type <b>100% 5 Forced Warm Air</b>	3. 6. 9.
4.Cape 8.Log 12.Cot.	1.HWBB 5.FWA 9.No Heat	Attic <b>9 None</b>
Dwelling Units <b>1</b>	2.HWCI 6.GravWA 10.	1.1/4 Fin 4.Full Fin 7.
Other Units <b>0</b>	3.H Pump 7.Electric 11.	2.1/2 Fin 5.F/Stair 8.
Stories <b>1 One Story</b>	4.Steam 8.F/Wall 12.	3.3/4 Fin 6. 9.None
1.1 4.1.5 7.	Cool Type <b>0% 9 None</b>	Insulation <b>4 Minimal</b>
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 <b>8 ALUM/VINYL</b>	3.H Pump 6. 9.None	3.Capped 6. 9.None
1.CLAP 5.T-111 9.OTHER	Kitchen Style <b>2 TYPICAL</b>	Unfinished % <b>0%</b>
2.WD SH 6.BR/STONE 10.	1.GOOD 4.Obsolete 7.	Grade & Factor <b>2 Fair 100%</b>
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 <b>1 Asphalt Shingles</b>	Bath(s) Style <b>2 TYPICAL</b>	3.C Grade 6.AA Grade 9.Same
1.Asphalt 4.Composit 7.	1.GOOD 4.Obsolete 7.	SQFT (Footprint) <b>1056</b>
2.Slate 5.Wood 8.	2.TYPICAL 5. 8.	Condition <b>3 Below Average</b>
3.Metal 6.Other 9.	3.Old Type 6. 9.None	1.Poor 4.Avg 7.V G
SF Masonry Trim <b>0</b>	# Rooms <b>5</b>	2.Fair 5.Avg+ 8.Exc
OPEN-3-CUSTOM <b>0</b>	# Bedrooms <b>3</b>	3.Avg- 6.Good 9.Same
OPEN-4-CUSTOM <b>0</b>	# Full Baths <b>1</b>	Phys. % Good <b>0%</b>
Year Built <b>1991</b>	# Half Baths <b>0</b>	Funct. % Good <b>100%</b>
Year Remodeled <b>0</b>	# Addn Fixtures <b>0</b>	Functional Code <b>9 None</b>
Foundation <b>5 Concrete Slab</b>	# Fireplaces <b>0</b>	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 <b>100%</b>
Basement <b>9 No Basement</b>		Economic Code <b>None</b>
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 <b>0</b>		Entrance Code <b>5 Estimated</b>
Wet Basement <b>9 No Basement</b>		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 <b>5 Estimate</b>
		1.Owner 4.Agent 7.
		2.Relative 5.Estimate 8.
		3.Tenant 6.Other 9.

Date Inspected 1/25/2007

## Additions, Outbuildings & Improvements

Type	Year	Units	Grade	Cond	Phys.	Funct.	Sound Value	
24 Frame Shed	1991	96	2 100	3	0 %	100 %		1.ONE STORY FRAM
84 1.50 ST SHED....	2001	400	3 100	4	0 %	100 %		2.TWO STORY FRAM
21 Open Frame	2002	128	3 100	4	0 %	100 %		3.THREE STORY FR
					%	%		4.1 & 1/2 STORY
					%	%		5.1 & 3/4 STORY
					%	%		6.2 & 1/2 STORY
					%	%		21.Open Frame Por
					%	%		22.Encl Frame Por
					%	%		23.Frame Garage
					%	%		24.Frame Shed
					%	%		25.Frame Bay Wind
					%	%		26.1SFr Overhang
					%	%		27.Unfin Basement
					%	%		28.Unfinished Att
					%	%		29.Finished Attic



Map Lot R06-013-F

Account 2216

Location LAMSON LANE

Card 1 Of 1 10/11/2023

LAMSON, DONALD L  
35 LAMSON LANE  
WISCASSET ME 04578

B2629P103

Inspection Witnessed By:

X

Date

No./Date	Description	Date Insp.

Notes:

WISCASSET

### Property Data

Neighborhood	103 RURAL WEST		
Tree Growth Year	0		
FARM LAND YEAR	0		
OPEN SPACE YEAR	0		
Zone/Land Use	21 RURAL		
Secondary Zone			
Topography	2 Rolling		
1.Level	4.Below St	7.Steep	
2.Rolling	5.Low	8.Rough	
3.Above St	6.Swampy	9.	
Utilities	9 NoWater/ NoSewer		
1.Public	4.Dr Well	7.Cesspool	
2.Water	5.DUG/LAKE	8.	
3.Sewer	6.Septic	9.None	
Street	1 Paved		
1.Paved	4.Proposed	7.	
2.Semi Imp	5.Private	8.	
3.Gravel	6.Pub Eas	9.NoStreet	
TREE GROWTH PLAN	0		
CONSERV EASE	0		
Sale Data			
Sale Date	10/01/2000		
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	66,600	0	0	66,600
2011	66,600	0	0	66,600
2012	66,600	0	0	66,600
2013	66,600	0	0	66,600
2014	66,600	0	0	66,600
2015	66,600	0	0	66,600
2016	66,600	0	0	66,600
2017	66,600	0	0	66,600
2018	66,600	0	0	66,600
2019	66,600	0	0	66,600
2020	66,600	0	0	66,600
2021	66,600	0	0	66,600
2022	66,600	0	0	66,600
2023	83,300	0	0	83,300

### Land Data

Front Foot	Type	Effective		Influence		Influence Codes
		Frontage	Depth	Factor	Code	
11.Regular Lot				%		1.Open Space
12.Delta Triangle				%		2.Neighborhood A
13.Nabla Triangle				%		3.Topography
14.Rear Land				%		4.Size/Shape
15.Front Foot				%		5.Access
				%		6.Restriction
				%		7.Corner/Locatio
				%		8.View/Environ
				%		9.Fract Share
				%		Acres
				%		30.Rear 20+
				%		31.Waterfront Rea
				%		32.Open Space
				%		33.RestrictEsm
				%		34.PASTURE 1
				%		35.HORTICULTURAL-
				%		36.Pasture 3
				%		37.Softwood
				%		38.Mixed Wood
				%		39.Hardwood
				%		40.Wasteland
				%		41.CAMP SITE
				%		42.Mobile Home Si
				%		43.Condo Site
				%		44.Site Improve
				%		45.CAMP SITE
				%		46.PAVING/00
Total Acreage		18.00				

**WISCASSET**

Map Lot R06-013-F

Account 2216

Location LAMSON LANE

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 <b>100%</b>			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 <b>0%</b>			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 <b>4 Unoccupied</b>		
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 <b>5 Estimate</b>					
			1.Owner 4.Agent 7.					
			2.Relative 5.Estimate 8.					
			3.Tenant 6.Other 9.					
Date Inspected 1/24/2007								
<b>Additions, Outbuildings &amp; Improvements</b>								
Type	Year	Units	Grade	Cond	Phys.	Funct.	Sound Value	
					%	%	1.ONE STORY FRAM	
					%	%	2.TWO STORY FRAM	
					%	%	3.THREE STORY FR	
					%	%	4.1 & 1/2 STORY	
					%	%	5.1 & 3/4 STORY	
					%	%	6.2 & 1/2 STORY	
					%	%	21.Open Frame Por	
					%	%	22.Encl Frame Por	
					%	%	23.Frame Garage	
					%	%	24.Frame Shed	
					%	%	25.Frame Bay Wind	
					%	%	26.1SFr Overhang	
					%	%	27.Unfin Basement	
					%	%	28.Unfinished Att	
					%	%	29.Finished Attic	

Map Lot R06-014

Account 836

Location 318 GARDINER ROAD

Card 1 Of 1 10/11/2023

DERMODY, JUAN F DERMODY, SARAH 19896 HEARTHSTONE DRIVE DENHAM SPRINGS LA 70726			Property Data			Assessment Record					
			Neighborhood <b>103 RURAL WEST</b>			Year	Land	Buildings	Exempt	Total	
			Tree Growth Year <b>0</b>			2010	41,300	116,900	10,000	148,200	
			FARM LAND YEAR <b>0</b>			2011	41,300	116,900	10,000	148,200	
			OPEN SPACE YEAR <b>0</b>			2012	41,300	116,900	10,000	148,200	
B1480P266 B5043P34			Zone/Land Use <b>21 RURAL</b>			2013	41,300	116,900	10,000	148,200	
Previous Owner BROWN, RUSSELL THOMAS BROWN, JOANNE			Secondary Zone			2014	41,300	116,900	10,000	148,200	
						2015	41,300	116,900	10,000	148,200	
			Topography <b>1 Level</b>			2016	41,300	116,900	15,000	143,200	
WISCASSET ME 04578 Sale Date: 8/18/2016			1.Level           4.Below St       7.Steep	2017	41,300	116,900	0	158,200			
			2.Rolling       5.Low           8.Rough	2018	41,300	116,900	0	158,200			
			3.Above St   6.Swampy       9.	2019	41,300	116,900	0	158,200			
			Utilities <b>1 All Public</b>	2020	41,300	116,900	0	158,200			
			1.Public       4.Dr Well       7.Cesspool	2021	41,300	116,900	0	158,200			
			2.Water       5.DUG/LAKE   8.	2022	41,300	116,900	0	158,200			
			3.Sewer       6.Septic       9.None	2023	51,600	146,100	0	197,700			
			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							
Square Foot	Square Feet			%	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						
Fract. Acre	Acreage/Sites				35.HORTICULTURAL-						
	20	1.00	100	%	0	36.Pasture 3					
	21	1.00	100	%	0	37.Softwood					
	28	0.84	100	%	0	38.Mixed Wood					
				%		39.Hardwood					
Acres				%		40.Wasteland					
				%		41.CAMP SITE					
				%		42.Mobile Home Si					
	Total Acreage   1.84					43.Condo Site					
						44.Site Improve					
Inspection Witnessed By:			Sale Data								
			Sale Date <b>8/18/2016</b>								
			Price <b>125,000</b>								
			Sale Type <b>2 Land &amp; Buildings</b>								
			1.Land       4.Mobile       7.								
2.L & B     5.Other       8.											
3.Building   6.           9.											
Financing <b>9 Unknown</b>											
1.Convent   4.Seller       7.											
2.FHA/VA   5.Private     8.											
3.Assumed   6.Cash       9.Unknown											
Validity <b>1 Arms Length Sale</b>											
1.Valid       4.Split       7.Renovate											
2.Related   5.Partial     8.Other											
3.Distress   6.Exempt     9.Foreclose											
Verified <b>5 Public Record</b>											
1.Buyer       4.Agent       7.Family											
2.Seller       5.Pub Rec    8.Other											
3.Lender       6.MLS       9.											
Notes:											
WISCASSET											

WISCASSET


# WISCASSET

Map Lot R06-014

Account 836

Location 318 GARDINER ROAD

Card 1 Of 1 10/11/2023

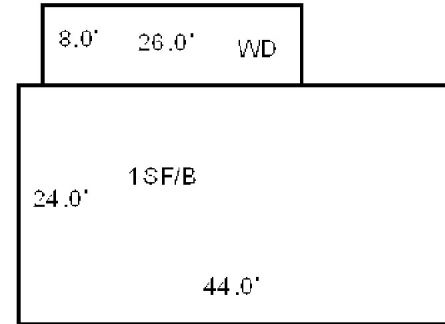
Building Style <b>3 Raised Ranch</b>	SF Bsmt Living <b>634</b>	Layout <b>1 Typical</b>
1.Conv. 5.Colonial 9.Other	Fin Bsmt Grade <b>0 0</b>	1.Typical 4. 7.
2.Ranch 6.Split 10.Double	HEARTH <b>0</b>	2.Inadeq 5. 8.
3.R Ranch 7.Mod/Cont 11.Multi	Heat Type <b>100% 5 Forced Warm Air</b>	3. 6. 9.
4.Cape 8.Log 12.Cot.	1.HWBB 5.FWA 9.No Heat	Attic <b>5 Floor &amp; Stairs</b>
Dwelling Units <b>1</b>	2.HWCI 6.GravWA 10.	1.1/4 Fin 4.Full Fin 7.
Other Units <b>0</b>	3.H Pump 7.Electric 11.	2.1/2 Fin 5.F/Stair 8.
Stories <b>1 One Story</b>	4.Steam 8.F/Wall 12.	3.3/4 Fin 6. 9.None
1.1 4.1.5 7.	Cool Type <b>0% 9 None</b>	Insulation <b>1 Full</b>
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 <b>3 COMPOSITION</b>	3.H Pump 6. 9.None	3.Capped 6. 9.None
1.CLAP 5.T-111 9.OTHER	Kitchen Style <b>2 TYPICAL</b>	Unfinished % <b>0%</b>
2.WD SH 6.BR/STONE 10.	1.GOOD 4.Obsolete 7.	Grade & Factor <b>4 Good 95%</b>
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 <b>1 Asphalt Shingles</b>	Bath(s) Style <b>2 TYPICAL</b>	3.C Grade 6.AA Grade 9.Same
1.Asphalt 4.Composit 7.	1.GOOD 4.Obsolete 7.	SQFT (Footprint) <b>1056</b>
2.Slate 5.Wood 8.	2.TYPICAL 5. 8.	Condition <b>5 Above Average</b>
3.Metal 6.Other 9.	3.Old Type 6. 9.None	1.Poor 4.Avg 7.V G
SF Masonry Trim <b>0</b>	# Rooms <b>5</b>	2.Fair 5.Avg+ 8.Exc
OPEN-3-CUSTOM <b>0</b>	# Bedrooms <b>3</b>	3.Avg- 6.Good 9.Same
OPEN-4-CUSTOM <b>0</b>	# Full Baths <b>1</b>	Phys. % Good <b>0%</b>
Year Built <b>1974</b>	# Half Baths <b>0</b>	Funct. % Good <b>100%</b>
Year Remodeled <b>0</b>	# Addn Fixtures <b>0</b>	Functional Code <b>9 None</b>
Foundation <b>1 Concrete</b>	# Fireplaces <b>0</b>	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 <b>100%</b>
Basement <b>4 Full Basement</b>		Economic Code <b>None</b>
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 <b>0</b>		Entrance Code <b>5 Estimated</b>
Wet Basement <b>1 Dry Basement</b>		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 <b>5 Estimate</b>
		1.Owner 4.Agent 7.
		2.Relative 5.Estimate 8.
		3.Tenant 6.Other 9.

Date Inspected 1/24/2007

## Additions, Outbuildings & Improvements

Type	Year	Units	Grade	Cond	Phys.	Funct.	Sound Value	
76 1.25 ST	0	864	3 100	3	0 %	100 %		1.ONE STORY FRAM
24 Frame Shed	1990	24	2 100	3	0 %	100 %		2.TWO STORY FRAM
68 Wood Deck	2000	208	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

GARAGE 24X36



SHED 4X6





Map Lot R06-015

Account 837

Location 299 GARDINER ROAD

Card 1 Of 1 10/11/2023

DERMODY, JUAN F  
DERMODY, SARAH J  
19896 HEARTHSTONE DRIVE  
DENHAM SPRINGS LA 70726

B4030P266

Previous Owner  
KOEHLING, LOUISA S. (DEWISEES)  
KOEHLING JR., APT, BROWN & CLARK  
C/O JUAN F. & SARAH J. DERMODY  
WISCASSET ME 04578  
Sale Date: 7/17/2008

Previous Owner  
KOEHLING, LOUISA S

299 GARDINER ROAD  
WISCASSET ME 04578  
Sale Date: 3/20/2008

Inspection Witnessed By:

X

Date

No./Date	Description	Date Insp.

Notes:

'21 Homestead Exemption removed in error. Adjust & abate  
'20 Homestead Exemption removed in error. Adjust & abate  
2008-Mrs. Koehling passed away 03/15/08. Removed  
homestead.  
2011-24 x 24 garage added in 2010, completed 2011  
(removed old carport).

WISCASSET

## Property Data

Neighborhood	103 RURAL WEST		
Tree Growth Year	0		
FARM LAND YEAR	0		
OPEN SPACE YEAR	0		
Zone/Land Use	21 RURAL		
Secondary Zone			
Topography	1 Level		
1.Level	4.Below St	7.Steep	
2.Rolling	5.Low	8.Rough	
3.Above St	6.Swampy	9.	
Utilities	4 Drilled Well	6 Septic System	
1.Public	4.Dr Well	7.Cesspool	
2.Water	5.DUG/LAKE	8.	
3.Sewer	6.Septic	9.None	
Street	1 Paved		
1.Paved	4.Proposed	7.	
2.Semi Imp	5.Private	8.	
3.Gravel	6.Pub Eas	9.NoStreet	
TREE GROWTH PLAN	0		
CONSERV EASE	0		
Sale Data			
Sale Date	7/17/2008		
Price	100,000		
Sale Type	2 Land & Buildings		
1.Land	4.Mobile	7.	
2.L & B	5.Other	8.	
3.Building	6.	9.	
Financing	9 Unknown		
1.Convent	4.Seller	7.	
2.FHA/VA	5.Private	8.	
3.Assumed	6.Cash	9.Unknown	
Validity	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	44,300	10,000	72,800
2011	38,500	50,800	10,000	79,300
2012	38,500	50,800	10,000	79,300
2013	38,500	50,800	10,000	79,300
2014	38,500	50,800	10,000	79,300
2015	38,500	50,800	10,000	79,300
2016	38,500	50,800	15,000	74,300
2017	38,500	50,800	20,000	69,300
2018	38,500	50,800	20,000	69,300
2019	38,500	50,800	0	89,300
2020	38,500	50,800	0	89,300
2021	38,500	50,800	25,000	64,300
2022	38,500	50,800	24,000	65,300
2023	48,100	63,400	25,000	86,500

## 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		0.69				

## 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 R06-015

Account 837

Location 299 GARDINER ROAD

Card 1 Of 1 10/11/2023

Building Style <b>1 Conventional</b>	SF Bsmt Living <b>0</b>	Layout <b>1 Typical</b>
1.Conv. 5.Colonial 9.Other	Fin Bsmt Grade <b>0 0</b>	1.Typical 4. 7.
2.Ranch 6.Split 10.Double	HEARTH <b>0</b>	2.Inadeq 5. 8.
3.R Ranch 7.Mod/Cont 11.Multi	Heat Type <b>100% 5 Forced Warm Air</b>	3. 6. 9.
4.Cape 8.Log 12.Cot.	1.HWBB 5.FWA 9.No Heat	Attic <b>4 Full Finished</b>
Dwelling Units <b>1</b>	2.HWCI 6.GravWA 10.	1.1/4 Fin 4.Full Fin 7.
Other Units <b>0</b>	3.H Pump 7.Electric 11.	2.1/2 Fin 5.F/Stair 8.
Stories <b>1 One Story</b>	4.Steam 8.F/Wall 12.	3.3/4 Fin 6. 9.None
1.1 4.1.5 7.	Cool Type <b>0% 9 None</b>	Insulation <b>1 Full</b>
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 <b>4 ASBESTOS/ASPHALT</b>	3.H Pump 6. 9.None	3.Capped 6. 9.None
1.CLAP 5.T-111 9.OTHER	Kitchen Style <b>2 TYPICAL</b>	Unfinished % <b>0%</b>
2.WD SH 6.BR/STONE 10.	1.GOOD 4.Obsolete 7.	Grade & Factor <b>3 Average 95%</b>
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 <b>1 Asphalt Shingles</b>	Bath(s) Style <b>2 TYPICAL</b>	3.C Grade 6.AA Grade 9.Same
1.Asphalt 4.Composit 7.	1.GOOD 4.Obsolete 7.	SQFT (Footprint) <b>594</b>
2.Slate 5.Wood 8.	2.TYPICAL 5. 8.	Condition <b>3 Below Average</b>
3.Metal 6.Other 9.	3.Old Type 6. 9.None	1.Poor 4.Avg 7.V G
SF Masonry Trim <b>0</b>	# Rooms <b>4</b>	2.Fair 5.Avg+ 8.Exc
OPEN-3-CUSTOM <b>0</b>	# Bedrooms <b>2</b>	3.Avg- 6.Good 9.Same
OPEN-4-CUSTOM <b>0</b>	# Full Baths <b>1</b>	Phys. % Good <b>0%</b>
Year Built <b>1940</b>	# Half Baths <b>0</b>	Funct. % Good <b>100%</b>
Year Remodeled <b>0</b>	# Addn Fixtures <b>0</b>	Functional Code <b>9 None</b>
Foundation <b>2 Concrete Block</b>	# Fireplaces <b>0</b>	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 <b>100%</b>
Basement <b>4 Full Basement</b>		Economic Code <b>None</b>
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 <b>0</b>		Entrance Code <b>5 Estimated</b>
Wet Basement <b>3 Wet Basement</b>		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 <b>5 Estimate</b>
		1.Owner 4.Agent 7.
		2.Relative 5.Estimate 8.
		3.Tenant 6.Other 9.

Date Inspected 6/09/2010

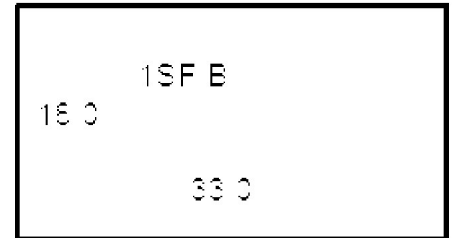
## Additions, Outbuildings & Improvements

Type	Year	Units	Grade	Cond	Phys.	Funct.	Sound Value
24 Frame Shed	1960	130	2 100	4	0 %	100 %	
24 Frame Shed	1960				%	%	400
23 Frame Garage	2009	576	3 100	4	0 %	100 %	
28 Unfinished Attic	2009	576	3 100	4	0 %	100 %	
					%	%	
					%	%	
					%	%	
					%	%	
					%	%	
					%	%	
					%	%	

S-ED 10X13

S-ED 20X22

FR GAR 24X24



Map Lot R06-016

Account 838

Location 293 GARDINER ROAD

Card 1 Of 1 10/11/2023

AUSTIN, BRIAN A  
AUSTIN, LINDA G  
293 GARDINER ROAD  
WISCASSET ME 04578

B820P216

Inspection Witnessed By:

X

Date

No./Date	Description	Date Insp.

Notes:

8/2/2004-CORRECTED #BASEMENT GARAGES, ADDED  
ADDITION TO TAX RECORD THAT WAS NEVER ADDED IN  
1999/2000. HOUSE NOW 1635 SF FROM 1210 SF.  
CORRECTED DECK FROM 70SF TO 140 SF AS IN SKETCH.

WISCASSET

### Property Data

Neighborhood	103 RURAL WEST		
Tree Growth Year	0		
FARM LAND YEAR	0		
OPEN SPACE YEAR	0		
Zone/Land Use	21 RURAL		
Secondary Zone			
Topography	1 Level		
1.Level	4.Below St	7.Steep	
2.Rolling	5.Low	8.Rough	
3.Above St	6.Swampy	9.	
Utilities	4 Drilled Well	6 Septic System	
1.Public	4.Dr Well	7.Cesspool	
2.Water	5.DUG/LAKE	8.	
3.Sewer	6.Septic	9.None	
Street	1 Paved		
1.Paved	4.Proposed	7.	
2.Semi Imp	5.Private	8.	
3.Gravel	6.Pub Eas	9.NoStreet	
TREE GROWTH PLAN	0		
CONSERV EASE	0		
Sale Data			
Sale Date			
Price			
Sale Type			
1.Land	4.Mobile	7.	
2.L & B	5.Other	8.	
3.Building	6.	9.	
Financing			
1.Convent	4.Seller	7.	
2.FHA/VA	5.Private	8.	
3.Assumed	6.Cash	9.Unknown	
Validity			
1.Valid	4.Split	7.Renovate	
2.Related	5.Partial	8.Other	
3.Distress	6.Exempt	9.Foreclose	
Verified			
1.Buyer	4.Agent	7.Family	
2.Seller	5.Pub Rec	8.Other	
3.Lender	6.MLS	9.	

### Assessment Record

Year	Land	Buildings	Exempt	Total
2010	37,700	108,000	10,000	135,700
2011	37,700	108,000	10,000	135,700
2012	37,700	108,000	10,000	135,700
2013	37,700	108,000	10,000	135,700
2014	37,700	108,000	10,000	135,700
2015	37,700	108,000	10,000	135,700
2016	37,700	108,000	15,000	130,700
2017	37,700	108,000	20,000	125,700
2018	37,700	108,000	20,000	125,700
2019	37,700	108,000	20,000	125,700
2020	37,700	108,000	25,000	120,700
2021	37,700	108,000	25,000	120,700
2022	37,700	108,000	24,000	121,700
2023	47,100	135,000	25,000	157,100

### Land Data

Front Foot	Type	Effective		Influence		Influence Codes
		Frontage	Depth	Factor	Code	
11.Regular Lot				%		1.Open Space
12.Delta Triangle				%		2.Neighborhood A
13.Nabla Triangle				%		3.Topography
14.Rear Land				%		4.Size/Shape
15.Front Foot				%		5.Access
				%		6.Restriction
				%		7.Corner/Locatio
				%		8.View/Environ
				%		9.Fract Share
				%		Acres
				%		30.Rear 20+
				%		31.Waterfront Rea
				%		32.Open Space
				%		33.RestrictEsm
				%		34.PASTURE 1
				%		35.HORTICULTURAL-
				%		36.Pasture 3
				%		37.Softwood
				%		38.Mixed Wood
				%		39.Hardwood
				%		40.Wasteland
				%		41.CAMP SITE
				%		42.Mobile Home Si
				%		43.Condo Site
				%		44.Site Improve
				%		45.CAMP SITE
				%		46.PAVING/00
Total Acreage		0.46				



## WISCASSET

Map Lot R06-016

Account 838

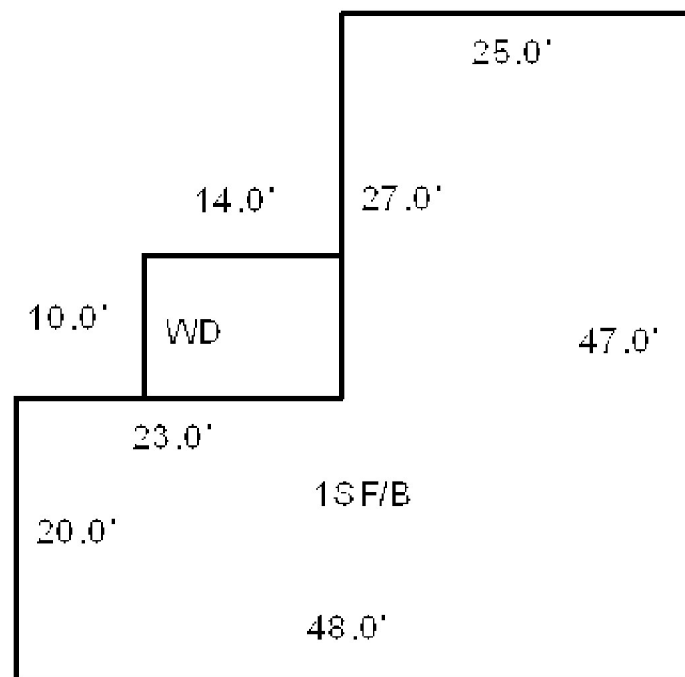
Location 293 GARDINER ROAD

Card 1 Of 1 10/11/2023

Building Style <b>1 2 Ranch</b>			SF Bsmt Living <b>0</b>			Layout <b>1 Typical</b>		
1.Conv.	5.Colonial	9.Other	Fin Bsmt Grade <b>0 0</b>			1.Typical 4. 7.		
2.Ranch	6.Split	10.Double	HEARTH <b>1</b>			2.Inadeq 5. 8.		
3.R Ranch	7.Mod/Cont	11.Multi	Heat Type <b>100% 8 Floor/Wall Unit</b>			3. 6. 9.		
4.Cape	8.Log	12.Cot.	1.HWBB 5.FWA 9.No Heat			Attic <b>9 None</b>		
Dwelling Units <b>1</b>			2.HWCI 6.GravWA 10.			1.1/4 Fin 4.Full Fin 7.		
Other Units <b>0</b>			3.H Pump 7.Electric 11.			2.1/2 Fin 5.FI/Stair 8.		
Stories <b>1 One Story</b>			4.Steam 8.FI/Wall 12.			3.3/4 Fin 6. 9.None		
1.1	4.1.5	7.	Cool Type <b>0% 9 None</b>			Insulation <b>1 Full</b>		
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 <b>8 ALUM/VINYL</b>			3.H Pump 6. 9.None			3.Capped 6. 9.None		
1.CLAP	5.T-111	9.OTHER	Kitchen Style <b>2 TYPICAL</b>			Unfinished % <b>0%</b>		
2.WD SH	6.BR/STONE	10.	1.GOOD 4.Obsolete 7.			Grade & Factor <b>3 Average 100%</b>		
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 <b>1 Asphalt Shingles</b>			Bath(s) Style <b>2 TYPICAL</b>			3.C Grade 6.AA Grade 9.Same		
1.Asphalt	4.Composit	7.	1.GOOD 4.Obsolete 7.			SQFT (Footprint) <b>1635</b>		
2.Slate	5.Wood	8.	2.TYPICAL 5. 8.			Condition <b>4 Average</b>		
3.Metal	6.Other	9.	3.Old Type 6. 9.None			1.Poor 4.Avg 7.V G		
SF Masonry Trim <b>0</b>			# Rooms <b>7</b>			2.Fair 5.Avg+ 8.Exc		
OPEN-3-CUSTOM <b>0</b>			# Bedrooms <b>3</b>			3.Avg- 6.Good 9.Same		
OPEN-4-CUSTOM <b>0</b>			# Full Baths <b>1</b>			Phys. % Good <b>0%</b>		
Year Built <b>1955</b>			# Half Baths <b>0</b>			Funct. % Good <b>100%</b>		
Year Remodeled <b>1999</b>			# Addn Fixtures <b>0</b>			Functional Code <b>9 None</b>		
Foundation <b>2 Concrete Block</b>			# Fireplaces <b>0</b>			1.Incomp 4.SMALL 7.LAYOUT		
1.Concrete	4.Wood	7.	<div><p><b>TRIO</b> 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.Defmaint 6.STYLE 9.None		
3.Br/Stone	6.Piers	9.				Econ. % Good <b>100%</b>		
Basement <b>4 Full Basement</b>						Economic Code <b>None</b>		
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 <b>3</b>			<div><p><b>TRIO</b> Software <i>A Division of Harris Computer Systems</i></p></div>			Entrance Code <b>1 Interior Inspect</b>		
Wet Basement <b>3 Wet Basement</b>						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 <b>1 Owner</b>		

Date Inspected 3/27/2007

Additions, Outbuildings & Improvements								1.ONE STORY FRAM
Type	Year	Units	Grade	Cond	Phys.	Funct.	Sound Value	2.TWO STORY FRAM
68 Wood Deck	1998	140	3 100	4	0 %	100 %		3.THREE STORY FR
					%	%		4.1 & 1/2 STORY
					%	%		5.1 & 3/4 STORY
					%	%		6.2 & 1/2 STORY
					%	%		21.Open Frame Por
					%	%		22.Encl Frame Por
					%	%		23.Frame Garage
					%	%		24.Frame Shed
					%	%		25.Frame Bay Wind
					%	%		26.1SFr Overhang
					%	%		27.Unfin Basement
					%	%		28.Unfinished Att
					%	%		29.Finished Attic



Map Lot    R06-017			Account    839			Location    277 GARDINER ROAD			Card    1		Of    1		10/11/2023						
WYMAN, STUART R T WISCASSET ME 04578  B1033P64						Property Data			Assessment Record										
						Neighborhood    103 RURAL WEST			Year	Land	Buildings	Exempt	Total						
						Tree Growth Year    0			2010	64,600	96,000	10,000	150,600						
						FARM LAND YEAR    0			2011	64,600	96,000	10,000	150,600						
						OPEN SPACE YEAR    0			2012	64,600	96,000	10,000	150,600						
						Zone/Land Use    21 RURAL			2013	64,600	96,000	10,000	150,600						
						Secondary Zone			2014	64,600	96,000	10,000	150,600						
									2015	64,600	96,000	10,000	150,600						
						Topography    2 Rolling			2016	64,600	96,000	15,000	145,600						
						1.Level            4.Below St        7.Steep 2.Rolling        5.Low            8.Rough 3.Above St      6.Swampy        9.			2017	64,000	96,000	20,000	140,000						
						Utilities    1 All Public			2018	64,000	96,000	20,000	140,000						
						1.Public            4.Dr Well        7.Cesspool 2.Water            5.DUG/LAKE      8. 3.Sewer            6.Septic        9.None			2019	64,000	96,000	20,000	140,000						
						Street    1 Paved			2020	64,000	96,000	25,000	135,000						
									2021	64,000	96,000	25,000	135,000						
						1.Paved            4.Proposed        7. 2.Semi Imp        5.Private          8. 3.Gravel            6.Pub Eas        9.NoStreet			2022	64,000	96,000	24,000	136,000						
						TREE GROWTH PLAN    0 CONSERV   EASE    0			2023	80,000	120,000	25,000	175,000						
									Land Data										
						Inspection Witnessed By:						Front Foot		Type	Effective		Influence		Influence Codes
															Frontage	Depth	Factor	Code	
		%																	
		%																	
		%																	
		%																	
		%																	
		%																	
Square Foot		Square Feet																	
			%																
			%																
			%																
			%																
			%																
			%																
			%																
Notes: '17 .6 acres to new lot 17-B 2002-NO LONGER COMMERCIAL BUSINESS CHANGED TO RURAL ZONE. 2005-SOLD 1 ACRE TO SON 2014-Elaine Wyman passed away 12/14/13.						Fract. Acre		Acreage/Sites											
								20	1.00	100	%	0							
								21	1.00	100	%	0							
								28	10.00	100	%	0							
								29	4.40	100	%	0							
										%									
										%									
										%									
						Total Acreage		15.40											
						WISCASSET													



# WISCASSET

Map Lot R06-017


Account 839

Location 277 GARDINER ROAD

Card 1

Of 1

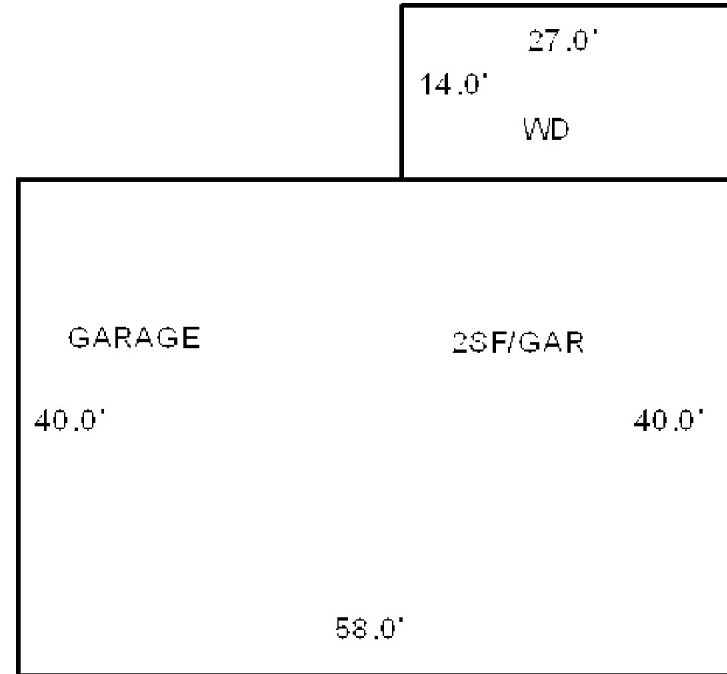
10/11/2023

Building Style <b>0</b>	SF Bsmt Living <b>0</b>	Layout <b>0</b>
1.Conv. 5.Colonial 9.Other	Fin Bsmt Grade <b>0 0</b>	1.Typical 4. 7.
2.Ranch 6.Split 10.Double	HEARTH <b>0</b>	2.Inadeq 5. 8.
3.R Ranch 7.Mod/Cont 11.Multi	Heat Type <b>100% 0</b>	3. 6. 9.
4.Cape 8.Log 12.Cot.	1.HWBB 5.FWA 9.No Heat	Attic <b>0</b>
Dwelling Units <b>0</b>	2.HWCI 6.GravWA 10.	1.1/4 Fin 4.Full Fin 7.
Other Units <b>0</b>	3.H Pump 7.Electric 11.	2.1/2 Fin 5.F/Stair 8.
Stories <b>0</b>	4.Steam 8.F/Wall 12.	3.3/4 Fin 6. 9.None
1.1 4.1.5 7.	Cool Type <b>0% 9 None</b>	Insulation <b>0</b>
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 <b>0</b>	3.H Pump 6. 9.None	3.Capped 6. 9.None
1.CLAP 5.T-111 9.OTHER	Kitchen Style <b>0</b>	Unfinished % <b>0%</b>
2.WD SH 6.BR/STONE 10.	1.GOOD 4.Obsolete 7.	Grade & Factor <b>0 0%</b>
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 <b>0</b>	Bath(s) Style <b>0</b>	3.C Grade 6.AA Grade 9.Same
1.Asphalt 4.Composit 7.	1.GOOD 4.Obsolete 7.	SQFT (Footprint) <b>0</b>
2.Slate 5.Wood 8.	2.TYPICAL 5. 8.	Condition <b>0</b>
3.Metal 6.Other 9.	3.Old Type 6. 9.None	1.Poor 4.Avg 7.V G
SF Masonry Trim <b>0</b>	# Rooms <b>0</b>	2.Fair 5.Avg+ 8.Exc
OPEN-3-CUSTOM <b>0</b>	# Bedrooms <b>0</b>	3.Avg- 6.Good 9.Same
OPEN-4-CUSTOM <b>0</b>	# Full Baths <b>0</b>	Phys. % Good <b>0%</b>
Year Built <b>0</b>	# Half Baths <b>0</b>	Funct. % Good <b>100%</b>
Year Remodeled <b>0</b>	# Addn Fixtures <b>0</b>	Functional Code <b>9 None</b>
Foundation <b>0</b>	# Fireplaces <b>0</b>	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 <b>100%</b>
Basement <b>0</b>		Economic Code <b>None</b>
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 <b>0</b>		Entrance Code <b>1 Interior Inspect</b>
Wet Basement <b>0</b>		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 <b>1 Owner</b>
		1.Owner 4.Agent 7.
		2.Relative 5.Estimate 8.
		3.Tenant 6.Other 9.

Date Inspected 3/10/2007

## Additions, Outbuildings & Improvements

Type	Year	Units	Grade	Cond	Phys.	Funct.	Sound Value	
23 Frame Garage	1985	2320	3 100	3	0 %	100 %		1.ONE STORY FRAM
68 Wood Deck	1985	378	3 100	3	0 %	100 %		2.TWO STORY FRAM
91 1S AD/GAR.....	1985	1120	3 100	3	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 R06-017-004

Account 843

Location 271 GARDINER ROAD

Card 1 Of 1 10/11/2023

WYMAN, STUART R  
WISCASSET ME 04578

WYMAN, STUART R WISCASSET ME 04578			Property Data			Assessment Record					
			Neighborhood    103 RURAL WEST			Year	Land	Buildings	Exempt	Total	
			Tree Growth Year    0			2010	0	12,900	0	12,900	
			FARM LAND YEAR    0			2011	0	12,900	0	12,900	
			OPEN SPACE YEAR    0			2012	0	12,900	0	12,900	
			Zone/Land Use    21 RURAL			2013	0	12,900	0	12,900	
			Secondary Zone			2014	0	12,900	0	12,900	
						2015	0	12,900	0	12,900	
			Topography    1 Level			2016	0	12,900	0	12,900	
			1.Level            4.Below St        7.Steep 2.Rolling          5.Low               8.Rough 3.Above St        6.Swampy         9.  Utilities            1 All Public  1.Public            4.Dr Well          7.Cesspool 2.Water            5.DUG/LAKE       8. 3.Sewer            6.Septic           9.None			2017	0	12,900	0	12,900	
2018	0	12,900				0	12,900				
2019	0	12,900				0	12,900				
2020	0	12,900				0	12,900				
2021	0	12,900				0	12,900				
			Street    1 Paved  1.Paved            4.Proposed        7. 2.Semi Imp        5.Private          8. 3.Gravel           6.Pub Eas         9.NoStreet			2022	0	12,900	0	12,900	
						2023	0	16,200	0	16,200	
			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 Improveveme 45.CAMP SITE 46.PAVING/00	
						Frontage	Depth	Factor	Code		
		%									
		%									
		%									
		%									
		%									
		%									
Square Foot  16.Regular Lot 17.Secondary Site 18.Secondary Site 19.Condominium 20.Base Homesite		Square Feet		%							
				%							
				%							
				%							
				%							
				%							
				%							
				%							
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									
				%							
				%							
				%							
				%							
				%							
				%							
				%							
Total Acreage    0.00											

Inspection Witnessed By:		
X		Date
No./Date	Description	Date Insp.
Notes: 2014-Elaine Wyman passed away 12/14/13.		
WISCASSET		

Inspection Witnessed By:

X

Date

No./Date	Description	Date Insp.

Notes:

2014-Elaine Wyman passed away 12/14/13.

WISCASSET


# WISCASSET

Map Lot R06-017-004

Account 843

Location 271 GARDINER ROAD

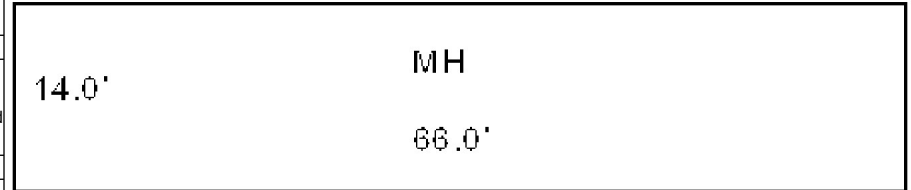
Card 1 Of 1 10/11/2023

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 <b>100%</b>	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 <b>0%</b>	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 <b>5 Estimated</b>
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 <b>5 Estimate</b>
		1.Owner 4.Agent 7.
		2.Relative 5.Estimate 8.
		3.Tenant 6.Other 9.

Date Inspected 1/24/2007

## Additions, Outbuildings & Improvements

Type	Year	Units	Grade	Cond	Phys.	Funct.	Sound Value	
998 14' Mobile	1978	14x66	2 100	3	0 %	50 %		1.ONE STORY FRAM
					%	%		2.TWO STORY FRAM
					%	%		3.THREE STORY FR
					%	%		4.1 & 1/2 STORY
					%	%		5.1 & 3/4 STORY
					%	%		6.2 & 1/2 STORY
					%	%		21.Open Frame Por
					%	%		22.Encl Frame Por
					%	%		23.Frame Garage
					%	%		24.Frame Shed
					%	%		25.Frame Bay Wind
					%	%		26.1SFr Overhang
					%	%		27.Unfin Basement
					%	%		28.Unfinished Att
					%	%		29.Finished Attic



Map Lot R06-017-A

Account 842

Location 279 GARDINER ROAD

Card 1 Of 1 10/11/2023

WYMAN, STUART S  
WISCASSET ME 04578

B3290P267 B3315P128 B3489P48 B4647P260

Inspection Witnessed By:

X		Date
No./Date	Description	Date Insp.

Notes:  
10/02/03-REMOVED AMY'S NAME  
2005-RECEIVED DEEDED 1 ACRE FROM PARENTS. 20' R/W.  
CHANGED FROM R06-017-003 TO R06-17-A. ADDED NEW  
GARAGE ALSO.  
2006-MUNICIPAL QUIT CLAIM DEED BK3489 PG48.  
2014-Easement recorded.

WISCASSET

Property Data			Assessment Record								
Neighborhood <b>103 RURAL WEST</b>			Year	Land		Buildings		Exempt	Total		
			2010	39,600		91,800		10,000	121,400		
			2011	39,600		91,800		10,000	121,400		
Tree Growth Year <b>0</b>			2012	39,600		91,800		10,000	121,400		
FARM LAND YEAR <b>0</b>			2013	39,600		91,800		10,000	121,400		
OPEN SPACE YEAR <b>0</b>			2014	39,600		91,800		10,000	121,400		
Zone/Land Use <b>21 RURAL</b>			2015	39,600		91,800		10,000	121,400		
Secondary Zone			2016	39,600		91,800		15,000	116,400		
			2017	39,600		91,800		20,000	111,400		
			2018	39,600		91,800		20,000	111,400		
Topography <b>1 Level</b>			2019	39,600		91,800		20,000	111,400		
1.Level	4.Below St	7.Steep	2020	39,600		91,800		25,000	106,400		
2.Rolling	5.Low	8.Rough	2021	39,600		91,800		25,000	106,400		
3.Above St	6.Swampy	9.	2022	39,600		91,800		24,000	107,400		
Utilities <b>1 All Public</b>			2023	49,500		114,700		25,000	139,200		
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	
Street <b>5 Private</b>						Frontage	Depth	Factor	Code		
			1.Paved	4.Proposed	7.	11.Regular Lot		%		1.Open Space	
2.Semi Imp	5.Private	8.	Square Foot			12.Delta Triangle		%		2.Neighborhood A	
3.Gravel	6.Pub Eas	9.NoStreet				13.Nabla Triangle		%		3.Topography	
TREE GROWTH PLAN <b>0</b>						14.Rear Land		%		4.Size/Shape	
CONSERV EASE <b>0</b>						15.Front Foot		%		5.Access	
Sale Data						16.Regular Lot		%		6.Restriction	
Sale Date <b>6/29/2004</b>						17.Secondary Site		%		7.Corner/Locatio	
Price						18.Secondary Site		%		8.View/Environ	
Sale Type <b>1 Land Only</b>						19.Condominium		%		9.Fract Share	
1.Land	4.Mobile	7.				20.Base Homesite		%		Acres	
2.L & B	5.Other	8.				21.HS Size Adj		20		100	%
3.Building	6.	9.				22.Base Waterfron		100		%	31.Waterfront Rea
Financing <b>9 Unknown</b>						23.Deep WF Size A		21		100	%
1.Convent	4.Seller	7.				Acres				%	33.RestrictEsm
2.FHA/VA	5.Private	8.				24.Base Waterfron				%	34.PASTURE 1
3.Assumed	6.Cash	9.Unknown				25.Shallow WF Siz				%	35.HORTICULTURAL-
Validity <b>2 Related Parties</b>						26.Base Water Inf				%	36.Pasture 3
1.Valid	4.Split	7.Renovate				27.Influence W Si				%	37.Softwood
2.Related	5.Partial	8.Other				28.Rear Land 1-10				%	38.Mixed Wood
3.Distress	6.Exempt	9.Foreclose				29.Rear Land 11-2				%	39.Hardwood
Verified <b>5 Public Record</b>						Total Acreage		1.00			
1.Buyer	4.Agent	7.Family									41.CAMP SITE
2.Seller	5.Pub Rec	8.Other									42.Mobile Home Si
3.Lender	6.MLS	9.									43.Condo Site
											44.Site Improve
											45.CAMP SITE

# WISCASSET

Map Lot R06-017-A

Account 842


Location 279 GARDINER ROAD

Card 1

Of 1

10/11/2023

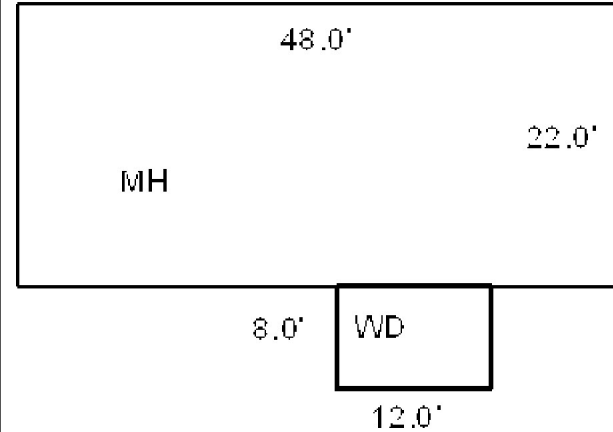
GARAGE 28X32

Building Style <b>10 Double Wide</b>	SF Bsmt Living <b>0</b>	Layout <b>1 Typical</b>
1.Conv. 5.Colonial 9.Other	Fin Bsmt Grade <b>0 0</b>	1.Typical 4. 7.
2.Ranch 6.Split 10.Double	HEARTH <b>0</b>	2.Inadeq 5. 8.
3.R Ranch 7.Mod/Cont 11.Multi	Heat Type <b>100% 5 Forced Warm Air</b>	3. 6. 9.
4.Cape 8.Log 12.Cot.	1.HWBB 5.FWA 9.No Heat	Attic <b>9 None</b>
Dwelling Units <b>1</b>	2.HWCI 6.GravWA 10.	1.1/4 Fin 4.Full Fin 7.
Other Units <b>0</b>	3.H Pump 7.Electric 11.	2.1/2 Fin 5.F/Stair 8.
Stories <b>1 One Story</b>	4.Steam 8.F/Wall 12.	3.3/4 Fin 6. 9.None
1.1 4.1.5 7.	Cool Type <b>0% 9 None</b>	Insulation <b>4 Minimal</b>
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 <b>8 ALUM/VINYL</b>	3.H Pump 6. 9.None	3.Capped 6. 9.None
1.CLAP 5.T-111 9.OTHER	Kitchen Style <b>2 TYPICAL</b>	Unfinished % <b>0%</b>
2.WD SH 6.BR/STONE 10.	1.GOOD 4.Obsolete 7.	Grade & Factor <b>2 Fair 100%</b>
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 <b>1 Asphalt Shingles</b>	Bath(s) Style <b>2 TYPICAL</b>	3.C Grade 6.AA Grade 9.Same
1.Asphalt 4.Composit 7.	1.GOOD 4.Obsolete 7.	SQFT (Footprint) <b>1248</b>
2.Slate 5.Wood 8.	2.TYPICAL 5. 8.	Condition <b>4 Average</b>
3.Metal 6.Other 9.	3.Old Type 6. 9.None	1.Poor 4.Avg 7.V G
SF Masonry Trim <b>0</b>	# Rooms <b>5</b>	2.Fair 5.Avg+ 8.Exc
OPEN-3-CUSTOM <b>0</b>	# Bedrooms <b>3</b>	3.Avg- 6.Good 9.Same
OPEN-4-CUSTOM <b>0</b>	# Full Baths <b>2</b>	Phys. % Good <b>0%</b>
Year Built <b>1990</b>	# Half Baths <b>0</b>	Funct. % Good <b>100%</b>
Year Remodeled <b>0</b>	# Addn Fixtures <b>0</b>	Functional Code <b>9 None</b>
Foundation <b>5 Concrete Slab</b>	# Fireplaces <b>0</b>	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 <b>100%</b>
Basement <b>9 No Basement</b>		Economic Code <b>None</b>
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 <b>0</b>		Entrance Code <b>1 Interior Inspect</b>
Wet Basement <b>9 No Basement</b>		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 <b>1 Owner</b>
		1.Owner 4.Agent 7.
		2.Relative 5.Estimate 8.
		3.Tenant 6.Other 9.

Date Inspected 3/10/2007

## Additions, Outbuildings & Improvements

Type	Year	Units	Grade	Cond	Phys.	Funct.	Sound Value	
43 2S Frame Garage	2005	896	4 100	4	0 %	100 %		1.ONE STORY FRAM
68 Wood Deck	2005	96	3 100	4	0 %	100 %		2.TWO STORY FRAM
68 Wood Deck	1990	96	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 R06-017-B

Account 840

Location 287 GARDINER ROAD

Card 1 Of 1 10/11/2023

JONES, GREGG T  
JONES, ELAINE F  
287 GARDINER ROAD  
WISCASSET ME 04578

B5115P185

Previous Owner  
WYMAN, STUART R.T.

277 GARDINER ROAD  
WISCASSET ME 04578  
Sale Date: 3/21/2017

Previous Owner  
SPRAGUE, JAMES  
P.O. BOX 228

WISCASSET ME 04578  
Sale Date: 6/20/2011

Inspection Witnessed By:

X

Date

No./Date	Description	Date Insp.

Notes:

5/14/20 ALL COMP, PHOTO.

5/8/19 STILL INC BUT MORE DONE.

"18 W/ Mr. New d-wide and adds.

'17 .60 acres & old mh become lot 17-B adjust mh value.

'16 adjust ownership per person in possession to Mr. Wyman

WISCASSET

Property Data			Assessment Record								
Neighborhood <b>103 RURAL WEST</b>			Year	Land		Buildings		Exempt	Total		
			2010	0		15,800		10,000	5,800		
			2011	0		15,800		10,000	5,800		
Tree Growth Year <b>0</b>			2012	0		0			0		
FARM LAND YEAR <b>0</b>			2013	0		0			0		
OPEN SPACE YEAR <b>0</b>			2014	0		12,800		0	12,800		
Zone/Land Use <b>21 RURAL</b>			2015	0		12,800		0	12,800		
			2016	0		12,800		0	12,800		
			2017	38,200		3,200		0	41,400		
Secondary Zone			2018	38,200		70,700		0	108,900		
			2019	38,200		78,400		26,000	90,600		
Topography <b>1 Level</b>			2020	38,200		86,000		31,000	93,200		
1.Level                      4.Below St                      7.Steep			2021	38,200		86,000		31,000	93,200		
2.Rolling                      5.Low                      8.Rough			2022	38,200		86,000		29,760	94,440		
3.Above St                      6.Swampy                      9.			2023	47,700		107,500		31,000	124,200		
Utilities <b>2 Public Water</b> <b>3 Public Sewer</b>			Land Data								
1.Public                      4.Dr Well                      7.Cesspool											
2.Water                      5.DUG/LAKE                      8.			Front Foot		Type	Effective		Influence		Influence Codes	
3.Sewer                      6.Septic                      9.None						Frontage	Depth	Factor	Code		
Street <b>1 Paved</b>			11.Regular Lot 12.Delta Triangle 13.Nabla Triangle 14.Rear Land 15.Front Foot							1.Open Space 2.Neighborhood A 3.Topography 4.Size/Shape 5.Access 6.Restriction 7.Corner/Locatio 8.View/Environ 9.Fract Share <b>Acres</b> 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	
1.Paved                      4.Proposed                      7.											
2.Semi Imp                      5.Private                      8.											
3.Gravel                      6.Pub Eas                      9.NoStreet											
TREE GROWTH PLAN <b>0</b>											
CONSERV EASE <b>0</b>			Square Foot 16.Regular Lot 17.Secondary Site 18.Secondary Site 19.Condominium 20.Base Homesite			Square Feet					
Sale Data											
Sale Date <b>3/21/2017</b>											
Price <b>15,000</b>											
Sale Type <b>2 Land &amp; Buildings</b>			Fract. Acre 21.HS Size Adj 22.Base Waterfron 23.Deep WF Size A <b>Acres</b> 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								
1.Land                      4.Mobile                      7.											
2.L & B                      5.Other                      8.											
3.Building                      6.                      9.											
Financing <b>9 Unknown</b>											
1.Convent                      4.Seller                      7.			Total Acreage    0.60								
2.FHA/VA                      5.Private                      8.											
3.Assumed                      6.Cash                      9.Unknown											
Validity <b>1 Arms Length Sale</b>											
1.Valid                      4.Split                      7.Renovate											
2.Related                      5.Partial                      8.Other											
3.Distress                      6.Exempt                      9.Foreclose											
Verified <b>5 Public Record</b>											
1.Buyer                      4.Agent                      7.Family											
2.Seller                      5.Pub Rec                      8.Other											
3.Lender                      6.MLS                      9.											




# WISCASSET

Map Lot R06-017-B

Account 840

Location 287 GARDINER ROAD

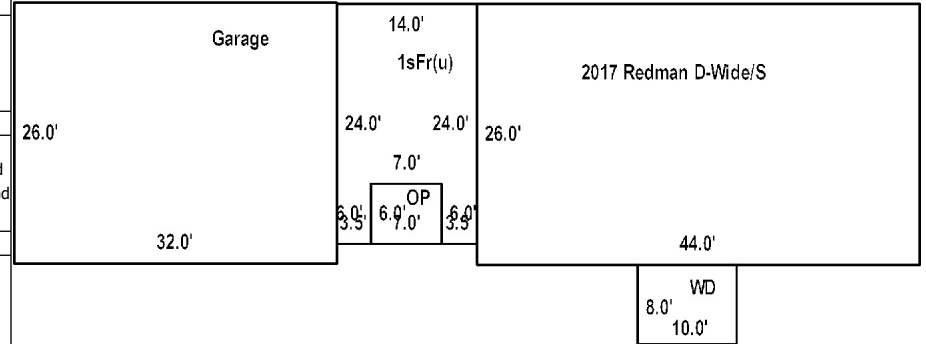
Card 1 Of 1 10/11/2023

Building Style <b>10 Double Wide</b>	SF Bsmt Living <b>0</b>	Layout <b>1 Typical</b>
1.Conv. 5.Colonial 9.Other	Fin Bsmt Grade <b>0 0</b>	1.Typical 4. 7.
2.Ranch 6.Split 10.Double	HEARTH <b>0</b>	2.Inadeq 5. 8.
3.R Ranch 7.Mod/Cont 11.Multi	Heat Type <b>100% 5 Forced Warm Air</b>	3. 6. 9.
4.Cape 8.Log 12.Cot.	1.HWBB 5.FWA 9.No Heat	Attic <b>9 None</b>
Dwelling Units <b>1</b>	2.HWCI 6.GravWA 10.	1.1/4 Fin 4.Full Fin 7.
Other Units <b>0</b>	3.H Pump 7.Electric 11.	2.1/2 Fin 5.F/Stair 8.
Stories <b>1 One Story</b>	4.Steam 8.F/Wall 12.	3.3/4 Fin 6. 9.None
1.1 4.1.5 7.	Cool Type <b>0% 9 None</b>	Insulation <b>1 Full</b>
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 <b>8 ALUM/VINYL</b>	3.H Pump 6. 9.None	3.Capped 6. 9.None
1.CLAP 5.T-111 9.OTHER	Kitchen Style <b>2 TYPICAL</b>	Unfinished % <b>0%</b>
2.WD SH 6.BR/STONE 10.	1.GOOD 4.Obsolete 7.	Grade & Factor <b>2 Fair 100%</b>
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 <b>1 Asphalt Shingles</b>	Bath(s) Style <b>2 TYPICAL</b>	3.C Grade 6.AA Grade 9.Same
1.Asphalt 4.Composit 7.	1.GOOD 4.Obsolete 7.	SQFT (Footprint) <b>1144</b>
2.Slate 5.Wood 8.	2.TYPICAL 5. 8.	Condition <b>4 Average</b>
3.Metal 6.Other 9.	3.Old Type 6. 9.None	1.Poor 4.Avg 7.V G
SF Masonry Trim <b>0</b>	# Rooms <b>0</b>	2.Fair 5.Avg+ 8.Exc
OPEN-3-CUSTOM <b>0</b>	# Bedrooms <b>0</b>	3.Avg- 6.Good 9.Same
OPEN-4-CUSTOM <b>0</b>	# Full Baths <b>2</b>	Phys. % Good <b>0%</b>
Year Built <b>2017</b>	# Half Baths <b>0</b>	Funct. % Good <b>100%</b>
Year Remodeled <b>0</b>	# Addn Fixtures <b>1</b>	Functional Code <b>9 None</b>
Foundation <b>5 Concrete Slab</b>	# Fireplaces <b>0</b>	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 <b>100%</b>
Basement <b>9 No Basement</b>		Economic Code <b>None</b>
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 <b>0</b>		Entrance Code <b>5 Estimated</b>
Wet Basement <b>9 No Basement</b>		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 <b>5 Estimate</b>
		1.Owner 4.Agent 7.
		2.Relative 5.Estimate 8.
		3.Tenant 6.Other 9.

Date Inspected 1/24/2007

## Additions, Outbuildings & Improvements

Type	Year	Units	Grade	Cond	Phys.	Funct.	Sound Value	
22 Encl Frame Porch	0	294	3 100	4	0 %	100 %		1.ONE STORY FRAM
21 Open Frame	0	42	3 100	4	0 %	100 %		2.TWO STORY FRAM
23 Frame Garage	0	832	3 100	4	0 %	100 %		3.THREE STORY FR
68 Wood Deck	0	80	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





Map Lot R06-018

Account 844

Location 263 GARDINER ROAD

Card 1 Of 1 10/11/2023

WISCASSET, INHABITANTS OF THE TOWN OF  
BUS GARAGE  
WISCASSET ME 04578

B4165P277 B4793P266

Previous Owner  
REGIONAL SCHOOL UNIT NO. 12  
BUS GARAGE  
C/O OFFICE OF THE SUPERINTENDENT  
WHITEFIELD ME 04353  
Sale Date: 6/18/2014

Previous Owner  
WISCASSET, TOWN OF  
WISCASSET SCHOOL DISTRICT

WISCASSET ME 04578  
Sale Date: 6/30/2009

Inspection Witnessed By:

X

Date

No./Date	Description	Date Insp.

Notes:

WISCASSET

**Property Data**

Neighborhood	103 RURAL WEST		
Tree Growth Year	0		
FARM LAND YEAR	0		
OPEN SPACE YEAR	0		
Zone/Land Use	21 RURAL		
Secondary Zone			
Topography			
			1 Level
1.Level	4.Below St	7.Steep	
2.Rolling	5.Low	8.Rough	
3.Above St	6.Swampy	9.	
Utilities			1 All Public
1.Public	4.Dr Well	7.Cesspool	
2.Water	5.DUG/LAKE	8.	
3.Sewer	6.Septic	9.None	
Street	1 Paved		
1.Paved	4.Proposed	7.	
2.Semi Imp	5.Private	8.	
3.Gravel	6.Pub Eas	9.NoStreet	
TREE GROWTH PLAN			0
CONSERV EASE			0
Sale Data			
Sale Date			6/18/2014
Price			
Sale Type			2 Land & Buildings
1.Land	4.Mobile	7.	
2.L & B	5.Other	8.	
3.Building	6.	9.	
Financing			9 Unknown
1.Convent	4.Seller	7.	
2.FHA/VA	5.Private	8.	
3.Assumed	6.Cash	9.Unknown	
Validity			6 Exempt Property
1.Valid	4.Split	7.Renovate	
2.Related	5.Partial	8.Other	
3.Distress	6.Exempt	9.Foreclose	
Verified			5 Public Record
1.Buyer	4.Agent	7.Family	
2.Seller	5.Pub Rec	8.Other	
3.Lender	6.MLS	9.	

**Assessment Record**

Year	Land	Buildings	Exempt	Total
2010	48,700	235,700	284,400	0
2011	48,700	235,700	284,400	0
2012	48,700	235,700	284,400	0
2013	48,700	235,700	284,400	0
2014	48,700	235,700	284,400	0
2015	48,700	235,700	284,400	0
2016	48,700	235,700	284,400	0
2017	48,700	235,700	284,400	0
2018	48,700	235,700	284,400	0
2019	48,700	235,700	284,400	0
2020	48,700	235,700	284,400	0
2021	48,700	235,700	284,400	0
2022	48,700	235,700	284,400	0
2023	51,600	249,900	301,500	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
				%		<b>Acres</b>
				%		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
<b>Total Acreage</b>		0.83				

**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



# WISCASSET

Map Lot R06-018

Account 844

Location 263 GARDINER ROAD

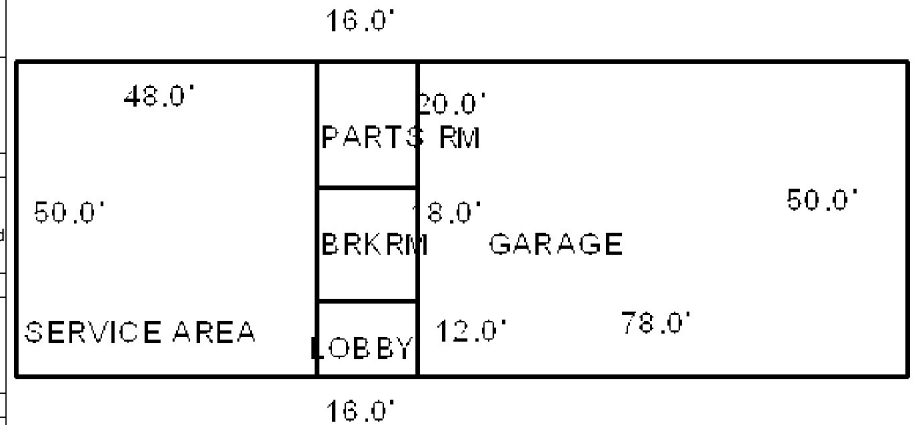
Card 1 Of 1 10/11/2023

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 <b>100%</b>	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 <b>0%</b>	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 <b>1 Interior Inspect</b>
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 <b>4 Agent</b>
		1.Owner 4.Agent 7.
		2.Relative 5.Estimate 8.
		3.Tenant 6.Other 9.

Date Inspected 1/24/2007

## Additions, Outbuildings & Improvements

Type	Year	Units	Grade	Cond	Phys.	Funct.	Sound Value	
228 GARAGE FRAME	1970	7100	3 100	4	0 %	100 %		1.ONE STORY FRAM
271 OFFICE MEZZ	1970	800	3 100	4	0 %	100 %		2.TWO STORY FRAM
344 PAVING.....	1970	25000	3 100	4	0 %	50 %		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 R06-019

Account 845

Location 255 GARDINER ROAD

Card 1 Of 1 10/11/2023

ME.DISTRICT CHURCH OF NAZARENE  
SHERMAN G. IRVING, TRUST  
WISCASSET ME 04578

B614P15

Inspection Witnessed By:

X

Date

No./Date	Description	Date Insp.

Notes:

WISCASSET

Property Data			Assessment Record				
Neighborhood <b>103 RURAL WEST</b>  Tree Growth Year <b>0</b> FARM LAND YEAR <b>0</b> OPEN SPACE YEAR <b>0</b> Zone/Land Use <b>21 RURAL</b>  Secondary Zone  Topography <b>1 Level</b> 1.Level                4.Below St        7.Steep 2.Rolling                5.Low                8.Rough 3.Above St                6.Swampy                9. Utilities <b>2 Public Water</b> <b>3 Public Sewer</b> 1.Public                4.Dr Well                7.Cesspool 2.Water                5.DUG/LAKE                8. 3.Sewer                6.Septic                9.None Street <b>1 Paved</b> 1.Paved                4.Proposed                7. 2.Semi Imp                5.Private                8. 3.Gravel                6.Pub Eas                9.NoStreet TREE GROWTH PLAN <b>0</b> CONSERV EASE <b>0</b>  <b>Sale Data</b> 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.  			Year	Land	Buildings	Exempt	Total
			2010	41,500	359,900	401,400	0
			2011	41,500	359,900	401,400	0
			2012	41,500	359,900	401,400	0
2013	41,500	359,900	401,400	0			
2014	41,500	359,900	401,400	0			
2015	41,500	359,900	401,400	0			
2016	41,500	359,900	401,400	0			
2017	41,500	359,900	401,400	0			
2018	41,500	359,900	401,400	0			
2019	41,500	359,900	401,400	0			
2020	41,500	359,900	401,400	0			
2021	41,500	359,900	401,400	0			
2022	41,500	359,900	401,400	0			
2023	51,800	381,600	433,400	0			
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/Enviro 9.Fract Share <b>Acres</b> 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	
		Frontage	Depth	Factor	Code		
				%			
				%			
				%			
				%			
				%			
				%			
Square Foot  16.Regular Lot 17.Secondary Site 18.Secondary Site 19.Condominium 20.Base Homesite		Square Feet					
				%			
				%			
				%			
				%			
				%			
				%			
				%			
Fract. Acre  21.HS Size Adj 22.Base Waterfron 23.Deep WF Size A <b>Acres</b> 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	1.00	125	%	0	
		28	0.38	125	%	0	
				%			
				%			
				%			
				%			
		Total Acreage		1.38			

# WISCASSET

Map Lot R06-019

Account 845

Location 255 GARDINER ROAD

Card 1

Of 1

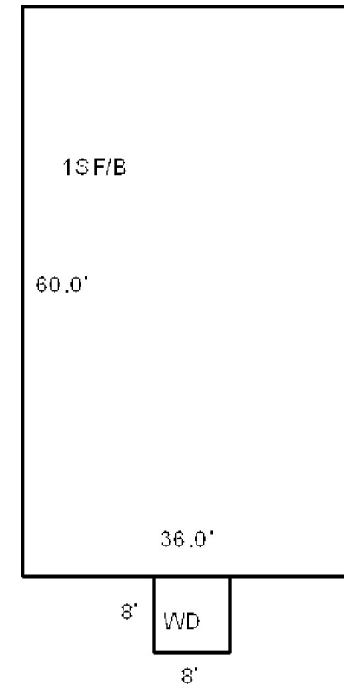
10/11/2023

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 <b>100%</b>	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 <b>0%</b>	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 <b>5 Estimated</b>
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 <b>5 Estimate</b>
		1.Owner 4.Agent 7.
		2.Relative 5.Estimate 8.
		3.Tenant 6.Other 9.

Date Inspected 1/24/2007

## Additions, Outbuildings & Improvements

Type	Year	Units	Grade	Cond	Phys.	Funct.	Sound Value	
333 CHURCH	1967	2160	3 90	4	0 %	100 %		1.ONE STORY FRAM
335 FIN. BASEMENT	1967	2126	2 100	4	0 %	100 %		2.TWO STORY FRAM
344 PAVING.....	1980	30000	3 100	4	0 %	100 %		3.THREE STORY FR
68 Wood Deck	2008	64	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



Map Lot R06-019-001

Account 2032

Location 257 GARDINER ROAD

Card 1 Of 1 10/11/2023

ME. DISTRICT CHURCH OF NAZARENE  
SHERMAN G IRVING, TRUST  
WISCASSET ME 04578

ME. DISTRICT CHURCH OF NAZARENE SHERMAN G IRVING, TRUST WISCASSET ME 04578			Property Data			Assessment Record				
			Neighborhood <b>103 RURAL WEST</b>			Year	Land	Buildings	Exempt	Total
			Tree Growth Year <b>0</b>			2010	0	16,500	16,500	0
			FARM LAND YEAR <b>0</b>			2011	0	16,500	16,500	0
			OPEN SPACE YEAR <b>0</b>			2012	0	16,500	16,500	0
			Zone/Land Use <b>21 RURAL</b>			2013	0	16,500	16,500	0
			Secondary Zone			2014	0	0	0	0
						2015	0	0	0	0
			Topography <b>1 Level</b>			2016	0	0	0	0
						1.Level           4.Below St       7.Steep 2.Rolling       5.Low           8.Rough 3.Above St     6.Swampy       9.			2017	0
Utilities <b>2 Public Water</b> <b>3 Public Sewer</b>						2018	0	0	0	0
1.Public       4.Dr Well       7.Cesspool 2.Water       5.DUG/LAKE   8. 3.Sewer       6.Septic       9.None						2019	0	0	0	0
Street <b>1 Paved</b>  1.Paved       4.Proposed     7. 2.Semi Imp   5.Private       8. 3.Gravel      6.Pub Eas    9.NoStreet						2020	0	0	0	0
						2021	0	0	0	0
						2022	0	0	0	0
						2023	0	0	0	0
			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 <b>Acres</b> 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 Improveveme 45.CAMP SITE 46.PAVING/00
						Frontage	Depth	Factor	Code	
Square Foot  16.Regular Lot 17.Secondary Site 18.Secondary Site 19.Condominium 20.Base Homesite			Square Feet							
Fract. Acre 21.HS Size Adj 22.Base Waterfron 23.Deep WF Size A <b>Acres</b> 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							
Inspection Witnessed By:   <										

Inspection Witnessed By:

X

Date

No./Date	Description	Date Insp.

Notes:

2006-CONTACTED PASTOR TO CHECK ON STATUS OF  
MOBILE HOME. THE ASSOCIATE PASTOR LIVES IN THE  
MOBILE HOME AND EXEMPTION IS OKAY.  
2014-Mobile home moved to Dresden 9/3/13.

WISCASSET

**WISCASSET**

Map Lot R06-019-001

Account 2032

Location 257 GARDINER 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 <b>100%</b>			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 <b>0%</b>			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 <b>5 Estimated</b>		
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 <b>5 Estimate</b>		
						1.Owner 4.Agent 7.		
						2.Relative 5.Estimate 8.		
						3.Tenant 6.Other 9.		
Date Inspected 1/24/2007								
<b>Additions, Outbuildings &amp; Improvements</b>								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 R06-020			Account 846			Location 243 GARDINER ROAD			Card 1		Of 1		10/11/2023		
HUBER, ROBERT C JR. 243 GARDINER ROAD WISCASSET ME 04578						Property Data			Assessment Record						
						Neighborhood 103 RURAL WEST			Year	Land	Buildings	Exempt	Total		
						Tree Growth Year 0			2010	37,900	77,200	16,000	99,100		
						FARM LAND YEAR 0			2011	37,900	77,200	16,000	99,100		
						OPEN SPACE YEAR 0			2012	37,900	77,200	0	115,100		
B5366P18						Zone/Land Use 21 RURAL			2013	37,900	77,200	0	115,100		
Previous Owner LOYOLA, EDGAR C J/T LOYOLA, MARIA						Secondary Zone			2014	37,900	77,200	0	115,100		
									2015	37,900	77,200	0	115,100		
WISCASSET ME 04578						Topography 1 Level			2016	37,900	77,200	0	115,100		
Sale Date: 3/20/2019									2017	37,900	77,200	0	115,100		
Previous Owner PREYER, CHARLES S. CAROLYNE AMBROSE (P/R) C/O EDGAR LOYOLA WISCASSET ME 04578 Sale Date: 12/23/2011						1.Level 4.Below St 7.Steep 2.Rolling 5.Low 8.Rough 3.Above St 6.Swampy 9.			2018	37,900	77,200	0	115,100		
						Utilities 1 All Public			2019	37,900	77,200	0	115,100		
						1.Public 4.Dr Well 7.Cesspool 2.Water 5.DUG/LAKE 8. 3.Sewer 6.Septic 9.None			2020	37,900	77,200	0	115,100		
						Street 1 Paved			2021	37,900	77,200	0	115,100		
						1.Paved 4.Proposed 7. 2.Semi Imp 5.Private 8. 3.Gravel 6.Pub Eas 9.NoStreet			2022	37,900	77,200	0	115,100		
Previous Owner PREYER, EMILIE STEPHE (J/T) PREYER, CHARLES S.									2023	47,300	96,600	0	143,900		
									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			
											%				
		%													
Square Foot 16.Regular Lot 17.Secondary Site 18.Secondary Site 19.Condominium 20.Base Homesite			Square Feet												
				%											
				%											
				%											
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	0.52	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 0.52										


# WISCASSET

Map Lot R06-020

Account 846

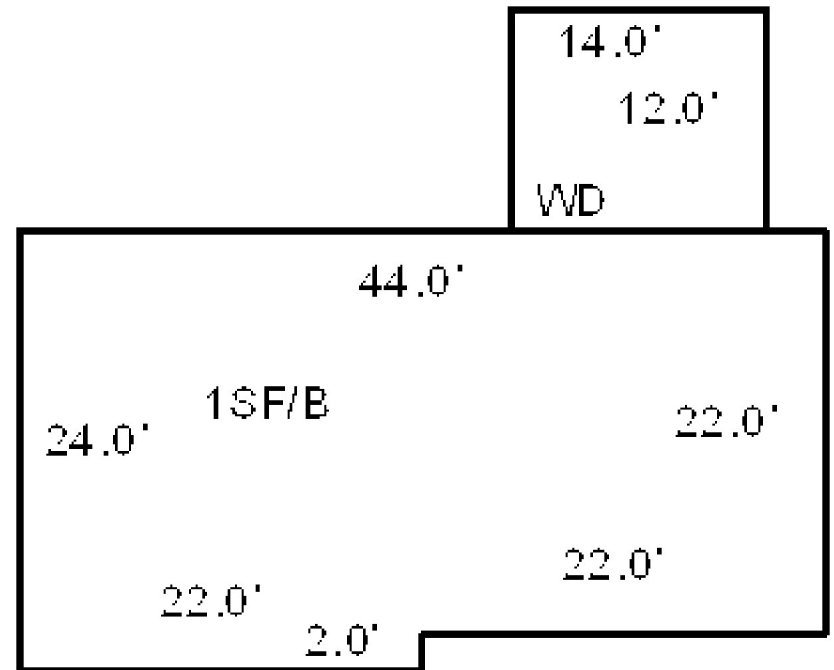
Location 243 GARDINER ROAD

Card 1 Of 1 10/11/2023

Building Style <b>2 Ranch</b>			SF Bsmt Living <b>0</b>			Layout <b>1 Typical</b>		
1.Conv.	5.Colonial	9.Other	Fin Bsmt Grade <b>0 0</b>			1.Typical 4. 7.		
2.Ranch	6.Split	10.Double	HEARTH <b>0</b>			2.Inadeq 5. 8.		
3.R Ranch	7.Mod/Cont	11.Multi	Heat Type <b>100% 5 Forced Warm Air</b>			3. 6. 9.		
4.Cape	8.Log	12.Cot.	1.HWBB	5.FWA	9.No Heat	Attic <b>9 None</b>		
Dwelling Units <b>1</b>			2.HWCI	6.GravWA	10.	1.1/4 Fin 4.Full Fin 7.		
Other Units <b>0</b>			3.H Pump	7.Electric	11.	2.1/2 Fin 5.Fl/Stair 8.		
Stories <b>1 One Story</b>			4.Steam	8.Fl/Wall	12.	3.3/4 Fin 6. 9.None		
1.1	4.1.5	7.	Cool Type <b>0% 9 None</b>			Insulation <b>1 Full</b>		
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 <b>2 WOOD SHINGLE</b>			3.H Pump	6. 9.None		3.Capped 6. 9.None		
1.CLAP	5.T-111	9.OTHER	Kitchen Style <b>2 TYPICAL</b>			Unfinished % <b>0%</b>		
2.WD SH	6.BR/STONE	10.	1.GOOD	4.Obsolete	7.	Grade & Factor <b>3 Average 100%</b>		
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 <b>1 Asphalt Shingles</b>			Bath(s) Style <b>2 TYPICAL</b>			3.C Grade 6.AA Grade 9.Same		
1.Asphalt	4.Composit	7.	1.GOOD	4.Obsolete	7.	SQFT (Footprint) <b>1012</b>		
2.Slate	5.Wood	8.	2.TYPICAL	5. 8.		Condition <b>4 Average</b>		
3.Metal	6.Other	9.	3.Old Type	6. 9.None		1.Poor 4.Avg 7.V G		
SF Masonry Trim <b>0</b>			# Rooms <b>5</b>			2.Fair 5.Avg+ 8.Exc		
OPEN-3-CUSTOM <b>0</b>			# Bedrooms <b>3</b>			3.Avg- 6.Good 9.Same		
OPEN-4-CUSTOM <b>0</b>			# Full Baths <b>1</b>			Phys. % Good <b>0%</b>		
Year Built <b>1976</b>			# Half Baths <b>0</b>			Funct. % Good <b>100%</b>		
Year Remodeled <b>0</b>			# Addn Fixtures <b>0</b>			Functional Code <b>9 None</b>		
Foundation <b>1 Concrete</b>			# Fireplaces <b>0</b>			1.Incomp 4.SMALL 7.LAYOUT		
1.Concrete	4.Wood	7.	<div><p><b>TRIO</b> Software <i>A Division of Harris Computer Systems</i></p></div>					
2.C Block	5.Slab	8.						
3.Br/Stone	6.Piers	9.						
Basement <b>4 Full Basement</b>								
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 <b>0</b>								
Wet Basement <b>1 Dry Basement</b>								
1.Dry	4. 7.							
2.Damp	5. 8.							
3.Wet	6. 9.							
						Econ. % Good <b>100%</b>		
						Economic Code <b>None</b>		
						0.None 3.Services 9.None		
						1.Location 4.Traffic 8.		
						2.Encroach 8.Other 9.		
						Entrance Code <b>1 Interior Inspect</b>		
						1.Interior 4.Vacant 7.		
						2.Refusal 5.Estimate 8.		
						3.Informed 6. 9.		
						Information Code <b>1 Owner</b>		

Date Inspected 3/20/2007

Additions, Outbuildings & Improvements								1.ONE STORY FRAM
Type	Year	Units	Grade	Cond	Phys.	Funct.	Sound Value	2.TWO STORY FRAM
68 Wood Deck	0	168	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



Map Lot R06-021

Account 847

Location 233 GARDINER ROAD

Card 1 Of 1 10/11/2023

SMITH, JOHN W. T/C (1/3 share)  
GLASSER, SARAH SMITH (2/3 share)  
C/O SARAH GLASSER  
WRIGHT WY 82732

B4640P50 B4640P52

Previous Owner  
SMITH, STEPHEN G. T/C  
SMITH, JOHN W. & GLASSER, SARAH SMITH  
C/O STEPHEN G. SMITH, PR  
DRESDEN ME 04342  
Sale Date: 2/14/2013

Previous Owner  
SMITH, HERALD M. (DEWISEE)  
SMITH, STEPHEN G., JOHN W. & SARAH E.  
C/O STEPHEN G. SMITH, PR  
DRESDEN ME 04342  
Sale Date: 2/14/2013

Inspection Witnessed By:

X

Date

No./Date	Description	Date Insp.

Notes:

2000 - SOLD 0.14 AC TO LEIGH & BARBARA APT  
2013-Mr. Smith passed away 7/11/12 leaving property to two sons and granddaughter in equal shares. 3/15/13- Deed recorded from Stephen Smith as PR giving 2/3 in equal shares to John Smith & Sarah Glasser. Then second deed recorded from Stephen Smith giving his 1/3 share to Sarah Smith Glasser.

WISCASSET

## Property Data

Neighborhood	103 RURAL WEST		
Tree Growth Year	0		
FARM LAND YEAR	0		
OPEN SPACE YEAR	0		
Zone/Land Use	21 RURAL		
Secondary Zone			
Topography	1 Level		
1.Level	4.Below St	7.Steep	
2.Rolling	5.Low	8.Rough	
3.Above St	6.Swampy	9.	
Utilities	1 All Public		
1.Public	4.Dr Well	7.Cesspool	
2.Water	5.DUG/LAKE	8.	
3.Sewer	6.Septic	9.None	
Street	1 Paved		
1.Paved	4.Proposed	7.	
2.Semi Imp	5.Private	8.	
3.Gravel	6.Pub Eas	9.NoStreet	
TREE GROWTH PLAN	0		
CONSERV EASE	0		
Sale Data			
Sale Date	2/14/2013		
Price			
Sale Type	2 Land & Buildings		
1.Land	4.Mobile	7.	
2.L & B	5.Other	8.	
3.Building	6.	9.	
Financing	9 Unknown		
1.Convent	4.Seller	7.	
2.FHA/VA	5.Private	8.	
3.Assumed	6.Cash	9.Unknown	
Validity	2 Related Parties		
1.Valid	4.Split	7.Renovate	
2.Related	5.Partial	8.Other	
3.Distress	6.Exempt	9.Foreclose	
Verified	5 Public Record		
1.Buyer	4.Agent	7.Family	
2.Seller	5.Pub Rec	8.Other	
3.Lender	6.MLS	9.	

## Assessment Record

Year	Land	Buildings	Exempt	Total
2010	41,200	90,900	16,000	116,100
2011	41,200	90,900	16,000	116,100
2012	41,200	90,900	16,000	116,100
2013	41,200	90,900	0	132,100
2014	41,200	90,900	0	132,100
2015	41,200	90,900	0	132,100
2016	41,200	90,900	0	132,100
2017	41,200	90,900	0	132,100
2018	41,200	90,900	0	132,100
2019	41,200	90,900	0	132,100
2020	41,200	90,900	0	132,100
2021	41,200	90,900	0	132,100
2022	41,200	90,900	0	132,100
2023	51,500	113,600	0	165,100

## Land Data

Front Foot	Type	Effective		Influence		Influence Codes
		Frontage	Depth	Factor	Code	
11.Regular Lot				%		1.Open Space
12.Delta Triangle				%		2.Neighborhood A
13.Nabla Triangle				%		3.Topography
14.Rear Land				%		4.Size/Shape
15.Front Foot				%		5.Access
				%		6.Restriction
				%		7.Corner/Locatio
				%		8.View/Environ
				%		9.Fract Share
				%		Acres
				%		30.Rear 20+
				%		31.Waterfront Rea
				%		32.Open Space
				%		33.RestrictEsm
				%		34.PASTURE 1
				%		35.HORTICULTURAL-
				%		36.Pasture 3
				%		37.Softwood
				%		38.Mixed Wood
				%		39.Hardwood
				%		40.Wasteland
				%		41.CAMP SITE
				%		42.Mobile Home Si
				%		43.Condo Site
				%		44.Site Improve
				%		45.CAMP SITE
				%		46.PAVING/00
Total Acreage		1.79				

## 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 R06-021

Account 847

Location 233 GARDINER ROAD

Card 1 Of 1 10/11/2023

Building Style <b>1 Conventional</b>	SF Bsmt Living <b>0</b>	Layout <b>1 Typical</b>
1.Conv. 5.Colonial 9.Other	Fin Bsmt Grade <b>0 0</b>	1.Typical 4. 7.
2.Ranch 6.Split 10.Double	HEARTH <b>0</b>	2.Inadeq 5. 8.
3.R Ranch 7.Mod/Cont 11.Multi	Heat Type <b>100% 5 Forced Warm Air</b>	3. 6. 9.
4.Cape 8.Log 12.Cot.	1.HWBB 5.FWA 9.No Heat	Attic <b>9 None</b>
Dwelling Units <b>1</b>	2.HWCI 6.GravWA 10.	1.1/4 Fin 4.Full Fin 7.
Other Units <b>0</b>	3.H Pump 7.Electric 11.	2.1/2 Fin 5.F/Stair 8.
Stories <b>4 One &amp; 1/2 Story</b>	4.Steam 8.F/Wall 12.	3.3/4 Fin 6. 9.None
1.1 4.1.5 7.	Cool Type <b>0% 9 None</b>	Insulation <b>3 Capped Only</b>
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 <b>1 CLAPBOARD</b>	3.H Pump 6. 9.None	3.Capped 6. 9.None
1.CLAP 5.T-111 9.OTHER	Kitchen Style <b>2 TYPICAL</b>	Unfinished % <b>0%</b>
2.WD SH 6.BR/STONE 10.	1.GOOD 4.Obsolete 7.	Grade & Factor <b>3 Average 105%</b>
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 <b>1 Asphalt Shingles</b>	Bath(s) Style <b>2 TYPICAL</b>	3.C Grade 6.AA Grade 9.Same
1.Asphalt 4.Composit 7.	1.GOOD 4.Obsolete 7.	SQFT (Footprint) <b>500</b>
2.Slate 5.Wood 8.	2.TYPICAL 5. 8.	Condition <b>4 Average</b>
3.Metal 6.Other 9.	3.Old Type 6. 9.None	1.Poor 4.Avg 7.V G
SF Masonry Trim <b>0</b>	# Rooms <b>5</b>	2.Fair 5.Avg+ 8.Exc
OPEN-3-CUSTOM <b>0</b>	# Bedrooms <b>2</b>	3.Avg- 6.Good 9.Same
OPEN-4-CUSTOM <b>0</b>	# Full Baths <b>2</b>	Phys. % Good <b>0%</b>
Year Built <b>1897</b>	# Half Baths <b>1</b>	Funct. % Good <b>100%</b>
Year Remodeled <b>0</b>	# Addn Fixtures <b>0</b>	Functional Code <b>9 None</b>
Foundation <b>1 Concrete</b>	# Fireplaces <b>0</b>	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 <b>100%</b>
Basement <b>4 Full Basement</b>		Economic Code <b>None</b>
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 <b>0</b>		Entrance Code <b>1 Interior Inspect</b>
Wet Basement <b>1 Dry Basement</b>		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 <b>1 Owner</b>
		1.Owner 4.Agent 7.
		2.Relative 5.Estimate 8.
		3.Tenant 6.Other 9.

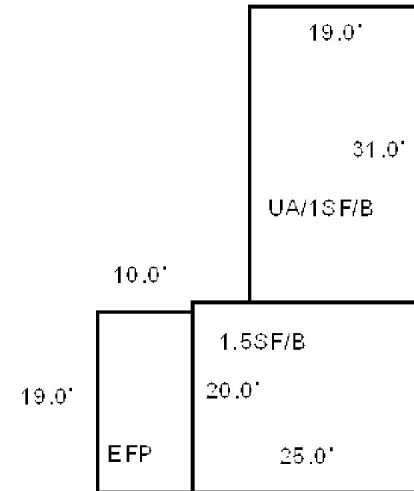
Date Inspected 3/27/2007

## Additions, Outbuildings & Improvements

Type	Year	Units	Grade	Cond	Phys.	Funct.	Sound Value	
11 1	0	589	0 0	0	0 %	0 %		1.ONE STORY FRAM
28 Unfinished Attic	0	589	0 0	0	0 %	0 %		2.TWO STORY FRAM
22 Encl Frame Porch	0	190	0 0	0	0 %	0 %		3.THREE STORY FR
23 Frame Garage	1975	480	2 100	3	0 %	100 %		4.1 & 1/2 STORY
24 Frame Shed	0	32	1 100	1	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

GARAGE 24X20

SHED 4X8



Map Lot R06-021-A

Account 848

Location 241 GARDINER ROAD

Card 1 Of 1 10/11/2023

APT, BARBARA L WISCASSET ME 04578			Property Data			Assessment Record					
			Neighborhood 103 RURAL WEST			Year	Land	Buildings	Exempt	Total	
			Tree Growth Year 0			2010	38,800	40,200	10,000	69,000	
			FARM LAND YEAR 0			2011	38,800	40,200	10,000	69,000	
			OPEN SPACE YEAR 0			2012	38,800	40,200	10,000	69,000	
B1082P231 B2514P17 Previous Owner APT, LEIGH W. APT, BARBARA L.			Zone/Land Use 21 RURAL			2013	38,800	40,200	10,000	69,000	
			Secondary Zone			2014	38,800	40,200	10,000	69,000	
						2015	38,800	40,200	10,000	69,000	
						2016	38,800	40,200	15,000	64,000	
			WISCASSET ME 04578 Sale Date: 2/13/2011			Topography 1 Level			2017	38,800	40,200
1.Level 4.Below St 7.Steep 2.Rolling 5.Low 8.Rough 3.Above St 6.Swampy 9.						2018	38,800	40,200	20,000	59,000	
						2019	38,800	40,200	20,000	59,000	
						Utilities 2 Public Water 3 Public Sewer			2020	38,800	40,200
						1.Public 4.Dr Well 7.Cesspool 2.Water 5.DUG/LAKE 8. 3.Sewer 6.Septic 9.None			2021	38,800	40,200
			Street 1 Paved			2022	38,800	40,200	24,000	55,000	
			1.Paved 4.Proposed 7. 2.Semi Imp 5.Private 8. 3.Gravel 6.Pub Eas 9.NoStreet			2023	48,500	50,200	25,000	73,700	
			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/Location 8.View/Environment 9.Fract Share Acres 30.Rear 20+ 31.Waterfront Real Estate 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 Site 43.Condo Site 44.Site Improvement 45.CAMP SITE 46.PAVING/00	
Frontage	Depth	Factor				Code					
		%									
		%									
		%									
		%									
		%									
		%									
Square Foot  16.Regular Lot 17.Secondary Site 18.Secondary Site 19.Condominium 20.Base HomeSite			Square Feet								
				%							
				%							
				%							
				%							
				%							
				%							
				%							
Fract. Acre 21.HS Size Adj 22.Base Waterfront 23.Deep WF Size Acres Acres 24.Base Waterfront 25.Shallow WF Size 26.Base Waterfront 27.Influence W Site 28.Rear Land 1-10 29.Rear Land 11-2			Acreage/Sites								
			20	1.00	100	%	0				
			21	0.77	100	%	0				
					%						
					%						
					%						
					%						
					%						
		Total Acreage		0.77							




## WISCASSET

Map Lot R06-021-A

Account 848

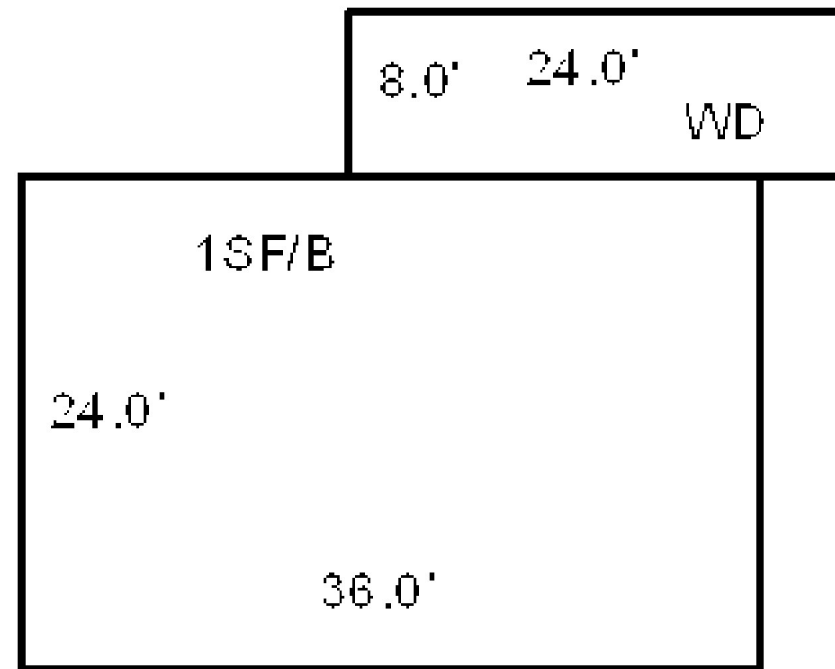
Location 241 GARDINER ROAD

Card 1 Of 1 10/11/2023

Building Style <b>10 Double Wide</b>			SF Bsmt Living <b>0</b>			Layout <b>1 Typical</b>		
1.Conv.	5.Colonial	9.Other	Fin Bsmt Grade <b>0 0</b>			1.Typical 4. 7.		
2.Ranch	6.Split	10.Double	HEARTH <b>0</b>			2.Inadeq 5. 8.		
3.R Ranch	7.Mod/Cont	11.Multi	Heat Type <b>100% 5 Forced Warm Air</b>			3. 6. 9.		
4.Cape	8.Log	12.Cot.	1.HWBB 5.FWA 9.No Heat			Attic <b>9 None</b>		
Dwelling Units <b>1</b>			2.HWCI 6.GravWA 10.			1.1/4 Fin 4.Full Fin 7.		
Other Units <b>0</b>			3.H Pump 7.Electric 11.			2.1/2 Fin 5.FI/Stair 8.		
Stories <b>1 One Story</b>			4.Steam 8.FI/Wall 12.			3.3/4 Fin 6. 9.None		
1.1	4.1.5	7.	Cool Type <b>0% 9 None</b>			Insulation <b>1 Full</b>		
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 <b>8 ALUM/VINYL</b>			3.H Pump 6. 9.None			3.Capped 6. 9.None		
1.CLAP	5.T-111	9.OTHER	Kitchen Style <b>2 TYPICAL</b>			Unfinished % <b>0%</b>		
2.WD SH	6.BR/STONE	10.	1.GOOD 4.Obsolete 7.			Grade & Factor <b>2 Fair 100%</b>		
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 <b>1 Asphalt Shingles</b>			Bath(s) Style <b>2 TYPICAL</b>			3.C Grade 6.AA Grade 9.Same		
1.Asphalt	4.Composit	7.	1.GOOD 4.Obsolete 7.			SQFT (Footprint) <b>864</b>		
2.Slate	5.Wood	8.	2.TYPICAL 5. 8.			Condition <b>4 Average</b>		
3.Metal	6.Other	9.	3.Old Type 6. 9.None			1.Poor 4.Avg 7.V G		
SF Masonry Trim <b>0</b>			# Rooms <b>4</b>			2.Fair 5.Avg+ 8.Exc		
OPEN-3-CUSTOM <b>0</b>			# Bedrooms <b>2</b>			3.Avg- 6.Good 9.Same		
OPEN-4-CUSTOM <b>0</b>			# Full Baths <b>1</b>			Phys. % Good <b>0%</b>		
Year Built <b>1973</b>			# Half Baths <b>0</b>			Funct. % Good <b>100%</b>		
Year Remodeled <b>0</b>			# Addn Fixtures <b>0</b>			Functional Code <b>9 None</b>		
Foundation <b>1 Concrete</b>			# Fireplaces <b>0</b>			1.Incomp 4.SMALL 7.LAYOUT		
1.Concrete	4.Wood	7.	<div><p><b>TRIO</b> 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.Defmaint 6.STYLE 9.None		
3.Br/Stone	6.Piers	9.				Econ. % Good <b>100%</b>		
Basement <b>4 Full Basement</b>						Economic Code <b>None</b>		
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 <b>0</b>						Entrance Code <b>1 Interior Inspect</b>		
Wet Basement <b>1 Dry Basement</b>						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 <b>1 Owner</b>					

Date Inspected 1/24/2007

Additions, Outbuildings & Improvements								1.ONE STORY FRAM
Type	Year	Units	Grade	Cond	Phys.	Funct.	Sound Value	2.TWO STORY FRAM
68 Wood Deck	1987	192	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





Property Data			Assessment Record								
Neighborhood    103 RURAL WEST			Year	Land	Buildings	Exempt	Total				
			2010	127,400	79,100	206,500	0				
Tree Growth Year        0			2011	127,400	79,100	206,500	0				
FARM LAND YEAR            0			2012	127,400	79,100	206,500	0				
OPEN SPACE YEAR           0			2013	127,400	79,100	206,500	0				
Zone/Land Use        21 RURAL			2014	127,400	79,100	206,500	0				
			2015	127,400	79,100	206,500	0				
Secondary Zone			2016	127,400	79,100	206,500	0				
Topography                1 Level			2017	127,400	79,100	206,500	0				
1.Level	4.Below St	7.Steep	2018	127,400	79,100	206,500	0				
2.Rolling	5.Low	8.Rough	2019	127,400	79,100	206,500	0				
3.Above St	6.Swampy	9.	2020	127,400	79,100	206,500	0				
Utilities                    1 All Public			2021	127,400	79,100	206,500	0				
1.Public	4.Dr Well	7.Cesspool	2022	127,400	79,100	206,500	0				
2.Water	5.DUG/LAKE	8.	2023	159,300	85,700	245,000	0				
3.Sewer	6.Septic	9.None	Land Data								
Street                    1 Paved											
1.Paved	4.Proposed	7.	Front Foot	Type	Effective		Influence		Influence Codes		
2.Semi Imp	5.Private	8.			Frontage	Depth	Factor	Code			
3.Gravel	6.Pub Eas	9.NoStreet					%				
TREE GROWTH PLAN        0							%				
CONSERV EASE            0							%				
Sale Data			11.Regular Lot					1.Open Space			
Sale Date			12.Delta Triangle					2.Neighborhood A			
Price			13.Nabla Triangle					3.Topography			
Sale Type			14.Rear Land					4.Size/Shape			
1.Land	4.Mobile	7.	15.Front Foot					5.Access			
2.L & B	5.Other	8.	Square Foot	Square Feet				6.Restriction			
3.Building	6.	9.					%		7.Corner/Locatio		
Financing							%		8.View/Environ		
1.Convent	4.Seller	7.					%		9.Fract Share		
2.FHA/VA	5.Private	8.					%		Acres		
3.Assumed	6.Cash	9.Unknown					%				
Validity							%		30.Rear 20+		
1.Valid	4.Split	7.Renovate					%		31.Waterfront Rea		
2.Related	5.Partial	8.Other					%		32.Open Space		
3.Distress	6.Exempt	9.Foreclose					%		33.RestrictEsm		
Verified					%		34.PASTURE 1				
1.Buyer	4.Agent	7.Family	Fract. Acre	Acreage/Sites				35.HORTICULTURAL-			
2.Seller	5.Pub Rec	8.Other			20	1.00	300	%	0	36.Pasture 3	
3.Lender	6.MLS	9.			21	1.00	150	%	0	37.Softwood	
					28	7.00	100	%	0	38.Mixed Wood	
								%			39.Hardwood
								%			40.Wasteland
								%			41.CAMP SITE
								%			42.Mobile Home Si
								%			43.Condo Site
								%			44.Site Improve
						%			45.CAMP SITE		
			Total Acreage	8.00				46.PAVING/00			


# WISCASSET

Map Lot R06-022

Account 849

Location 225 GARDINER 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 <b>100%</b>	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 <b>0%</b>	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 <b>1 Interior Inspect</b>
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 <b>4 Agent</b>
		1.Owner 4.Agent 7.
		2.Relative 5.Estimate 8.
		3.Tenant 6.Other 9.

Date Inspected 1/24/2007

## Additions, Outbuildings & Improvements

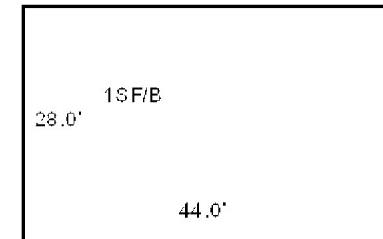
Type	Year	Units	Grade	Cond	Phys.	Funct.	Sound Value	
23 Frame Garage	1975	288	3 100	4	0 %	100 %		1.ONE STORY FRAM
24 Frame Shed	1975	50	3 100	4	0 %	100 %		2.TWO STORY FRAM
287 OFFICE	1975	1232	3 100	4	0 %	100 %		3.THREE STORY FR
292 BSMT	1975	1232	3 100	4	0 %	100 %		4.1 & 1/2 STORY
61 Canopy	1975	80	3 100	4	0 %	100 %		5.1 & 3/4 STORY
61 Canopy	1975	160	3 100	4	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

GARAGE 12X24

CANOPY 20X40

ASPHALT 20X40

CANOPY 8X10



SHED 5X10

PLAYGROUND EQUIPMENT

BASEBALL FIELD



Map Lot		R06-023		Account		2256		Location		46 BAYVIEW HEIGHTS		Card		1		Of		1		10/11/2023	
CHENEVERT, PAUL E CHENEVERT, STACEY L 346 BAYVIEW HTS WISCASSET ME 04578				Property Data				Assessment Record													
				Neighborhood				105 RURAL NORTH				Year		Land		Buildings		Exempt		Total	
				Tree Growth Year				0				2010		45,900		0		0		45,900	
				FARM LAND YEAR				0				2011		45,900		0		0		45,900	
B5834P130				OPEN SPACE YEAR				0				2012		45,900		0		0		45,900	
Previous Owner SIDE WORK CONSTRUCTION, LLC. 56 MONTSWEAG VALLEY ROAD				Zone/Land Use				21 RURAL				2013		45,900		0		0		45,900	
				Secondary Zone				2014		45,900		0		0		45,900					
								2015		45,900		0		0		45,900					
WISCASSET ME 04578				Topography				1 Level				2016		45,900		0		0		45,900	
Sale Date: 1/07/2022								2017		45,900		0		0		45,900					
Previous Owner DUNN JR., MICHAEL C J/T DUNN, LENORE G 95 OLD STAGE ROAD WISCASSET ME 04578 Sale Date: 3/19/2021				1.Level		4.Below St		7.Steep		2018		45,900		0		0		45,900			
				2.Rolling		5.Low		8.Rough		2019		45,900		0		0		45,900			
				3.Above St		6.Swampy		9.		2020		45,900		0		0		45,900			
				Utilities				9 NoWater/NoSewer				2021		45,900		0		0		45,900	
				1.Public		4.Dr Well		7.Cesspool		2022		45,900		0		0		45,900			
Previous Owner KEENE, KYLIE A. (J/T) KEENE, NICHOLAS K. P.				2.Water		5.DUG/LAKE		8.		2023		57,300		0		0		57,300			
				3.Sewer		6.Septic		9.None													
				Street				1 Paved													
				1.Paved		4.Proposed		7.													
				2.Semi Imp		5.Private		8.													
FARMINGDALE ME 04344 1630				3.Gravel		6.Pub Eas		9.NoStreet													
Inspection Witnessed By:				TREE GROWTH PLAN				0													
				CONSERV EASE				0													
X				Date				Sale Data													
No./Date		Description		Date Insp.		Sale Date		1/07/2022		Price		69,900									
						Sale Type		1 Land Only		11.Regular Lot		Type		Effective		Influence		Influence Codes			
						1.Land		4.Mobile		7.				Frontage		Depth		Factor		Code	
						2.L & B		5.Other		8.										1.Open Space	
						3.Building		6.		9.										2.Neighborhood A	
						Financing		9 Unknown		13.Nabla Triangle										3.Topography	
Notes: 2008-APRIL KEENE GRANTED HER 1/3 INTEREST IN PROPERTY TO KYLIE A. KEENE, WHICH GIVES KYLIE KEENE 2/3 INTEREST AND NICHOLAS KEENE 1/3 INTEREST. Property then sold 6/4/2010 to Michael & Leonore Dunn.				Validity		1 Arms Length Sale				14.Rear Land								4.Size/Shape			
				1.Valid		4.Split		7.Renovate		15.Front Foot										5.Access	
				2.Related		5.Partial		8.Other												6.Restriction	
				3.Distress		6.Exempt		9.Foreclose												7.Corner/Locatio	
				Verified		5 Public Record														8.View/Environ	
1.Buyer		4.Agent		7.Family														9.Fract Share			
2.Seller		5.Pub Rec		8.Other														Acres			
3.Lender		6.MLS		9.														30.Rear 20+			
WISCASSET										Fract. Acre				Acres/Sites				31.Waterfront Rea			
										21.HS Size Adj				20		1.00		100		% 0	
										22.Base Waterfron				21		1.00		100		% 0	
										23.Deep WF Size A				28		3.68		100		% 0	
										Acres											
										24.Base Waterfron										33.RestrictEsm	
										25.Shallow WF Siz										34.PASTURE 1	
										26.Base Water Inf										35.HORTICULTURAL-	
										27.Influence W Si										36.Pasture 3	
										28.Rear Land 1-10										37.Softwood	
										29.Rear Land 11-2										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 R06-023

Account 2256

Location 46 BAYVIEW HEIGHTS

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 <b>100%</b>			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 <b>0%</b>			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 <b>4 Unoccupied</b>			1.Interior 4.Vacant 7.		
Wet Basement			1.Refusal 5.Estimate 8.			2.Informed 6. 9.		
1.Dry	4.	7.	Information Code <b>5 Estimate</b>			1.Owner 4.Agent 7.		
2.Damp	5.	8.	1.Relative 5.Estimate 8.			2.Tenant 6.Other 9.		
3.Wet	6.	9.	3.Tenant 6.Other 9.					
Date Inspected								
<b>Additions, Outbuildings &amp; Improvements</b>								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		R06-023-A		Account	2157	Location	47 BAYVIEW HEIGHTS		Card	1	Of	1	10/11/2023	
SORENSEN, MARK 47 BAYVIEW HEIGHTS WISCASSET ME 04578  B4781P43 B5031P92						Property Data		Assessment Record						
						Neighborhood		105 RURAL NORTH		Year	Land	Buildings	Exempt	Total
						Tree Growth Year		0		2010	42,300	188,800	10,000	221,100
						FARM LAND YEAR		0		2011	42,300	188,800	10,000	221,100
						OPEN SPACE YEAR		0		2012	42,300	188,800	10,000	221,100
Previous Owner DIGHTON, WILLIAM  576 WEST ALNA ROAD ALNA ME 04535 Sale Date: 7/20/2016						Zone/Land Use		21 RURAL		2013	42,300	188,800	0	231,100
						Secondary Zone		2014	42,300	188,800	0	231,100		
								2015	42,300	188,800	0	231,100		
						Topography		3 Above Street		2016	42,300	188,800	0	231,100
						Previous Owner FEDERAL NATIONAL MORTGAGE ASSOCIATION C/O WILLIAM DIGHTON 576 WEST ALNA ROAD ALNA ME 04535 Sale Date: 4/24/2014						1.Level	4.Below St	7.Steep
2.Rolling	5.Low	8.Rough	2018	42,300	188,800							20,000	211,100	
3.Above St	6.Swampy	9.	2019	42,300	188,800							20,000	211,100	
Utilities	4 Drilled Well	6 Septic System	2020	42,300	188,800							25,000	206,100	
1.Public	4.Dr Well	7.Cesspool	2021	42,300	188,800							25,000	206,100	
Previous Owner LAMOUREUX, CHRISTOPHER J.  47 BAYVIEW HEIGHTS WISCASSET ME 04578 Sale Date: 8/22/2012						2.Water	5.DUG/LAKE	8.	2022	42,300	188,800	24,000	207,100	
						3.Sewer	6.Septic	9.None	2023	52,900	236,000	25,000	263,900	
						Land Data								
						Front Foot		Type	Effective		Influence		Influence Codes	
									Frontage	Depth	Factor	Code		
Inspection Witnessed By:						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		
						Square Foot		Square Feet				30.Rear 20+		
									%		31.Waterfront Rea			
						16.Regular Lot				%		32.Open Space		
						17.Secondary Site				%		33.RestrictEsm		
						18.Secondary Site				%		34.PASTURE 1		
						19.Condominium				%		35.HORTICULTURAL-		
						20.Base Homesite				%		36.Pasture 3		
						Fract. Acre			Acreage/Sites				37.Softwood	
									20	1.00	100	%	0	38.Mixed Wood
						21.HS Size Adj				%		39.Hardwood		
22.Base Waterfron				%		40.Wasteland								
23.Deep WF Size A				%		41.CAMP SITE								
Acres				%		42.Mobile Home Si								
24.Base Waterfron				%		43.Condo Site								
25.Shallow WF Siz				%		44.Site Improve								
26.Base Water Inf				%		45.CAMP SITE								
27.Influence W Si				%		46.PAVING/00								
28.Rear Land 1-10				%										
29.Rear Land 11-2				%										
Total Acreage						2.90								
WISCASSET														

# WISCASSET

Map Lot R06-023-A

Account 2157

Location 47 BAYVIEW HEIGHTS

Card 1

Of 1

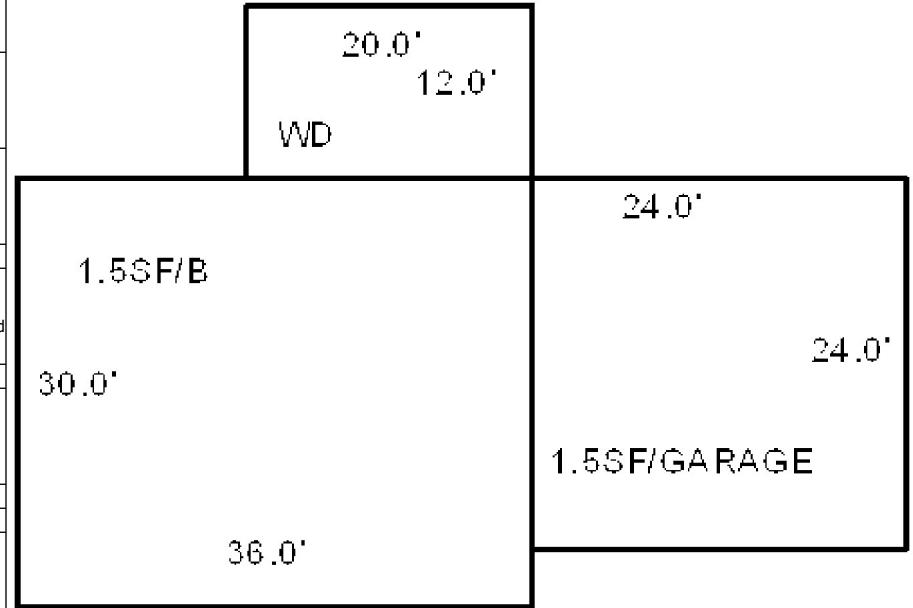
10/11/2023

Building Style <b>4 Cape Cod</b>	SF Bsmt Living <b>450</b>	Layout <b>1 Typical</b>
1.Conv. 5.Colonial 9.Other	Fin Bsmt Grade <b>3 100</b>	1.Typical 4. 7.
2.Ranch 6.Split 10.Double	HEARTH <b>0</b>	2.Inadeq 5. 8.
3.R Ranch 7.Mod/Cont 11.Multi	Heat Type <b>100% 1 Hot Water BB</b>	3. 6. 9.
4.Cape 8.Log 12.Cot.	1.HWBB 5.FWA 9.No Heat	Attic <b>9 None</b>
Dwelling Units <b>1</b>	2.HWCI 6.GravWA 10.	1.1/4 Fin 4.Full Fin 7.
Other Units <b>0</b>	3.H Pump 7.Electric 11.	2.1/2 Fin 5.F/Stair 8.
Stories <b>4 One &amp; 1/2 Story</b>	4.Steam 8.F/Wall 12.	3.3/4 Fin 6. 9.None
1.1 4.1.5 7.	Cool Type <b>100% 9 None</b>	Insulation <b>1 Full</b>
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 <b>1 CLAPBOARD</b>	3.H Pump 6. 9.None	3.Capped 6. 9.None
1.CLAP 5.T-111 9.OTHER	Kitchen Style <b>2 TYPICAL</b>	Unfinished % <b>0%</b>
2.WD SH 6.BR/STONE 10.	1.GOOD 4.Obsolete 7.	Grade & Factor <b>4 Good 100%</b>
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 <b>1 Asphalt Shingles</b>	Bath(s) Style <b>2 TYPICAL</b>	3.C Grade 6.AA Grade 9.Same
1.Asphalt 4.Composit 7.	1.GOOD 4.Obsolete 7.	SQFT (Footprint) <b>1080</b>
2.Slate 5.Wood 8.	2.TYPICAL 5. 8.	Condition <b>4 Average</b>
3.Metal 6.Other 9.	3.Old Type 6. 9.None	1.Poor 4.Avg 7.V G
SF Masonry Trim <b>0</b>	# Rooms <b>7</b>	2.Fair 5.Avg+ 8.Exc
OPEN-3-CUSTOM <b>0</b>	# Bedrooms <b>3</b>	3.Avg- 6.Good 9.Same
OPEN-4-CUSTOM <b>0</b>	# Full Baths <b>2</b>	Phys. % Good <b>0%</b>
Year Built <b>1999</b>	# Half Baths <b>0</b>	Funct. % Good <b>100%</b>
Year Remodeled <b>0</b>	# Addn Fixtures <b>0</b>	Functional Code <b>9 None</b>
Foundation <b>1 Concrete</b>	# Fireplaces <b>0</b>	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 <b>100%</b>
Basement <b>4 Full Basement</b>		Economic Code <b>None</b>
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 <b>0</b>		Entrance Code <b>1 Interior Inspect</b>
Wet Basement <b>1 Dry Basement</b>		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 <b>1 Owner</b>
		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	
93 1/2S AD/GAR.....	1998	576	4 100	4	0 %	100 %		1.ONE STORY FRAM
68 Wood Deck	1998	240	4 100	4	0 %	100 %		2.TWO STORY FRAM
					%	%		3.THREE STORY FR
					%	%		4.1 & 1/2 STORY
					%	%		5.1 & 3/4 STORY
					%	%		6.2 & 1/2 STORY
					%	%		21.Open Frame Por
					%	%		22.Encl Frame Por
					%	%		23.Frame Garage
					%	%		24.Frame Shed
					%	%		25.Frame Bay Wind
					%	%		26.1SFr Overhang
					%	%		27.Unfin Basement
					%	%		28.Unfinished Att
					%	%		29.Finished Attic





Map Lot R06-023-B			Account 850	Location 48 BAYVIEW HEIGHTS	Card 1	Of 1	10/11/2023			
IAMPIETRO, CANDACE CAHN IAMPIETRO, TOMMUS S. 48 BAYVIEW HEIGHTS WISCASSET ME 04578  B2679P18 B4907P113 B5237P194				Property Data		Assessment Record				
				Neighborhood 105 RURAL NORTH		Year	Land	Buildings	Exempt	Total
				Tree Growth Year 0		2010	49,300	249,900	0	299,200
				FARM LAND YEAR 0		2011	49,300	249,900	0	299,200
				OPEN SPACE YEAR 0		2012	49,300	249,900	0	299,200
Previous Owner BRAGAN, KURTIS B BRAGAN, MELISSA W 48 BAYVIEW HEIGHTS WISCASSET ME 04578 Sale Date: 3/12/2018				Zone/Land Use 21 RURAL		2013	49,300	249,900	0	299,200
				Secondary Zone		2014	49,300	249,900	0	299,200
						2015	49,300	249,900	0	299,200
				Topography 1 Level		2016	49,300	249,900	0	299,200
				1.Level 4.Below St 7.Steep 2.Rolling 5.Low 8.Rough 3.Above St 6.Swampy 9.		2017	49,300	249,900	20,000	279,200
2018	49,300	249,900	0			299,200				
Utilities 4 Drilled Well 6 Septic System		2019	49,300			249,900	0	299,200		
PORTLAND ME 04102 3620 Sale Date: 7/02/2015				1.Public 4.Dr Well 7.Cesspool 2.Water 5.DUG/LAKE 8. 3.Sewer 6.Septic 9.None		2020	49,300	249,900	0	299,200
						2021	49,300	249,900	25,000	274,200
						2022	49,300	249,900	24,000	275,200
				Street 1 Paved		2023	61,600	312,400	25,000	349,000
				1.Paved 4.Proposed 7. 2.Semi Imp 5.Private 8. 3.Gravel 6.Pub Eas 9.NoStreet		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 Improveveme 45.CAMP SITE 46.PAVING/00		
			Frontage			Depth	Factor		Code	
					%					
					%					
					%					
					%					
					%					
Square Foot  16.Regular Lot 17.Secondary Site 18.Secondary Site 19.Condominium 20.Base Homesite		Square Feet								
				%						
				%						
				%						
				%						
				%						
				%						
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	1.00	100	%	0				
		28	5.40	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 6.40								
Inspection Witnessed By:  X  No./Date Description Date Insp.				Sale Data  Sale Date 3/12/2018 Price 259,000 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.						
Notes: 2002-SOLD HOUSE AND 6.4 ACRES TO DEXTER PREVIOUS BK2202 PG246 RETAINED 4.68 AC 2009-Removed homestead exemption as live in Portland.										
WISCASSET										

# WISCASSET

Map Lot R06-023-B

Account 850

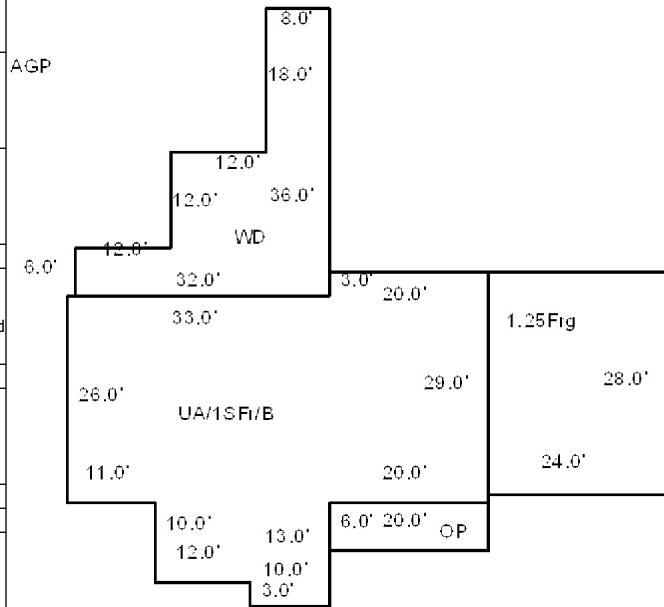
Location 48 BAYVIEW HEIGHTS

Card 1 Of 1 10/11/2023

Building Style <b>2 Ranch</b>	SF Bsmt Living <b>874</b>	Layout <b>1 Typical</b>
1.Conv. 5.Colonial 9.Other	Fin Bsmt Grade <b>9 100</b>	1.Typical 4. 7.
2.Ranch 6.Split 10.Double	HEARTH <b>0</b>	2.Inadeq 5. 8.
3.R Ranch 7.Mod/Cont 11.Multi	Heat Type <b>100% 1 Hot Water BB</b>	3. 6. 9.
4.Cape 8.Log 12.Cot.	1.HWBB 5.FWA 9.No Heat	Attic <b>5 Floor &amp; Stairs</b>
Dwelling Units <b>1</b>	2.HWCI 6.GravWA 10.	1.1/4 Fin 4.Full Fin 7.
Other Units <b>0</b>	3.H Pump 7.Electric 11.	2.1/2 Fin 5.F/Stair 8.
Stories <b>1 One Story</b>	4.Steam 8.F/Wall 12.	3.3/4 Fin 6. 9.None
1.1 4.1.5 7.	Cool Type <b>0% 9 None</b>	Insulation <b>1 Full</b>
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 <b>1 CLAPBOARD</b>	3.H Pump 6. 9.None	3.Capped 6. 9.None
1.CLAP 5.T-111 9.OTHER	Kitchen Style <b>1 GOOD</b>	Unfinished % <b>0%</b>
2.WD SH 6.BR/STONE 10.	1.GOOD 4.Obsolete 7.	Grade & Factor <b>4 Good 100%</b>
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 <b>1 Asphalt Shingles</b>	Bath(s) Style <b>1 GOOD</b>	3.C Grade 6.AA Grade 9.Same
1.Asphalt 4.Composit 7.	1.GOOD 4.Obsolete 7.	SQFT (Footprint) <b>1688</b>
2.Slate 5.Wood 8.	2.TYPICAL 5. 8.	Condition <b>4 Average</b>
3.Metal 6.Other 9.	3.Old Type 6. 9.None	1.Poor 4.Avg 7.V G
SF Masonry Trim <b>0</b>	# Rooms <b>7</b>	2.Fair 5.Avg+ 8.Exc
OPEN-3-CUSTOM <b>0</b>	# Bedrooms <b>3</b>	3.Avg- 6.Good 9.Same
OPEN-4-CUSTOM <b>0</b>	# Full Baths <b>1</b>	Phys. % Good <b>0%</b>
Year Built <b>1997</b>	# Half Baths <b>1</b>	Funct. % Good <b>100%</b>
Year Remodeled <b>0</b>	# Addn Fixtures <b>0</b>	Functional Code <b>9 None</b>
Foundation <b>1 Concrete</b>	# Fireplaces <b>1</b>	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 <b>100%</b>
Basement <b>3 3/4 Basement</b>		Economic Code <b>None</b>
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 <b>0</b>		Entrance Code <b>3 Information Only</b>
Wet Basement <b>1 Dry Basement</b>		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 <b>1 Owner</b>
		1.Owner 4.Agent 7.
		2.Relative 5.Estimate 8.
		3.Tenant 6.Other 9.



AGP



IRR SHED 320 SQ FT

Date Inspected 1/23/2007

## Additions, Outbuildings & Improvements

Type	Year	Units	Grade	Cond	Phys.	Funct.	Sound Value
76 1.25 ST	0	672	0 0	0	0 %	0 %	
21 Open Frame	0	120	0 0	0	0 %	0 %	
68 Wood Deck	0	576	0 0	0	0 %	0 %	
73 AB.GR. POOL.....	0	1	3 100	4	99 %	100 %	
24 Frame Shed	2006	320	3 110	4	0 %	100 %	
					%	%	
					%	%	
					%	%	
					%	%	
					%	%	
					%	%	

- 1.ONE STORY FRAM
- 2.TWO STORY FRAM
- 3.THREE STORY FR
- 4.1 & 1/2 STORY
- 5.1 & 3/4 STORY
- 6.2 & 1/2 STORY
- 21.Open Frame Por
- 22.Encl Frame Por
- 23.Frame Garage
- 24.Frame Shed
- 25.Frame Bay Wind
- 26.1SFr Overhang
- 27.Unfin Basement
- 28.Unfinished Att
- 29.Finished Attic





# WISCASSET

Map Lot R06-024

Account 851

Location 215 GARDINER ROAD

Card 1 Of 1 10/11/2023

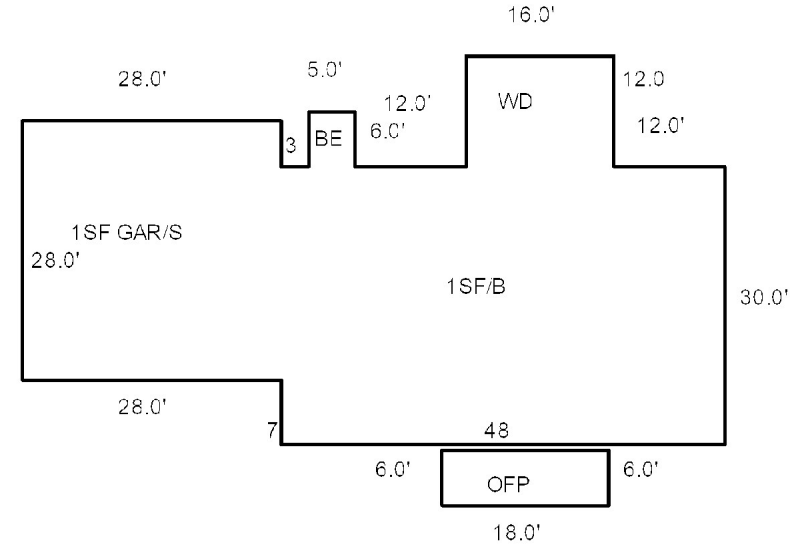
Building Style	<b>2 Ranch</b>		SF Bsmt Living	<b>0</b>		Layout	<b>1 Typical</b>		
1.Conv.	5.Colonial	9.Other	Fin Bsmt Grade	<b>0 0</b>		1. Typical	4.	7.	
2.Ranch	6.Split	10.Double	HEARTH	<b>0</b>		2.Inadeq	5.	8.	
3.R Ranch	7.Mod/Cont	11.Multi	Heat Type	<b>100%</b>	<b>1 Hot Water BB</b>	3.	6.	9.	
4.Cape	8.Log	12.Cot.	1.HWB	5.FWA	9.No Heat	Attic	<b>9 None</b>		
Dwelling Units	<b>1</b>		2.HWC	6.GravWA	10.	1.1/4 Fin	4.Full Fin	7.	
Other Units	<b>0</b>		3.H Pump	7.Electric	11.	2.1/2 Fin	5.F/Stair	8.	
Stories	<b>1 One Story</b>		4.Steam	8.F/Wall	12.	3.3/4 Fin	6.	9.None	
1.1	4.1.5	7.	Cool Type	<b>0%</b>	<b>9 None</b>	Insulation	<b>1 Full</b>		
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	<b>8 ALUM/VINYL</b>		3.H Pump	6.	9.None	3.Capped	6.	9.None	
1.CLAP	5.T-111	9.OTHER	Kitchen Style	<b>2 TYPICAL</b>		Unfinished %	<b>0%</b>		
2.WD SH	6.BR/STONE	10.	1.GOOD	4.Obsolete	7.	Grade & Factor	<b>3 Average 105%</b>		
3.COMP	7.NO	11.	2.TYPICAL	5.	8.	1.E Grade	4.B Grade	7.AA+ Grad	
4.ASB/ASP	8.AL/VIN	12.	3.OLD TYPE	6.	9.None	2.D Grade	5.A Grade	8.AA++ Grad	
Roof Surface	<b>1 Asphalt Shingles</b>		Bath(s) Style	<b>2 TYPICAL</b>		3.C Grade	6.AA Grade	9.Same	
1.Asphalt	4.Composit	7.	1.GOOD	4.Obsolete	7.	SQFT (Footprint)	<b>1440</b>		
2.Slate	5.Wood	8.	2.TYPICAL	5.	8.	Condition	<b>4 Average</b>		
3.Metal	6.Other	9.	3.Old Type	6.	9.None	1.Poor	4.Avg	7.V G	
SF Masonry Trim	<b>0</b>		# Rooms	<b>7</b>		2.Fair	5.Avg+	8.Exc	
OPEN-3-CUSTOM	<b>0</b>		# Bedrooms	<b>3</b>		3.Avg-	6.Good	9.Same	
OPEN-4-CUSTOM	<b>0</b>		# Full Baths	<b>2</b>		Phys. % Good	<b>0%</b>		
Year Built	<b>2013</b>		# Half Baths	<b>0</b>		Funct. % Good	<b>100%</b>		
Year Remodeled	<b>0</b>		# Addn Fixtures	<b>0</b>		Functional Code	<b>9 None</b>		
Foundation	<b>1 Concrete</b>		# Fireplaces	<b>0</b>		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	<b>100%</b>		
Basement	<b>4 Full Basement</b>					Economic Code	<b>None</b>		
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	<b>0</b>					Entrance Code	<b>5 Estimated</b>		
Wet Basement	<b>1 Dry Basement</b>					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	<b>5 Estimate</b>		

Date Inspected 1/24/2007

### Additions, Outbuildings & Improvements

Type	Year	Units	Grade	Cond	Phys.	Funct.	Sound Value
23 Frame Garage	2013	748	3 105	4	0 %	100 %	
21 Open Frame	2013	108	3 105	4	0 %	100 %	
68 Wood Deck	2013	192	3 105	4	0 %	100 %	
24 Frame Shed	2013	160	3 105	4	0 %	100 %	
90 BSMT ENTRY.....	2013	30	3 105	4	0 %	100 %	
24 Frame Shed	2020	96	3 100	4	0 %	100 %	
					%	%	
					%	%	
					%	%	
					%	%	

SHED 10 X 16



Map Lot	R06-025	Account	852	Location	197 GARDINER ROAD	Card	1	Of	1	10/11/2023		
FLANAGAN, JUDY L T/C SHEA, CHAS., DEAN, HARRY C/O DEAN SHEA WISCASSET ME 04578  B1477P279 B4300P216				<b>Property Data</b>		<b>Assessment Record</b>						
				Neighborhood <b>103 RURAL WEST</b>		Year	Land	Buildings	Exempt	Total		
				Tree Growth Year <b>0</b>		2010	73,100	0	0	73,100		
				FARM LAND YEAR <b>0</b>		2011	73,100	0	0	73,100		
				OPEN SPACE YEAR <b>0</b>		2012	73,100	0	0	73,100		
				Zone/Land Use <b>21 RURAL</b>		2013	73,100	0	0	73,100		
				Secondary Zone		2014	73,100	0	0	73,100		
						2015	73,100	0	0	73,100		
				Topography <b>2 Rolling</b>		2016	73,100	0	0	73,100		
				1.Level 4.Below St 7.Steep 2.Rolling 5.Low 8.Rough 3.Above St 6.Swampy 9.		2017	73,100	0	0	73,100		
2018	73,100	0	0			73,100						
2019	73,100	0	0			73,100						
2020	73,100	0	0			73,100						
2021	40,200	0	0			40,200						
				Utilities <b>1 All Public</b>		2022	40,200	0	0	40,200		
				1.Public 4.Dr Well 7.Cesspool 2.Water 5.DUG/LAKE 8. 3.Sewer 6.Septic 9.None		2023	50,300	0	0	50,300		
						<b>Land Data</b>						
						<b>Front Foot</b>  11.Regular Lot 12.Delta Triangle 13.Nabla Triangle 14.Rear Land 15.Front Foot	<b>Type</b>	<b>Effective</b>		<b>Influence</b>		<b>Influence Codes</b>  1.Open Space 2.Neighborhood A 3.Topography 4.Size/Shape 5.Access 6.Restriction 7.Corner/Location 8.View/Environ 9.Fract Share <b>Acres</b> 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:				<b>Sale Data</b>  Sale Date <b>6/01/1988</b>  Price  Sale Type  1.Land 4.Mobile 7. 2.L & B 5.Other 8. 3.Building 6. 9.	<b>Square Feet</b>							
							%					
							%					
							%					
							%					
X  Date				<b>Square Foot</b>  16.Regular Lot 17.Secondary Site 18.Secondary Site 19.Condominium 20.Base Homesite	<b>Square Feet</b>							
							%					
							%					
							%					
							%					
Notes:  '21 ENTERED OPEN SPACE PROGRAM AS ORDINARY AND PUBLIC ACCESS. 2011-Deed releasing Personal Representatives of Roy Shea, deceased, interest in the property.				<b>Fract. Acre</b>  21.HS Size Adj 22.Base Waterfron 23.Deep WF Size A <b>Acres</b> 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	<b>Acreage/Sites</b>							
					20	1.00	55	%	6			
					21	1.00	55	%	6			
					28	10.00	55	%	6			
					29	10.00	55	%	6			
				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								
								%				
								%				
								%				
								%				
<b>WISCASSET</b>						<b>Total Acreage</b>		28.00				




# WISCASSET

Map Lot R06-025

Account 852

Location 197 GARDINER ROAD

Card 1 Of 1 10/11/2023

Building Style <b>0</b>			SF Bsmt Living <b>0</b>			Layout <b>0</b>		
1.Conv.	5.Colonial	9.Other	Fin Bsmt Grade <b>0 0</b>			1.Typical 4. 7.		
2.Ranch	6.Split	10.Double	HEARTH <b>0</b>			2.Inadeq 5. 8.		
3.R Ranch	7.Mod/Cont	11.Multi	Heat Type <b>100% 0</b>			3. 6. 9.		
4.Cape	8.Log	12.Cot.	1.HWBB 5.FWA 9.No Heat			Attic <b>0</b>		
Dwelling Units <b>0</b>			2.HWCI 6.GravWA 10.			1.1/4 Fin 4.Full Fin 7.		
Other Units <b>0</b>			3.H Pump 7.Electric 11.			2.1/2 Fin 5.F/Stair 8.		
Stories <b>0</b>			4.Steam 8.F/Wall 12.			3.3/4 Fin 6. 9.None		
1.1	4.1.5	7.	Cool Type <b>0% 9 None</b>			Insulation <b>0</b>		
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 <b>0</b>			3.H Pump 6. 9.None			3.Capped 6. 9.None		
1.CLAP	5.T-111	9.OTHER	Kitchen Style <b>0</b>			Unfinished % <b>0%</b>		
2.WD SH	6.BR/STONE	10.	1.GOOD 4.Obsolete 7.			Grade & Factor <b>0 0%</b>		
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 <b>0</b>			Bath(s) Style <b>0</b>			3.C Grade 6.AA Grade 9.Same		
1.Asphalt	4.Composit	7.	1.GOOD 4.Obsolete 7.			SQFT (Footprint) <b>0</b>		
2.Slate	5.Wood	8.	2.TYPICAL 5. 8.			Condition <b>0</b>		
3.Metal	6.Other	9.	3.Old Type 6. 9.None			1.Poor 4.Avg 7.V G		
SF Masonry Trim <b>0</b>			# Rooms <b>0</b>			2.Fair 5.Avg+ 8.Exc		
OPEN-3-CUSTOM <b>0</b>			# Bedrooms <b>0</b>			3.Avg- 6.Good 9.Same		
OPEN-4-CUSTOM <b>0</b>			# Full Baths <b>0</b>			Phys. % Good <b>0%</b>		
Year Built <b>0</b>			# Half Baths <b>0</b>			Funct. % Good <b>100%</b>		
Year Remodeled <b>0</b>			# Addn Fixtures <b>0</b>			Functional Code <b>9 None</b>		
Foundation <b>0</b>			# Fireplaces <b>0</b>			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 <b>100%</b>		
Basement <b>0</b>						Economic Code <b>None</b>		
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 <b>0</b>						Entrance Code <b>4 Unoccupied</b>		
Wet Basement <b>0</b>						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 <b>4 Agent</b>		
						1.Owner 4.Agent 7.		
						2.Relative 5.Estimate 8.		
						3.Tenant 6.Other 9.		

Date Inspected 1/24/2007

## Additions, Outbuildings & Improvements

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



Map Lot R06-025-A

Account 853

Location 205 GARDINER ROAD

Card 1 Of 1 10/11/2023

FLANAGAN, TIMOTHY J  
FLANAGAN, JUDY S  
WISCASSET ME 04578

B1429P55 B5732P246

Inspection Witnessed By:

X

Date

No./Date	Description	Date Insp.

Notes:

'22 .30 ACRES(NON OPEN SPACE) FROM LOT 25. MAKES LOT 1.2 ACRES.

'17 nah wd gone replaced by new OP.

WISCASSET

### Property Data

Neighborhood		103 RURAL WEST	
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		1 All Public	
1.Public	4.Dr Well	7.Cesspool	
2.Water	5.DUG/LAKE	8.	
3.Sewer	6.Septic	9.None	
Street		1 Paved	
1.Paved	4.Proposed	7.	
2.Semi Imp	5.Private	8.	
3.Gravel	6.Pub Eas	9.NoStreet	
TREE GROWTH PLAN		0	
CONSERV EASE		0	
Sale Data			
Sale Date			
Price			
Sale Type			
1.Land	4.Mobile	7.	
2.L & B	5.Other	8.	
3.Building	6.	9.	
Financing			
1.Convent	4.Seller	7.	
2.FHA/VA	5.Private	8.	
3.Assumed	6.Cash	9.Unknown	
Validity			
1.Valid	4.Split	7.Renovate	
2.Related	5.Partial	8.Other	
3.Distress	6.Exempt	9.Foreclose	
Verified			
1.Buyer	4.Agent	7.Family	
2.Seller	5.Pub Rec	8.Other	
3.Lender	6.MLS	9.	

### Assessment Record

Year	Land	Buildings	Exempt	Total
2010	39,300	115,400	10,000	144,700
2011	39,300	116,400	10,000	145,700
2012	39,300	116,400	10,000	145,700
2013	39,300	116,400	10,000	145,700
2014	39,300	116,400	10,000	145,700
2015	39,300	116,400	10,000	145,700
2016	39,300	116,400	15,000	140,700
2017	39,300	118,200	20,000	137,500
2018	39,300	118,200	20,000	137,500
2019	39,300	118,200	20,000	137,500
2020	39,300	118,200	25,000	132,500
2021	39,300	118,200	25,000	132,500
2022	40,000	118,200	24,000	134,200
2023	50,000	147,800	25,000	172,800

### 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				


# WISCASSET

Map Lot R06-025-A

Account 853

Location 205 GARDINER ROAD

Card 1 Of 1 10/11/2023

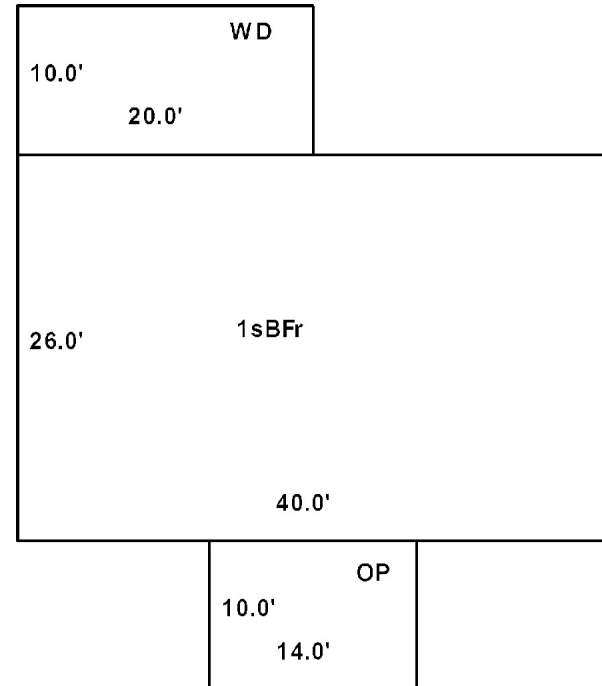
Building Style <b>2 Ranch</b>	SF Bsmt Living <b>720</b>	Layout <b>1 Typical</b>
1.Conv. 5.Colonial 9.Other	Fin Bsmt Grade <b>2 100</b>	1.Typical 4. 7.
2.Ranch 6.Split 10.Double	HEARTH <b>0</b>	2.Inadeq 5. 8.
3.R Ranch 7.Mod/Cont 11.Multi	Heat Type <b>100% 8 Floor/Wall Unit</b>	3. 6. 9.
4.Cape 8.Log 12.Cot.	1.HWBB 5.FWA 9.No Heat	Attic <b>9 None</b>
Dwelling Units <b>1</b>	2.HWCI 6.GravWA 10.	1.1/4 Fin 4.Full Fin 7.
Other Units <b>0</b>	3.H Pump 7.Electric 11.	2.1/2 Fin 5.F/Stair 8.
Stories <b>1 One Story</b>	4.Steam 8.F/Wall 12.	3.3/4 Fin 6. 9.None
1.1 4.1.5 7.	Cool Type <b>0% 9 None</b>	Insulation <b>1 Full</b>
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 <b>8 ALUM/VINYL</b>	3.H Pump 6. 9.None	3.Capped 6. 9.None
1.CLAP 5.T-111 9.OTHER	Kitchen Style <b>2 TYPICAL</b>	Unfinished % <b>0%</b>
2.WD SH 6.BR/STONE 10.	1.GOOD 4.Obsolete 7.	Grade & Factor <b>3 Average 105%</b>
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 <b>1 Asphalt Shingles</b>	Bath(s) Style <b>2 TYPICAL</b>	3.C Grade 6.AA Grade 9.Same
1.Asphalt 4.Composit 7.	1.GOOD 4.Obsolete 7.	SQFT (Footprint) <b>1040</b>
2.Slate 5.Wood 8.	2.TYPICAL 5. 8.	Condition <b>4 Average</b>
3.Metal 6.Other 9.	3.Old Type 6. 9.None	1.Poor 4.Avg 7.V G
SF Masonry Trim <b>0</b>	# Rooms <b>4</b>	2.Fair 5.Avg+ 8.Exc
OPEN-3-CUSTOM <b>0</b>	# Bedrooms <b>2</b>	3.Avg- 6.Good 9.Same
OPEN-4-CUSTOM <b>0</b>	# Full Baths <b>1</b>	Phys. % Good <b>0%</b>
Year Built <b>1979</b>	# Half Baths <b>0</b>	Funct. % Good <b>100%</b>
Year Remodeled <b>0</b>	# Addn Fixtures <b>0</b>	Functional Code <b>9 None</b>
Foundation <b>1 Concrete</b>	# Fireplaces <b>0</b>	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 <b>100%</b>
Basement <b>4 Full Basement</b>		Economic Code <b>None</b>
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 <b>0</b>		Entrance Code <b>1 Interior Inspect</b>
Wet Basement <b>2 Damp Basement</b>		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 <b>1 Owner</b>
		1.Owner 4.Agent 7.
		2.Relative 5.Estimate 8.
		3.Tenant 6.Other 9.

Date Inspected 3/30/2007

## Additions, Outbuildings & Improvements

Type	Year	Units	Grade	Cond	Phys.	Funct.	Sound Value
68 Wood Deck	2007	200	3 100	4	0 %	100 %	
23 Frame Garage	0	480	3 100	4	0 %	100 %	
24 Frame Shed	0	160	2 100	3	0 %	100 %	
21 Open Frame	2017	140	3 100	4	0 %	100 %	
					%	%	
					%	%	
					%	%	
					%	%	
					%	%	
					%	%	

- 1.ONE STORY FRAM
- 2.TWO STORY FRAM
- 3.THREE STORY FR
- 4.1 & 1/2 STORY
- 5.1 & 3/4 STORY
- 6.2 & 1/2 STORY
- 21.Open Frame Por
- 22.Encl Frame Por
- 23.Frame Garage
- 24.Frame Shed
- 25.Frame Bay Wind
- 26.1SFr Overhang
- 27.Unfin Basement
- 28.Unfinished Att
- 29.Finished Attic



Map Lot

R06-025-B

Account

2120

Location

197 GARDINER ROAD

Card

1

Of

1

10/11/2023

SHEA, SANDRA

WISCASSET ME 04578

Property Data

Neighborhood

103 RURAL WEST

Tree Growth Year

0

FARM LAND YEAR

0

OPEN SPACE YEAR

0

Zone/Land Use

21 RURAL

Secondary Zone

Topography

1 Level

1.Level

4.Below St

7.Steep

2.Rolling

5.Low

8.Rough

3.Above St

6.Swampy

9.

Utilities

1 All Public

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

0

153,700

10,000

143,700

2011

0

153,700

10,000

143,700

2012

0

155,100

10,000

145,100

2013

0

155,200

10,000

145,200

2014

0

155,200

10,000

145,200

2015

0

155,200

10,000

145,200

2016

0

155,200

15,000

140,200

2017

0

155,200

20,000

135,200

2018

0

155,200

20,000

135,200

2019

0

155,200

20,000

135,200

2020

0

155,200

25,000

130,200

2021

0

155,200

25,000

130,200

2022

39,600

155,200

24,000

170,800

2023

49,500

193,900

25,000

218,400

Land Data

Front Foot

Type

Effective

Influence

Influence Codes

11.Regular Lot

%

12.Delta Triangle

%

13.Nabla Triangle

%

14.Rear Land

%

15.Front Foot

%

Square Foot

Square Feet

%

16.Regular Lot

%

17.Secondary Site

%

18.Secondary Site

%

19.Condominium

%

20.Base Homesite

%

Fract. Acre

Acreage/Sites

%

21.HS Size Adj

20

1.00

100

%

0

22.Base Waterfron

21

1.00

100

%

0

23.Deep WF Size A

%

24.Base Waterfron

%

25.Shallow WF Siz

%

26.Base Water Inf

%

27.Influence W Si

%

28.Rear Land 1-10

%

29.Rear Land 11-2

%

Total Acreage

1.00

1.Open Space

2.Neighborhood A

3.Topography

4.Size/Shape

5.Access

6.Restriction

7.Corner/Locatio

8.View/Environ

9.Fract Share

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

Inspection Witnessed By:

X

Date

No./Date

Description

Date Insp.

Notes:

'22 1 acres ( non Open space from lot 25) becomes lot 25B

2003-ADDED SHED & DECKS

WISCASSET

# WISCASSET

Map Lot R06-025-B

Account 2120

Location 197 GARDINER ROAD

Card 1

Of 1

10/11/2023

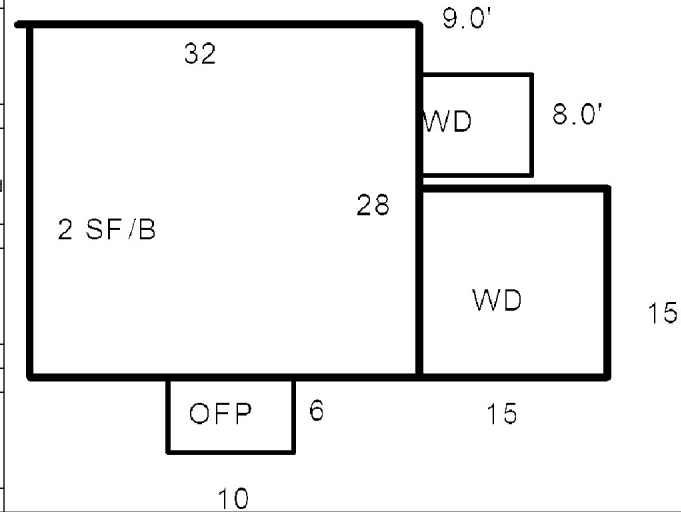
SHED 8 X 10

Building Style <b>5 Colonial</b>	SF Bsmt Living <b>448</b>	Layout <b>1 Typical</b>
1.Conv. 5.Colonial 9.Other	Fin Bsmt Grade <b>9 100</b>	1.Typical 4. 7.
2.Ranch 6.Split 10.Double	HEARTH <b>1</b>	2.Inadeq 5. 8.
3.R Ranch 7.Mod/Cont 11.Multi	Heat Type <b>100% 1 Hot Water BB</b>	3. 6. 9.
4.Cape 8.Log 12.Cot.	1.HWBB 5.FWA 9.No Heat	Attic <b>9 None</b>
Dwelling Units <b>1</b>	2.HWCI 6.GravWA 10.	1.1/4 Fin 4.Full Fin 7.
Other Units <b>0</b>	3.H Pump 7.Electric 11.	2.1/2 Fin 5.F/Stair 8.
Stories <b>2 Two Story</b>	4.Steam 8.F/Wall 12.	3.3/4 Fin 6. 9.None
1.1 4.1.5 7.	Cool Type <b>0% 9 None</b>	Insulation <b>1 Full</b>
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 <b>8 ALUM/VINYL</b>	3.H Pump 6. 9.None	3.Capped 6. 9.None
1.CLAP 5.T-111 9.OTHER	Kitchen Style <b>2 TYPICAL</b>	Unfinished % <b>0%</b>
2.WD SH 6.BR/STONE 10.	1.GOOD 4.Obsolete 7.	Grade & Factor <b>3 Average 105%</b>
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 <b>1 Asphalt Shingles</b>	Bath(s) Style <b>2 TYPICAL</b>	3.C Grade 6.AA Grade 9.Same
1.Asphalt 4.Composit 7.	1.GOOD 4.Obsolete 7.	SQFT (Footprint) <b>896</b>
2.Slate 5.Wood 8.	2.TYPICAL 5. 8.	Condition <b>4 Average</b>
3.Metal 6.Other 9.	3.Old Type 6. 9.None	1.Poor 4.Avg 7.V G
SF Masonry Trim <b>0</b>	# Rooms <b>7</b>	2.Fair 5.Avg+ 8.Exc
OPEN-3-CUSTOM <b>0</b>	# Bedrooms <b>3</b>	3.Avg- 6.Good 9.Same
OPEN-4-CUSTOM <b>0</b>	# Full Baths <b>1</b>	Phys. % Good <b>0%</b>
Year Built <b>1997</b>	# Half Baths <b>1</b>	Funct. % Good <b>100%</b>
Year Remodeled <b>0</b>	# Addn Fixtures <b>0</b>	Functional Code <b>9 None</b>
Foundation <b>1 Concrete</b>	# Fireplaces <b>0</b>	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 <b>100%</b>
Basement <b>4 Full Basement</b>		Economic Code <b>Location</b>
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 <b>0</b>		Entrance Code <b>1 Interior Inspect</b>
Wet Basement <b>1 Dry Basement</b>		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 <b>1 Owner</b>
		1.Owner 4.Agent 7.
		2.Relative 5.Estimate 8.
		3.Tenant 6.Other 9.

Date Inspected 3/07/2007

## Additions, Outbuildings & Improvements

Type	Year	Units	Grade	Cond	Phys.	Funct.	Sound Value	
24 Frame Shed	2002	80	2 100	4	0 %	100 %		1.ONE STORY FRAM
68 Wood Deck	2002	225	3 100	4	0 %	100 %		2.TWO STORY FRAM
68 Wood Deck	2002	72	3 100	4	0 %	100 %		3.THREE STORY FR
21 Open Frame	2012	60	3 105	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



Map Lot R06-026

Account 855

Location 179 GARDINER ROAD

Card 1 Of 1 10/11/2023

GUSTAFSON, III., BENHARD G.  
WISCASSET ME 04578

B4830P242

Previous Owner  
GUSTAFSON, JR., BENHARD G.  
GUSTAFSON, SHIRLEY M.

WISCASSET ME 04578  
Sale Date: 10/08/2014

Inspection Witnessed By:

X		Date
No./Date	Description	Date Insp.

Notes:  
2015-Former owners: Benhard G. Gustafson, Jr. & Shirley M. Gustafson BK736 PG265, deeded to son, removed homestead exemption.

WISCASSET

Property Data			Assessment Record				
Neighborhood <b>103 RURAL WEST</b>			Year	Land	Buildings	Exempt	Total
			2010	40,800	54,300	10,000	85,100
Tree Growth Year <b>0</b>			2011	40,800	54,300	10,000	85,100
FARM LAND YEAR <b>0</b>			2012	40,800	54,300	10,000	85,100
OPEN SPACE YEAR <b>0</b>			2013	40,800	54,300	10,000	85,100
Zone/Land Use <b>21 RURAL</b>			2014	40,800	54,300	10,000	85,100
			2015	40,800	54,300	0	95,100
Secondary Zone			2016	40,800	54,300	0	95,100
Topography <b>3 Above Street</b>  1.Level           4.Below St       7.Steep 2.Rolling       5.Low           8.Rough 3.Above St      6.Swampy       9.			2017	40,800	54,300	0	95,100
			2018	40,800	54,300	0	95,100
			2019	40,800	54,300	0	95,100
Utilities <b>4 Drilled Well</b> <b>3 Public Sewer</b>			2020	40,800	54,300	0	95,100
1.Public           4.Dr Well       7.Cesspool 2.Water       5.DUG/LAKE   8. 3.Sewer       6.Septic       9.None			2021	40,800	54,300	0	95,100
			2022	40,800	54,300	0	95,100
			2023	51,000	67,900	0	118,900
Street <b>1 Paved</b>  1.Paved       4.Proposed   7. 2.Semi Imp   5.Private   8. 3.Gravel      6.Pub Eas   9.NoStreet			Land Data				
			Front Foot	Type	Effective		Influence
Frontage	Depth	Factor			Code		
11.Regular Lot					%	1.Open Space	
12.Delta Triangle					%	2.Neighborhood A	
13.Nabla Triangle					%	3.Topography	
14.Rear Land					%	4.Size/Shape	
15.Front Foot					%	5.Access	
Square Foot	Square Feet			%	6.Restriction		
				%	7.Corner/Locatio		
				%	8.View/Environ		
				%	9.Fract Share		
				%	Acres		
				%	30.Rear 20+		
				%	31.Waterfront Rea		
Fract. Acre	Acreage/Sites	20	1.00	100	%	0	32.Open Space
		21	1.00	100	%	0	33.RestrictEsm
		28	0.58	100	%	0	34.PASTURE 1
					%		35.HORTICULTURAL-
					%		36.Pasture 3
					%		37.Softwood
					%		38.Mixed Wood
Acres					%		39.Hardwood
					%		40.Wasteland
					%		41.CAMP SITE
					%		42.Mobile Home Si
					%		43.Condo Site
		Total Acreage   1.58					44.Site Improve
					%		45.CAMP SITE



# WISCASSET

Map Lot R06-026

Account 855

Location 179 GARDINER ROAD

Card 1

Of 1

10/11/2023

Building Style <b>1 Conventional</b>	SF Bsmt Living <b>0</b>	Layout <b>1 Typical</b>
1.Conv. 5.Colonial 9.Other	Fin Bsmt Grade <b>0 0</b>	1.Typical 4. 7.
2.Ranch 6.Split 10.Double	HEARTH <b>0</b>	2.Inadeq 5. 8.
3.R Ranch 7.Mod/Cont 11.Multi	Heat Type <b>100% 5 Forced Warm Air</b>	3. 6. 9.
4.Cape 8.Log 12.Cot.	1.HWBB 5.FWA 9.No Heat	Attic <b>2 1/2 Finished</b>
Dwelling Units <b>1</b>	2.HWCI 6.GravWA 10.	1.1/4 Fin 4.Full Fin 7.
Other Units <b>0</b>	3.H Pump 7.Electric 11.	2.1/2 Fin 5.F/Stair 8.
Stories <b>1 One Story</b>	4.Steam 8.F/Wall 12.	3.3/4 Fin 6. 9.None
1.1 4.1.5 7.	Cool Type <b>0% 9 None</b>	Insulation <b>1 Full</b>
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 <b>8 ALUM/VINYL</b>	3.H Pump 6. 9.None	3.Capped 6. 9.None
1.CLAP 5.T-111 9.OTHER	Kitchen Style <b>2 TYPICAL</b>	Unfinished % <b>0%</b>
2.WD SH 6.BR/STONE 10.	1.GOOD 4.Obsolete 7.	Grade & Factor <b>3 Average 105%</b>
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 <b>3 Sheet Metal</b>	Bath(s) Style <b>2 TYPICAL</b>	3.C Grade 6.AA Grade 9.Same
1.Asphalt 4.Composit 7.	1.GOOD 4.Obsolete 7.	SQFT (Footprint) <b>792</b>
2.Slate 5.Wood 8.	2.TYPICAL 5. 8.	Condition <b>4 Average</b>
3.Metal 6.Other 9.	3.Old Type 6. 9.None	1.Poor 4.Avg 7.V G
SF Masonry Trim <b>0</b>	# Rooms <b>4</b>	2.Fair 5.Avg+ 8.Exc
OPEN-3-CUSTOM <b>0</b>	# Bedrooms <b>2</b>	3.Avg- 6.Good 9.Same
OPEN-4-CUSTOM <b>0</b>	# Full Baths <b>1</b>	Phys. % Good <b>0%</b>
Year Built <b>1963</b>	# Half Baths <b>0</b>	Funct. % Good <b>90%</b>
Year Remodeled <b>0</b>	# Addn Fixtures <b>0</b>	Functional Code <b>9 None</b>
Foundation <b>1 Concrete</b>	# Fireplaces <b>0</b>	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 <b>100%</b>
Basement <b>4 Full Basement</b>		Economic Code <b>None</b>
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 <b>0</b>		Entrance Code <b>1 Interior Inspect</b>
Wet Basement <b>3 Wet Basement</b>		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 <b>1 Owner</b>
		1.Owner 4.Agent 7.
		2.Relative 5.Estimate 8.
		3.Tenant 6.Other 9.

Date Inspected 1/24/2007

## Additions, Outbuildings & Improvements

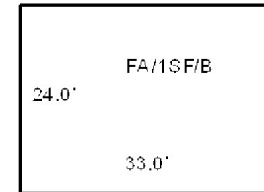
Type	Year	Units	Grade	Cond	Phys.	Funct.	Sound Value
24 Frame Shed	1970	64	2 100	3	0 %	100 %	
24 Frame Shed	1990	143	2 100	3	0 %	100 %	
24 Frame Shed	1980	160	2 100	3	0 %	100 %	
					%	%	
					%	%	
					%	%	
					%	%	
					%	%	
					%	%	
					%	%	
					%	%	

- ONE STORY FRAM
- TWO STORY FRAM
- 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 8X20

SHED 11X13

16X42 CARPORT





10/11/2023

# WISCASSET

Property Data			Assessment Record							
Neighborhood    103 RURAL WEST			Year	Land	Buildings	Exempt	Total			
			2010	3,800	0	3,800	0			
Tree Growth Year        0			2011	3,800	0	3,800	0			
FARM LAND YEAR            0			2012	3,800	0	3,800	0			
OPEN SPACE YEAR           0			2013	3,800	0	3,800	0			
Zone/Land Use        21 RURAL			2014	3,800	0	3,800	0			
Secondary Zone			2015	3,800	0	3,800	0			
			2016	3,800	0	3,800	0			
Topography                    1 Level			2017	3,800	0	3,800	0			
1.Level	4.Below St	7.Steep	2018	3,800	0	3,800	0			
2.Rolling	5.Low	8.Rough	2019	3,800	0	3,800	0			
3.Above St	6.Swampy	9.	2020	3,800	0	3,800	0			
Utilities                            9 NoWater/NoSewer			2021	3,800	0	3,800	0			
1.Public	4.Dr Well	7.Cesspool	2022	3,800	0	3,800	0			
2.Water	5.DUG/LAKE	8.	2023	4,800	0	4,800	0			
3.Sewer	6.Septic	9.None	Land Data							
Street            1 Paved			Front Foot	Type	Effective		Influence		Influence Codes	
1.Paved	4.Proposed	7.			Frontage	Depth	Factor	Code		
2.Semi Imp	5.Private	8.								
3.Gravel	6.Pub Eas	9.NoStreet			11.Regular Lot			%		1.Open Space
TREE GROWTH PLAN            0					12.Delta Triangle			%		2.Neighborhood A
CONSERV EASE            0					13.Nabla Triangle			%		3.Topography
Sale Data					14.Rear Land			%		4.Size/Shape
Sale Date	4/01/1999				15.Front Foot			%		5.Access
Price	1,250					%	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+		
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		
							%	34.PASTURE 1		
Validity            1 Arms Length Sale			Fract. Acre		Acreage/Sites			35.HORTICULTURAL-		
1.Valid	4.Split	7.Renovate			21.HS Size Adj	20	1.00	10 %	0	36.Pasture 3
2.Related	5.Partial	8.Other			22.Base Waterfron	21	0.06	100 %	0	37.Softwood
3.Distress	6.Exempt	9.Foreclose			23.Deep WF Size A			%		38.Mixed Wood
					Acres			%		39.Hardwood
					24.Base Waterfron			%		40.Wasteland
					25.Shallow WF Siz			%		41.CAMP SITE
					26.Base Water Inf			%		42.Mobile Home Si
Verified            5 Public Record			Total Acreage		0.06					
1.Buyer	4.Agent	7.Family						43.Condo Site		
2.Seller	5.Pub Rec	8.Other						44.Site Improve		
3.Lender	6.MLS	9.						45.CAMP SITE		
								46.PAVING/00		

**WISCASSET**

Map Lot R06-027

Account 856

Location 181 GARDINER 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 <b>100%</b>			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 <b>0%</b>			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 <b>4 Unoccupied</b>		
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 <b>5 Estimate</b>					
Date Inspected			1.Owner 4.Agent 7.			2.Relative 5.Estimate 8.		
			2.Relative 5.Estimate 8.			3.Tenant 6.Other 9.		
<b>Additions, Outbuildings &amp; Improvements</b>								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 R06-028

Account 857

Location 161 GARDINER ROAD

Card 1 Of 1 10/11/2023

NOBLE MAINE, LLC. 161 GARDINER ROAD WISCASSET ME 04578			Property Data			Assessment Record					
			Neighborhood 103 RURAL WEST			Year	Land	Buildings	Exempt	Total	
			Tree Growth Year 0			2010	108,000	303,400	0	411,400	
			FARM LAND YEAR 0			2011	108,000	303,400	0	411,400	
			OPEN SPACE YEAR 0			2012	108,000	303,400	0	411,400	
B5472P283 Previous Owner WAHLSTROM, JAMES D T/C WAHLSTROM, SUSAN M P.O. BOX 298 WEST FARMINGTON ME 04992 Sale Date: 12/18/2019			Zone/Land Use 21 RURAL			2013	108,000	303,400	0	411,400	
			Secondary Zone			2014	108,000	303,400	0	411,400	
						2015	108,000	303,400	0	411,400	
			Topography 3 Above Street			2016	108,000	303,400	0	411,400	
						1.Level 4.Below St 7.Steep 2.Rolling 5.Low 8.Rough 3.Above St 6.Swampy 9.			2017	108,000	303,400
2018	108,000	303,400							0	411,400	
Utilities 3 Public Sewer 8						2019	108,000	303,400	0	411,400	
1.Public 4.Dr Well 7.Cesspool 2.Water 5.DUG/LAKE 8. 3.Sewer 6.Septic 9.None						2020	108,000	303,400	0	411,400	
						2021	108,000	303,400	0	411,400	
			Street 1 Paved  1.Paved 4.Proposed 7. 2.Semi Imp 5.Private 8. 3.Gravel 6.Pub Eas 9.NoStreet			2022	108,000	303,400	0	411,400	
						2023	114,400	332,100	0	446,500	
			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		
		%									
		%									
		%									
Square Foot  16.Regular Lot 17.Secondary Site 18.Secondary Site 19.C Condominium 20.Base Homesite			Square Feet								
					%						
					%						
					%						
					%						
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								
			47	1.00	100	%	0				
			48	1.00	100	%	0				
			49	1.00	100	%	0				
			50	2.00	100	%	0				
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# WISCASSET

Map Lot R06-028

Account 857

Location 161 GARDINER ROAD

Card 1

Of 1

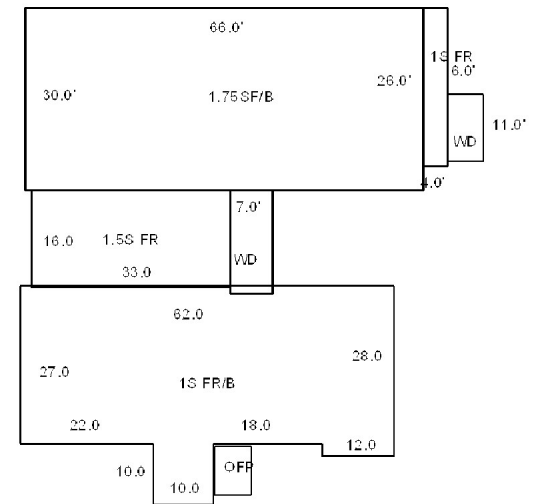
10/11/2023

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 <b>100%</b>	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 <b>0%</b>	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 data-bbox="449 870 737 989" data-label="Image"> </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
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 <b>1 Interior Inspect</b>
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 <b>1 Owner</b>
		1.Owner 4.Agent 7.
		2.Relative 5.Estimate 8.
		3.Tenant 6.Other 9.

Date Inspected 1/24/2007

## Additions, Outbuildings & Improvements

Type	Year	Units	Grade	Cond	Phys.	Funct.	Sound Value	
287 OFFICE	1960	2326	3 100	4	0 %	100 %		1.ONE STORY FRAM
10 BSMT	1960	2326	3 100	4	0 %	100 %		2.TWO STORY FRAM
287 OFFICE	1998	1948	3 100	4	0 %	100 %		3.THREE STORY FR
10 BSMT	1998	1948	3 100	4	0 %	100 %		4.1 & 1/2 STORY
201 APT .....	1998	870	3 100	4	0 %	70 %		5.1 & 3/4 STORY
21 Open Frame	1960	48	3 100	4	0 %	100 %		6.2 & 1/2 STORY
68 Wood Deck	1998	112	3 100	4	0 %	100 %		21.Open Frame Por
23 Frame Garage	1998	484	3 100	4	0 %	100 %		22.Encl Frame Por
344 PAVING.....	1998	7000	3 100	4	0 %	50 %		23.Frame Garage
					%	%		24.Frame Shed
								25.Frame Bay Wind
								26.1SFr Overhang
								27.Unfin Basement
								28.Unfinished Att
								29.Finished Attic



GARAGE 22X22

1ST FLOOR (ALL OFFICE)

BASEMENT = STORAGE





# WISCASSET

Map Lot R06-028-A


Account 858

Location 58 LANGDON ROAD

Card 1

Of 1

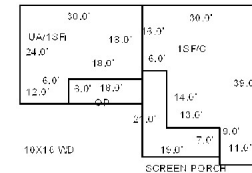
10/11/2023

Building Style <b>1 Conventional</b>	SF Bsmt Living <b>0</b>	Layout <b>1 Typical</b>
1.Conv. 5.Colonial 9.Other	Fin Bsmt Grade <b>0 0</b>	1.Typical 4. 7.
2.Ranch 6.Split 10.Double	HEARTH <b>0</b>	2.Inadeq 5. 8.
3.R Ranch 7.Mod/Cont 11.Multi	Heat Type <b>100% 1 Hot Water BB</b>	3. 6. 9.
4.Cape 8.Log 12.Cot.	1.HWBB 5.FWA 9.No Heat	Attic <b>9 None</b>
Dwelling Units <b>1</b>	2.HWCI 6.GravWA 10.	1.1/4 Fin 4.Full Fin 7.
Other Units <b>0</b>	3.H Pump 7.Electric 11.	2.1/2 Fin 5.F/Stair 8.
Stories <b>1 One Story</b>	4.Steam 8.F/Wall 12.	3.3/4 Fin 6. 9.None
1.1 4.1.5 7.	Cool Type <b>100% 9 None</b>	Insulation <b>1 Full</b>
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 <b>2 WOOD SHINGLE</b>	3.H Pump 6. 9.None	3.Capped 6. 9.None
1.CLAP 5.T-111 9.OTHER	Kitchen Style <b>2 TYPICAL</b>	Unfinished % <b>0%</b>
2.WD SH 6.BR/STONE 10.	1.GOOD 4.Obsolete 7.	Grade & Factor <b>4 Good 95%</b>
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 <b>1 Asphalt Shingles</b>	Bath(s) Style <b>2 TYPICAL</b>	3.C Grade 6.AA Grade 9.Same
1.Asphalt 4.Composit 7.	1.GOOD 4.Obsolete 7.	SQFT (Footprint) <b>915</b>
2.Slate 5.Wood 8.	2.TYPICAL 5. 8.	Condition <b>4 Average</b>
3.Metal 6.Other 9.	3.Old Type 6. 9.None	1.Poor 4.Avg 7.V G
SF Masonry Trim <b>0</b>	# Rooms <b>6</b>	2.Fair 5.Avg+ 8.Exc
OPEN-3-CUSTOM <b>0</b>	# Bedrooms <b>4</b>	3.Avg- 6.Good 9.Same
OPEN-4-CUSTOM <b>0</b>	# Full Baths <b>2</b>	Phys. % Good <b>0%</b>
Year Built <b>1970</b>	# Half Baths <b>0</b>	Funct. % Good <b>100%</b>
Year Remodeled <b>2001</b>	# Addn Fixtures <b>0</b>	Functional Code <b>9 None</b>
Foundation <b>1 Concrete</b>	# Fireplaces <b>0</b>	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 <b>100%</b>
Basement <b>5 Crawl Space</b>		Economic Code <b>None</b>
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 <b>0</b>		Entrance Code <b>1 Interior Inspect</b>
Wet Basement <b>3 Wet Basement</b>		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 <b>1 Owner</b>
		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	
21 Open Frame	2001	108	3 100	4	0 %	100 %		1.ONE STORY FRAM
68 Wood Deck	2001	160	3 100	4	0 %	100 %		2.TWO STORY FRAM
18 UA/1Fa	2006	612	0 0	0	0 %	100 %		3.THREE STORY FR
22 Encl Frame Porch	2001	217	0 0	0	0 %	100 %		4.1 & 1/2 STORY
					%	%		5.1 & 3/4 STORY
					%	%		6.2 & 1/2 STORY
					%	%		21.Open Frame Por
					%	%		22.Encl Frame Por
					%	%		23.Frame Garage
					%	%		24.Frame Shed
					%	%		25.Frame Bay Wind
					%	%		26.1SFr Overhang
					%	%		27.Unfin Basement
					%	%		28.Unfinished Att
					%	%		29.Finished Attic



SKETCH CALCULATIONS		Area
Dwelling Area		
1 Conventional		
A1: 30.0 x 16.0 =		480.0
A2: 24.0 x 14.0 =		336.0
A3: 11.0 x 9.0 =		99.0
Total Dwelling Area		915.0
Outbuilding Area		
1 ONE STORY FRAME		
A4: 30.0 x 16.0 =		540.0
A5: 12.0 x 5.0 =		72.0
21 Open Frame Porch		108.0
A6: 18.0 x 5.0 =		108.0
22 Encl Frame Porch		84.0
A7: 6.0 x 14.0 =		132.0
A8: 19.0 x 7.0 =		217.0
Total Outbuilding Area		937.0





Map Lot R06-028-B

Account 859

Location 64 LANGDON ROAD

Card 1 Of 1 10/11/2023

BLAGDON, PAUL H  
BLAGDON, BONNIE S  
WISCASSET ME 04578

B1173P291

Inspection Witnessed By:

X

Date

No./Date	Description	Date Insp.

Notes:  
2005-NO BASEMENT ONLY CRAWL SPACE

WISCASSET

Property Data			Assessment Record								
Neighborhood <b>104 RURAL NORTHWEST</b>			Year	Land		Buildings	Exempt	Total			
			2010	32,400		135,400	10,000	157,800			
Tree Growth Year <b>0</b>			2011	32,400		135,400	10,000	157,800			
FARM LAND YEAR <b>0</b>			2012	32,400		135,400	10,000	157,800			
OPEN SPACE YEAR <b>0</b>			2013	32,400		135,400	10,000	157,800			
Zone/Land Use <b>21 RURAL</b>			2014	32,400		135,400	10,000	157,800			
Secondary Zone			2015	32,400		135,400	10,000	157,800			
Topography <b>7 Steep</b> <b>3 Above Street</b>			2016	32,400		135,400	15,000	152,800			
1.Level	4.Below St	7.Steep	2017	32,400		135,400	20,000	147,800			
2.Rolling	5.Low	8.Rough	2018	32,400		135,400	20,000	147,800			
3.Above St	6.Swampy	9.	2019	32,400		135,400	20,000	147,800			
Utilities	<b>4 Drilled Well</b>	<b>3 Public Sewer</b>	2020	32,400		135,400	25,000	142,800			
1.Public	4.Dr Well	7.Cesspool	2021	32,400		135,400	25,000	142,800			
2.Water	5.DUG/LAKE	8.	2022	32,400		135,400	24,000	143,800			
3.Sewer	6.Septic	9.None	2023	40,500		169,200	25,000	184,700			
Street <b>1 Paved</b>			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 <b>0</b>					11.Regular Lot			%			1.Open Space
CONSERV EASE <b>0</b>					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						%		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.		16.Regular Lot			%		31.Waterfront Rea		
2.FHA/VA	5.Private	8.		17.Secondary Site			%		32.Open Space		
3.Assumed	6.Cash	9.Unknown		18.Secondary Site			%		33.RestrictEsm		
Validity			19.Condominium			%		34.PASTURE 1			
1.Valid	4.Split	7.Renovate	20.Base Homesite			%		35.HORTICULTURAL-			
2.Related	5.Partial	8.Other	Fract. Acre	Acreage/Sites					36.Pasture 3		
3.Distress	6.Exempt	9.Foreclose		21.HS Size Adj	20	1.00	100	%	0	37.Softwood	
Verified				22.Base Waterfron	21	1.00	100	%	0	38.Mixed Wood	
1.Buyer	4.Agent	7.Family		23.Deep WF Size A	28	0.78	100	%	0	39.Hardwood	
2.Seller	5.Pub Rec	8.Other		Acres				%		40.Wasteland	
3.Lender	6.MLS	9.			24.Base Waterfron				%		41.CAMP SITE
				25.Shallow WF Siz				%		42.Mobile Home Si	
			26.Base Water Inf				%		43.Condo Site		
			27.Influence W Si	Total Acreage    1.78					44.Site Improveme		
			28.Rear Land 1-10								
			29.Rear Land 11-2								

- 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 R06-028-B

Account 859

Location 64 LANGDON ROAD

Card 1

Of 1

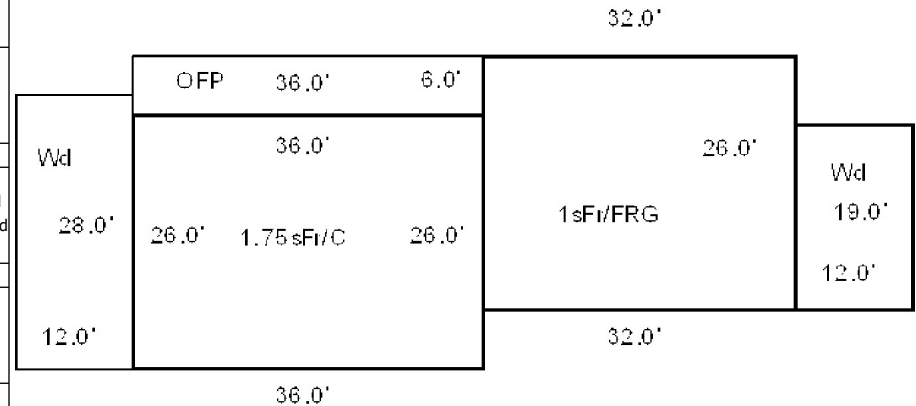
10/11/2023

Building Style <b>1 Conventional</b>	SF Bsmt Living <b>0</b>	Layout <b>1 Typical</b>
1.Conv. 5.Colonial 9.Other	Fin Bsmt Grade <b>0 0</b>	1.Typical 4. 7.
2.Ranch 6.Split 10.Double	HEARTH <b>0</b>	2.Inadeq 5. 8.
3.R Ranch 7.Mod/Cont 11.Multi	Heat Type <b>100% 5 Forced Warm Air</b>	3. 6. 9.
4.Cape 8.Log 12.Cot.	1.HWBB 5.FWA 9.No Heat	Attic <b>9 None</b>
Dwelling Units <b>2</b>	2.HWCI 6.GravWA 10.	1.1/4 Fin 4.Full Fin 7.
Other Units <b>0</b>	3.H Pump 7.Electric 11.	2.1/2 Fin 5.F/Stair 8.
Stories <b>5 One &amp; 3/4 Story</b>	4.Steam 8.F/Wall 12.	3.3/4 Fin 6. 9.None
1.1 4.1.5 7.	Cool Type <b>100% 9 None</b>	Insulation <b>1 Full</b>
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 <b>2 WOOD SHINGLE</b>	3.H Pump 6. 9.None	3.Capped 6. 9.None
1.CLAP 5.T-111 9.OTHER	Kitchen Style <b>2 TYPICAL</b>	Unfinished % <b>0%</b>
2.WD SH 6.BR/STONE 10.	1.GOOD 4.Obsolete 7.	Grade & Factor <b>4 Good 95%</b>
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 <b>1 Asphalt Shingles</b>	Bath(s) Style <b>2 TYPICAL</b>	3.C Grade 6.AA Grade 9.Same
1.Asphalt 4.Composit 7.	1.GOOD 4.Obsolete 7.	SQFT (Footprint) <b>480</b>
2.Slate 5.Wood 8.	2.TYPICAL 5. 8.	Condition <b>4 Average</b>
3.Metal 6.Other 9.	3.Old Type 6. 9.None	1.Poor 4.Avg 7.V G
SF Masonry Trim <b>0</b>	# Rooms <b>8</b>	2.Fair 5.Avg+ 8.Exc
OPEN-3-CUSTOM <b>0</b>	# Bedrooms <b>3</b>	3.Avg- 6.Good 9.Same
OPEN-4-CUSTOM <b>0</b>	# Full Baths <b>3</b>	Phys. % Good <b>0%</b>
Year Built <b>1983</b>	# Half Baths <b>0</b>	Funct. % Good <b>100%</b>
Year Remodeled <b>0</b>	# Addn Fixtures <b>1</b>	Functional Code <b>9 None</b>
Foundation <b>1 Concrete</b>	# Fireplaces <b>0</b>	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 <b>100%</b>
Basement <b>5 Crawl Space</b>		Economic Code <b>None</b>
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 <b>2</b>		Entrance Code <b>1 Interior Inspect</b>
Wet Basement <b>9 No Basement</b>		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 <b>1 Owner</b>
		1.Owner 4.Agent 7.
		2.Relative 5.Estimate 8.
		3.Tenant 6.Other 9.

Date Inspected 3/14/2007

## Additions, Outbuildings & Improvements

Type	Year	Units	Grade	Cond	Phys.	Funct.	Sound Value	
11 1	1996	832	3 100	4	0 %	100 %		1.ONE STORY FRAM
68 Wood Deck	1990	336	3 100	4	0 %	100 %		2.TWO STORY FRAM
21 Open Frame	1999	360	3 100	4	0 %	100 %		3.THREE STORY FR
68 Wood Deck	2003	228	3 100	4	0 %	100 %		4.1 & 1/2 STORY
1 ONE STORY	1983	144	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



Map Lot R06-028-C			Account 860			Location 171 GARDINER ROAD			Card 1		Of 1		10/11/2023				
SMITH, KAREN B 171 GARDINER RD WISCASSET ME 04578 USA						Property Data			Assessment Record								
						Neighborhood 103 RURAL WEST			Year	Land	Buildings	Exempt	Total				
						Tree Growth Year 0			2010	39,600	43,400	10,000	73,000				
						FARM LAND YEAR 0			2011	39,600	45,900	10,000	75,500				
						OPEN SPACE YEAR 0			2012	39,600	45,900	10,000	75,500				
B5141P140 B5385P12						Zone/Land Use 21 RURAL			2013	39,600	45,900	10,000	75,500				
Previous Owner WORSTER, CRAIG P.O. BOX 55						Secondary Zone			2014	39,600	45,900	10,000	75,500				
									2015	39,600	45,900	10,000	75,500				
MILLINOCKET ME 04462 Sale Date: 5/17/2019						Topography 3 Above Street 7 Steep			2016	39,600	45,900	0	85,500				
Previous Owner SHERMAN, NORMAN P. 47 FOX RUN ROAD						1.Level 4.Below St 7.Steep 2.Rolling 5.Low 8.Rough 3.Above St 6.Swampy 9.			2017	39,600	45,900	0	85,500				
						Utilities 1 All Public			2018	39,600	45,900	20,000	65,500				
WESTPORT ISLAND ME 04578 Sale Date: 5/26/2017						1.Public 4.Dr Well 7.Cesspool 2.Water 5.DUG/LAKE 8. 3.Sewer 6.Septic 9.None			2019	39,600	45,900	20,000	65,500				
						Street 1 Paved			2020	39,600	45,900	31,000	54,500				
Previous Owner FOGG, PRISCILLA (HEIRS) FOGG, DAVID,CROWLEY, JULIE A.,MCRAE, PETER R. C/O JULIE CROWLEY BRUNSWICK ME 04011 Sale Date: 12/21/2015						1.Paved 4.Proposed 7. 2.Semi Imp 5.Private 8. 3.Gravel 6.Pub Eas 9.NoStreet			2021	39,600	45,900	31,000	54,500				
						TREE GROWTH PLAN 0 CONSERV EASE 0			2022	39,600	45,900	29,760	55,740				
Inspection Witnessed By:						Sale Date 5/17/2019 Price 144,500			2023	49,500	57,400	31,000	75,900				
						Sale Data			Land Data								
X						Sale Type 2 Land & Buildings			Front Foot		Type	Effective		Influence		Influence Codes	
						1.Land 4.Mobile 7. 2.L & B 5.Other 8. 3.Building 6. 9.			11.Regular Lot 12.Delta Triangle 13.Nabla Triangle 14.Rear Land 15.Front Foot			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	
No./Date						Description			Square Foot			Square Feet				Acres	
Date Insp.									16.Regular Lot 17.Secondary Site 18.Secondary Site 19.Condominium 20.Base Homesite						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		
Notes:						Financing 9 Unknown			Fract. Acre		Acreeage/Sites				45.CAMP SITE 46.PAVING/00		
						1.Convent 4.Seller 7. 2.FHA/VA 5.Private 8. 3.Assumed 6.Cash 9.Unknown			21.HS Size Adj 22.Base Waterfron 23.Deep WF Size A		20	1.00	100	%	0		
						Validity 1 Arms Length Sale			Acres		21	1.00	100	%	0		
						1.Valid 4.Split 7.Renovate 2.Related 5.Partial 8.Other 3.Distress 6.Exempt 9.Foreclose											
						Verified 5 Public Record											
						1.Buyer 4.Agent 7.Family 2.Seller 5.Pub Rec 8.Other 3.Lender 6.MLS 9.											
WISCASSET											Total Acreage 1.00						

# WISCASSET

Map Lot R06-028-C


Account 860

Location 171 GARDINER ROAD

Card 1

Of 1

10/11/2023

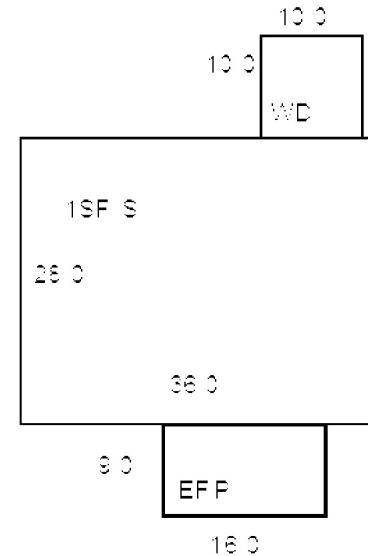
Building Style <b>10 Double Wide</b>	SF Bsmt Living <b>0</b>	Layout <b>1 Typical</b>
1.Conv. 5.Colonial 9.Other	Fin Bsmt Grade <b>0 0</b>	1.Typical 4. 7.
2.Ranch 6.Split 10.Double	HEARTH <b>0</b>	2.Inadeq 5. 8.
3.R Ranch 7.Mod/Cont 11.Multi	Heat Type <b>100% 5 Forced Warm Air</b>	3. 6. 9.
4.Cape 8.Log 12.Cot.	1.HWBB 5.FWA 9.No Heat	Attic <b>9 None</b>
Dwelling Units <b>1</b>	2.HWCI 6.GravWA 10.	1.1/4 Fin 4.Full Fin 7.
Other Units <b>0</b>	3.H Pump 7.Electric 11.	2.1/2 Fin 5.F/Stair 8.
Stories <b>1 One Story</b>	4.Steam 8.F/Wall 12.	3.3/4 Fin 6. 9.None
1.1 4.1.5 7.	Cool Type <b>0% 9 None</b>	Insulation <b>1 Full</b>
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 <b>8 ALUM/VINYL</b>	3.H Pump 6. 9.None	3.Capped 6. 9.None
1.CLAP 5.T-111 9.OTHER	Kitchen Style <b>2 TYPICAL</b>	Unfinished % <b>0%</b>
2.WD SH 6.BR/STONE 10.	1.GOOD 4.Obsolete 7.	Grade & Factor <b>2 Fair 100%</b>
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 <b>1 Asphalt Shingles</b>	Bath(s) Style <b>2 TYPICAL</b>	3.C Grade 6.AA Grade 9.Same
1.Asphalt 4.Composit 7.	1.GOOD 4.Obsolete 7.	SQFT (Footprint) <b>1008</b>
2.Slate 5.Wood 8.	2.TYPICAL 5. 8.	Condition <b>4 Average</b>
3.Metal 6.Other 9.	3.Old Type 6. 9.None	1.Poor 4.Avg 7.V G
SF Masonry Trim <b>0</b>	# Rooms <b>5</b>	2.Fair 5.Avg+ 8.Exc
OPEN-3-CUSTOM <b>0</b>	# Bedrooms <b>2</b>	3.Avg- 6.Good 9.Same
OPEN-4-CUSTOM <b>0</b>	# Full Baths <b>1</b>	Phys. % Good <b>0%</b>
Year Built <b>1987</b>	# Half Baths <b>0</b>	Funct. % Good <b>100%</b>
Year Remodeled <b>0</b>	# Addn Fixtures <b>0</b>	Functional Code <b>9 None</b>
Foundation <b>5 Concrete Slab</b>	# Fireplaces <b>0</b>	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 <b>100%</b>
Basement <b>9 No Basement</b>		Economic Code <b>None</b>
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 <b>0</b>		Entrance Code <b>1 Interior Inspect</b>
Wet Basement <b>9 No Basement</b>		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 <b>1 Owner</b>
		1.Owner 4.Agent 7.
		2.Relative 5.Estimate 8.
		3.Tenant 6.Other 9.

Date Inspected 3/07/2007

## Additions, Outbuildings & Improvements

Type	Year	Units	Grade	Cond	Phys.	Funct.	Sound Value	
22 Encl Frame Porch	1987	144	3 100	3	0 %	100 %		1.ONE STORY FRAM
68 Wood Deck	1987	100	3 100	3	0 %	100 %		2.TWO STORY FRAM
24 Frame Shed	1987	120	2 100	3	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

S-ED 10X12



Map Lot R06-029

Account 861

Location FOYE ROAD

Card 1 Of 1 10/11/2023

BATH SAVINGS TRUST COMPANY & JOY CRAFTS TRUSTEES,HERBERT L. CRAFTS MARITAL TRUST C/O JOY CRAFTS MCNAUGHTON PORTLAND ME 04103

B803P292 B4290P128 B4527P3 B4827P143 B4827P148

Previous Owner CRAFTS, HERBERT L. (DEWISEE) C/O JOY CRAFTS MCNAUGHTON 102 RACINE AVENUE PORTLAND ME 04103 Sale Date: 5/23/2012

Inspection Witnessed By:

X	Date
No./Date	Description
	Date Insp.

Notes:

'21 Tg refile.

2002- SOLD 1.23 AC TO PITCHER, THIS LOT NOW 26.74 AC 11/2010-entered daughter Joy McNaughton as interested party, her phone numbers are home-878-0720 cell-712-8995. Added Joy as c/o address.

2012-entered new tree growth acres from new forest map for recertification, originally in tree growth in 1998.

**WISCASSET**

Property Data			Assessment Record							
Neighborhood <b>103 RURAL WEST</b>			Year	Land		Buildings		Exempt	Total	
			2010	12,400		0		0	12,400	
Tree Growth Year <b>2012</b>			2011	12,600		0		0	12,600	
FARM LAND YEAR <b>0</b>				17,200		0		0	17,200	
OPEN SPACE YEAR <b>0</b>			2012	17,200		0		0	17,200	
Zone/Land Use <b>21 RURAL</b>			2013	17,300		0		0	17,300	
			2014	17,400		0		0	17,400	
Secondary Zone			2015	17,400		0		0	17,400	
Topography <b>1 Level</b>			2016	18,100		0		0	18,100	
			2017	18,400		0		0	18,400	
1.Level	4.Below St	7.Steep	2018	18,400		0		0	18,400	
2.Rolling	5.Low	8.Rough		18,500		0		0	18,500	
3.Above St	6.Swampy	9.	2019	18,300		0		0	18,300	
Utilities	<b>4 Drilled Well</b>	<b>6 Septic System</b>		18,400		0		0	18,400	
1.Public	4.Dr Well	7.Cesspool	2021	18,200		0		0	18,200	
2.Water	5.DUG/LAKE	8.		18,000		0		0	18,000	
3.Sewer	6.Septic	9.None	2022	18,000		0		0	18,000	
Street <b>1 Paved</b>			2023	21,500		0		0	21,500	
			Land Data							
1.Paved			Front Foot	Type	Effective		Influence		Influence Codes	
					Frontage	Depth	Factor	Code		
2.Semi Imp			11.Regular Lot				%		1.Open Space	
							%			2.Neighborhood A
3.Gravel			12.Delta Triangle				%		3.Topography	
							%			4.Size/Shape
TREE GROWTH PLAN <b>0</b>			13.Nabla Triangle				%		5.Access	
							%			6.Restriction
CONSERV EASE <b>0</b>			14.Rear Land				%		7.Corner/Locatio	
							%			8.View/Environ
Sale Data			15.Front Foot				%		9.Fract Share	
							%			Acres
Price			Square Foot	Square Feet					30.Rear 20+	
								%		
Sale Type <b>1 Land Only</b>			16.Regular Lot				%		32.Open Space	
							%			33.RestrictEsm
1.Land			17.Secondary Site				%		34.PASTURE 1	
							%			35.HORTICULTURAL-
2.L & B			18.Secondary Site				%		36.Pasture 3	
							%			37.Softwood
3.Building			19.Condominium				%		38.Mixed Wood	
							%			39.Hardwood
Financing <b>9 Unknown</b>			20.Base Homesite				%		40.Wasteland	
							%			41.CAMP SITE
1.Convert			Fract. Acre	Acreage/Sites					42.Mobile Home Si	
										43.Condo Site
2.FHA/VA			21.HS Size Adj	28	6.50		100	%	0	
				37	6.00		100	%	0	45.CAMP SITE
3.Assumed			22.Base Waterfron	39	13.00		100	%	0	
				40	1.24		100	%	0	
Validity <b>2 Related Parties</b>			23.Deep WF Size A					%		
								%		
1.Valid			Acres	24.Base Waterfron						
				25.Shallow WF Siz						
2.Related			26.Base Water Inf	27.Influence W Si						
				28.Rear Land 1-10						
3.Distress			29.Rear Land 11-2	Total Acreage		26.74				
Verified <b>5 Public Record</b>										
1.Buyer										
2.Seller										
3.Lender										
</										

# WISCASSET

Map Lot R06-029

Account 861

Location FOYE ROAD

Card 1 Of 1 10/11/2023

Building Style <b>0</b>			SF Bsmt Living <b>0</b>			Layout <b>0</b>		
1.Conv.	5.Colonial	9.Other	Fin Bsmt Grade <b>0 0</b>			1.Typical 4. 7.		
2.Ranch	6.Split	10.Double	HEARTH <b>0</b>			2.Inadeq 5. 8.		
3.R Ranch	7.Mod/Cont	11.Multi	Heat Type <b>100% 0</b>			3. 6. 9.		
4.Cape	8.Log	12.Cot.	1.HWBB 5.FWA 9.No Heat			Attic <b>0</b>		
Dwelling Units <b>0</b>			2.HWCI 6.GravWA 10.			1.1/4 Fin 4.Full Fin 7.		
Other Units <b>0</b>			3.H Pump 7.Electric 11.			2.1/2 Fin 5.F/Stair 8.		
Stories <b>0</b>			4.Steam 8.F/Wall 12.			3.3/4 Fin 6. 9.None		
1.1	4.1.5	7.	Cool Type <b>0% 9 None</b>			Insulation <b>0</b>		
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 <b>0</b>			3.H Pump 6. 9.None			3.Capped 6. 9.None		
1.CLAP	5.T-111	9.OTHER	Kitchen Style <b>0</b>			Unfinished % <b>0%</b>		
2.WD SH	6.BR/STONE	10.	1.GOOD 4.Obsolete 7.			Grade & Factor <b>0 0%</b>		
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 <b>0</b>			Bath(s) Style <b>0</b>			3.C Grade 6.AA Grade 9.Same		
1.Asphalt	4.Composit	7.	1.GOOD 4.Obsolete 7.			SQFT (Footprint) <b>0</b>		
2.Slate	5.Wood	8.	2.TYPICAL 5. 8.			Condition <b>0</b>		
3.Metal	6.Other	9.	3.Old Type 6. 9.None			1.Poor 4.Avg 7.V G		
SF Masonry Trim <b>0</b>			# Rooms <b>0</b>			2.Fair 5.Avg+ 8.Exc		
OPEN-3-CUSTOM <b>0</b>			# Bedrooms <b>0</b>			3.Avg- 6.Good 9.Same		
OPEN-4-CUSTOM <b>0</b>			# Full Baths <b>0</b>			Phys. % Good <b>0%</b>		
Year Built <b>0</b>			# Half Baths <b>0</b>			Funct. % Good <b>100%</b>		
Year Remodeled <b>0</b>			# Addn Fixtures <b>0</b>			Functional Code <b>9 None</b>		
Foundation <b>0</b>			# Fireplaces <b>0</b>			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 <b>100%</b>		
Basement <b>0</b>						Economic Code <b>None</b>		
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 <b>0</b>						Entrance Code <b>4 Unoccupied</b>		
Wet Basement <b>0</b>						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 <b>5 Estimate</b>		
						1.Owner 4.Agent 7.		
						2.Relative 5.Estimate 8.		
						3.Tenant 6.Other 9.		

Date Inspected

## Additions, Outbuildings & Improvements

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



Map Lot R06-029-A

Account 862

Location 24 FOYE ROAD

Card 1 Of 1 10/11/2023

MCNAUGHTON, JOY CRAFTS(1/2 INT)  
TRUSTEES,HERBERT L. CRAFTS MARITAL TRUST  
PORTLAND ME 04103

B2111P128 B4290P128 B4527P3 B4632P249 B4827P143

Previous Owner  
CRAFTS, HERBERT L. (DEWISEE)  
CRAFTS, MILDRED W.  
C/O JOY CRAFTS MCNAUGHTON  
PORTLAND ME 04103  
Sale Date: 5/23/2012

Inspection Witnessed By:

X

Date

No./Date	Description	Date Insp.

Notes:

11/2010-entered daughter, Joy McNaughton as interested party, her phone numbers are home-878-0720 cell-712-8995. Added c/o address for Joy.  
2013-Mrs. Crafts passed away 01/09/2013 leaving property to Trust with daughter, Joy, as Trustee. (also left Bath Savings Trust listed for now.)

WISCASSET

## Property Data

Neighborhood **104 RURAL NORTHWEST**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 **5/23/2012**

Price

Sale Type **2 Land & Buildings**

1.Land 4.Mobile 7.  
2.L & B 5.Other 8.  
3.Building 6. 9.

Financing **9 Unknown**

1.Convent 4.Seller 7.  
2.FHA/VA 5.Private 8.  
3.Assumed 6.Cash 9.Unknown

Validity **2 Related Parties**

1.Valid 4.Split 7.Renovate  
2.Related 5.Partial 8.Other  
3.Distress 6.Exempt 9.Foreclose

Verified **5 Public Record**

1.Buyer 4.Agent 7.Family  
2.Seller 5.Pub Rec 8.Other  
3.Lender 6.MLS 9.

## Assessment Record

Year	Land	Buildings	Exempt	Total
2010	48,500	261,100	16,000	293,600
2011	48,500	261,100	16,000	293,600
2012	48,500	261,100	16,000	293,600
2013	48,500	261,100	0	309,600
2014	48,500	261,100	0	309,600
2015	48,500	261,100	0	309,600
2016	48,500	261,100	0	309,600
2017	48,500	261,100	0	309,600
2018	48,500	261,100	0	309,600
2019	48,500	261,100	0	309,600
2020	48,500	261,100	0	309,600
2021	48,500	261,100	0	309,600
2022	48,500	261,100	0	309,600
2023	60,700	326,300	0	387,000

## 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
				%		<b>Acres</b>
				%		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		9.87		

# WISCASSET

Map Lot R06-029-A


Account 862

Location 24 FOYE ROAD

Card 1

Of 1

10/11/2023

Building Style <b>4 Cape Cod</b>	SF Bsmt Living <b>0</b>	Layout <b>1 Typical</b>
1.Conv. 5.Colonial 9.Other	Fin Bsmt Grade <b>0 0</b>	1.Typical 4. 7.
2.Ranch 6.Split 10.Double	HEARTH <b>0</b>	2.Inadeq 5. 8.
3.R Ranch 7.Mod/Cont 11.Multi	Heat Type <b>100% 1 Hot Water BB</b>	3. 6. 9.
4.Cape 8.Log 12.Cot.	1.HWBB 5.FWA 9.No Heat	Attic <b>9 None</b>
Dwelling Units <b>1</b>	2.HWCI 6.GravWA 10.	1.1/4 Fin 4.Full Fin 7.
Other Units <b>0</b>	3.H Pump 7.Electric 11.	2.1/2 Fin 5.F/Stair 8.
Stories <b>5 One &amp; 3/4 Story</b>	4.Steam 8.F/Wall 12.	3.3/4 Fin 6. 9.None
1.1 4.1.5 7.	Cool Type <b>0% 9 None</b>	Insulation <b>1 Full</b>
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 <b>2 WOOD SHINGLE</b>	3.H Pump 6. 9.None	3.Capped 6. 9.None
1.CLAP 5.T-111 9.OTHER	Kitchen Style <b>2 TYPICAL</b>	Unfinished % <b>0%</b>
2.WD SH 6.BR/STONE 10.	1.GOOD 4.Obsolete 7.	Grade & Factor <b>4 Good 105%</b>
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 <b>1 Asphalt Shingles</b>	Bath(s) Style <b>2 TYPICAL</b>	3.C Grade 6.AA Grade 9.Same
1.Asphalt 4.Composit 7.	1.GOOD 4.Obsolete 7.	SQFT (Footprint) <b>1176</b>
2.Slate 5.Wood 8.	2.TYPICAL 5. 8.	Condition <b>4 Average</b>
3.Metal 6.Other 9.	3.Old Type 6. 9.None	1.Poor 4.Avg 7.V G
SF Masonry Trim <b>0</b>	# Rooms <b>8</b>	2.Fair 5.Avg+ 8.Exc
OPEN-3-CUSTOM <b>0</b>	# Bedrooms <b>4</b>	3.Avg- 6.Good 9.Same
OPEN-4-CUSTOM <b>0</b>	# Full Baths <b>2</b>	Phys. % Good <b>0%</b>
Year Built <b>1973</b>	# Half Baths <b>0</b>	Funct. % Good <b>100%</b>
Year Remodeled <b>0</b>	# Addn Fixtures <b>0</b>	Functional Code <b>9 None</b>
Foundation <b>1 Concrete</b>	# Fireplaces <b>2</b>	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 <b>100%</b>
Basement <b>4 Full Basement</b>		Economic Code <b>None</b>
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 <b>0</b>		Entrance Code <b>1 Interior Inspect</b>
Wet Basement <b>1 Dry Basement</b>		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 <b>5 Estimate</b>
		1.Owner 4.Agent 7.
		2.Relative 5.Estimate 8.
		3.Tenant 6.Other 9.

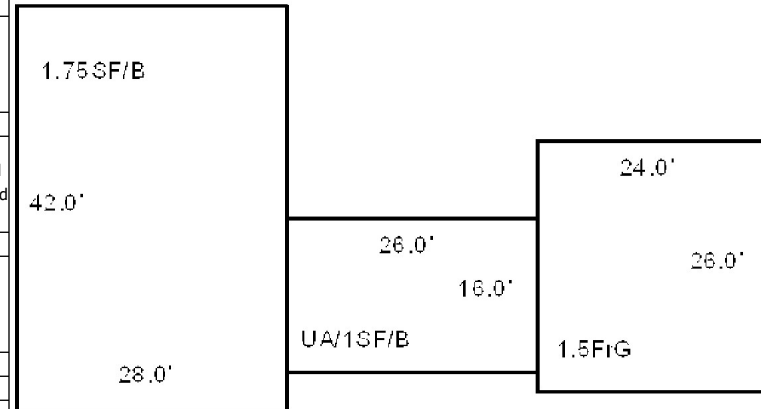
Date Inspected 7/03/2007

## Additions, Outbuildings & Improvements

Type	Year	Units	Grade	Cond	Phys.	Funct.	Sound Value
11 1	0	416	0 0	0	0 %	0 %	
28 Unfinished Attic	0	416	0 0	0	0 %	0 %	
23 Frame Garage	0	624	0 0	0	0 %	0 %	
158 1.75 ST	0	1728	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

1.75 SF BARN 36X48



Map Lot    R06-029-B

Account    2257

Location    64 FOYE ROAD

Card    1    Of    1    10/11/2023

ALLEN, JACOB L  
LACHANCE, MAGENTA M  
64 FOYE ROAD  
WISCASSET ME 04578  
  
B5889P110  
Previous Owner  
PITCHER, WALDO L (J/T)  
MURRAY, WENDY L  
  
WISCASSET ME 04578  
Sale Date: 5/27/2022

Property Data

Neighborhood    **103 RURAL WEST**

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    **5/27/2022**

Price    **85,000**

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    40,100    74,300    0    114,400

2011    40,100    74,300    0    114,400

2012    40,100    74,300    0    114,400

2013    40,100    74,300    0    114,400

2014    40,100    74,300    0    114,400

2015    40,100    74,300    0    114,400

2016    40,100    74,300    0    114,400

2017    40,100    74,300    0    114,400

2018    40,100    74,300    0    114,400

2019    40,100    74,300    0    114,400

2020    40,100    74,300    0    114,400

2021    40,100    74,300    0    114,400

2022    40,100    74,300    0    114,400

2023    50,100    92,900    0    143,000

Land Data

Front Foot

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

Square Foot

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

Fract. Acre

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

Acres

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

Type

Effective

Influence

Influence Codes

Frontage

Depth

Factor

Code

Square Feet

Acres

Acres/Sites

Total Acreage

1

2

3

4

5

6

7

8

9

10

11

12

13

14

15

16

17

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Inspection Witnessed By:

X

Date

No./Date

Description

Date Insp.

Notes:

WISCASSET

# WISCASSET

Map Lot R06-029-B


Account 2257

Location 64 FOYE ROAD

Card 1

Of 1

10/11/2023

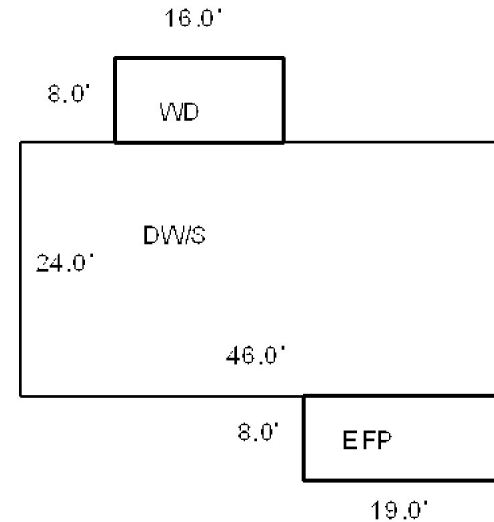
Building Style <b>10 Double Wide</b>	SF Bsmt Living <b>0</b>	Layout <b>1 Typical</b>
1.Conv. 5.Colonial 9.Other	Fin Bsmt Grade <b>0 0</b>	1.Typical 4. 7.
2.Ranch 6.Split 10.Double	HEARTH <b>0</b>	2.Inadeq 5. 8.
3.R Ranch 7.Mod/Cont 11.Multi	Heat Type <b>100% 5 Forced Warm Air</b>	3. 6. 9.
4.Cape 8.Log 12.Cot.	1.HWBB 5.FWA 9.No Heat	Attic <b>9 None</b>
Dwelling Units <b>1</b>	2.HWCI 6.GravWA 10.	1.1/4 Fin 4.Full Fin 7.
Other Units <b>0</b>	3.H Pump 7.Electric 11.	2.1/2 Fin 5.F/Stair 8.
Stories <b>1 One Story</b>	4.Steam 8.F/Wall 12.	3.3/4 Fin 6. 9.None
1.1 4.1.5 7.	Cool Type <b>0% 9 None</b>	Insulation <b>4 Minimal</b>
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 <b>8 ALUM/VINYL</b>	3.H Pump 6. 9.None	3.Capped 6. 9.None
1.CLAP 5.T-111 9.OTHER	Kitchen Style <b>2 TYPICAL</b>	Unfinished % <b>0%</b>
2.WD SH 6.BR/STONE 10.	1.GOOD 4.Obsolete 7.	Grade & Factor <b>2 Fair 100%</b>
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 <b>1 Asphalt Shingles</b>	Bath(s) Style <b>2 TYPICAL</b>	3.C Grade 6.AA Grade 9.Same
1.Asphalt 4.Composit 7.	1.GOOD 4.Obsolete 7.	SQFT (Footprint) <b>1104</b>
2.Slate 5.Wood 8.	2.TYPICAL 5. 8.	Condition <b>4 Average</b>
3.Metal 6.Other 9.	3.Old Type 6. 9.None	1.Poor 4.Avg 7.V G
SF Masonry Trim <b>0</b>	# Rooms <b>5</b>	2.Fair 5.Avg+ 8.Exc
OPEN-3-CUSTOM <b>0</b>	# Bedrooms <b>3</b>	3.Avg- 6.Good 9.Same
OPEN-4-CUSTOM <b>0</b>	# Full Baths <b>2</b>	Phys. % Good <b>0%</b>
Year Built <b>2002</b>	# Half Baths <b>0</b>	Funct. % Good <b>100%</b>
Year Remodeled <b>0</b>	# Addn Fixtures <b>0</b>	Functional Code <b>9 None</b>
Foundation <b>5 Concrete Slab</b>	# Fireplaces <b>0</b>	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 <b>100%</b>
Basement <b>9 No Basement</b>		Economic Code <b>None</b>
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 <b>0</b>		Entrance Code <b>1 Interior Inspect</b>
Wet Basement <b>9 No Basement</b>		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 <b>2 Relative</b>
		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	
23 Frame Garage	2002	768	3 100	4	0 %	100 %		1.ONE STORY FRAM
68 Wood Deck	2002	128	3 100	4	0 %	100 %		2.TWO STORY FRAM
22 Encl Frame Porch	2002	152	3 100	4	0 %	100 %		3.THREE STORY FR
					%	%		4.1 & 1/2 STORY
					%	%		5.1 & 3/4 STORY
					%	%		6.2 & 1/2 STORY
					%	%		21.Open Frame Por
					%	%		22.Encl Frame Por
					%	%		23.Frame Garage
					%	%		24.Frame Shed
					%	%		25.Frame Bay Wind
					%	%		26.1SFr Overhang
					%	%		27.Unfin Basement
					%	%		28.Unfinished Att
					%	%		29.Finished Attic

GARAGE 24X32



Map Lot R06-030

Account 863

Location DICKINSON ROAD

Card 1 Of 1 10/11/2023

CRAY, RAYMOND P  
WISCASSET ME 04578

B2356P358

Inspection Witnessed By:

X

Date

No./Date	Description	Date Insp.

Notes:

'21 Remove Kathleen(deceased)

WISCASSET

Property Data			Assessment Record				
Neighborhood <b>103 RURAL WEST</b>			Year	Land	Buildings	Exempt	Total
			2010	63,000	0	0	63,000
Tree Growth Year <b>0</b>			2011	63,000	0	0	63,000
FARM LAND YEAR <b>0</b>			2012	63,000	0	0	63,000
OPEN SPACE YEAR <b>0</b>			2013	63,000	0	0	63,000
Zone/Land Use <b>21 RURAL</b>			2014	63,000	0	0	63,000
Secondary Zone			2015	63,000	0	0	63,000
			2016	63,000	0	0	63,000
Topography <b>1 Level</b>			2017	63,000	0	0	63,000
1.Level	4.Below St	7.Steep	2018	63,000	0	0	63,000
2.Rolling	5.Low	8.Rough	2019	63,000	0	0	63,000
3.Above St	6.Swampy	9.	2020	63,000	0	0	63,000
Utilities <b>9 NoWater/NoSewer</b>			2021	63,000	0	0	63,000
1.Public	4.Dr Well	7.Cesspool	2022	63,000	0	0	63,000
2.Water	5.DUG/LAKE	8.	2023	78,700	0	0	78,700
3.Sewer	6.Septic	9.None					
Street <b>1 Paved</b>							
1.Paved	4.Proposed	7.					
2.Semi Imp	5.Private	8.					
3.Gravel	6.Pub Eas	9.NoStreet					
TREE GROWTH PLAN <b>0</b>							
CONSERV EASE <b>0</b>							
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.					

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 Improveve
					%		45.CAMP SITE

- 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 R06-030

Account 863

Location DICKINSON 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 <b>100%</b>			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 <b>0%</b>			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 <b>4 Unoccupied</b>			1.Interior 4.Vacant 7.		
Wet Basement			1.Refusal 5.Estimate 8.			2.Refusal 5.Estimate 8.		
1.Dry	4.	7.	3.Informed 6. 9.			Information Code <b>5 Estimate</b>		
2.Damp	5.	8.	1.Owner 4.Agent 7.			1.Owner 4.Agent 7.		
3.Wet	6.	9.	2.Relative 5.Estimate 8.			2.Relative 5.Estimate 8.		
			3.Tenant 6.Other 9.			3.Tenant 6.Other 9.		
Date Inspected								
<b>Additions, Outbuildings &amp; Improvements</b>								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 R06-030-A

Account 864

Location 175 DICKINSON ROAD

Card 1 Of 2 10/11/2023

DORAY, SALLY I J/T  
DORAY, STACEY I  
175 DICKINSON ROAD  
C/O STACY DORAY  
WISCASSET ME 04578  
B839P229 B4728P110

Previous Owner  
DORAY, SALLY I.  
C/O STACY DORAY  
175 DICKINSON ROAD  
WISCASSET ME 04578  
Sale Date: 10/31/2013

Inspection Witnessed By:

X

Date

No./Date	Description	Date Insp.

Notes:

12/7/2010-Owners came into to report that house burned November 4, 2009, smoke damage, some structural damage: stairs, windows etc. Amount of damage totaled between \$110,000 and \$120,000 as a maximum. Abatement issued to remove all building except garage. Will check for rebuilding April 2011.

2011-The house is being lived in and was added back into the record as was last year. Damage must have been corrected. Code officer will check.

WISCASSET  
Previous Owner: Sally I. Doray BK760 PG142 & Bk839  
B839P229 deeded to daughter and self as joint tenants

**Property Data**

Neighborhood	103 RURAL WEST		
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		10/31/2013	
Price			
Sale Type		2 Land & Buildings	
1.Land	4.Mobile	7.	
2.L & B	5.Other	8.	
3.Building	6.	9.	
Financing		9 Unknown	
1.Convert	4.Seller	7.	
2.FHA/VA	5.Private	8.	
3.Assumed	6.Cash	9.Unknown	
Validity		2 Related Parties	
1.Valid	4.Split	7.Renovate	
2.Related	5.Partial	8.Other	
3.Distress	6.Exempt	9.Foreclose	
Verified		5 Public Record	
1.Buyer	4.Agent	7.Family	
2.Seller	5.Pub Rec	8.Other	
3.Lender	6.MLS	9.	

**Assessment Record**

Year	Land	Buildings	Exempt	Total
2010	41,100	112,800	0	153,900
2011	41,100	112,700	0	153,800
2012	41,100	112,700	0	153,800
2013	41,100	112,700	0	153,800
2014	41,100	112,700	0	153,800
2015	41,100	112,700	0	153,800
2016	41,100	112,700	0	153,800
2017	41,100	112,700	0	153,800
2018	41,100	112,700	20,000	133,800
2019	41,100	112,700	20,000	133,800
2020	41,100	112,700	25,000	128,800
2021	41,100	112,700	25,000	128,800
2022	41,100	112,700	24,000	129,800
2023	51,400	157,500	25,000	183,900

**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
				%		<b>Acres</b>
				%		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
<b>Total Acreage</b>		1.77				

**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 R06-030-A

Account 864

Location 175 DICKINSON ROAD

Card 1 Of 2 10/11/2023

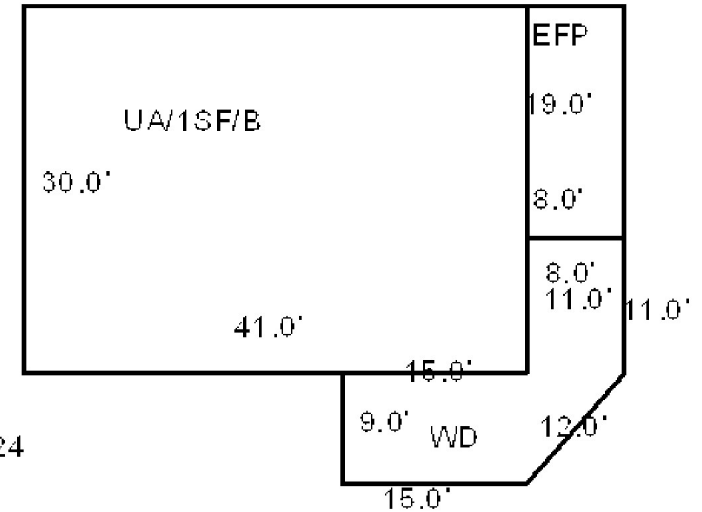
Building Style <b>2 Ranch</b>	SF Bsmt Living <b>0</b>	Layout <b>1 Typical</b>
1.Conv. 5.Colonial 9.Other	Fin Bsmt Grade <b>0 0</b>	1.Typical 4. 7.
2.Ranch 6.Split 10.Double	HEARTH <b>0</b>	2.Inadeq 5. 8.
3.R Ranch 7.Mod/Cont 11.Multi	Heat Type <b>100% 1 Hot Water BB</b>	3. 6. 9.
4.Cape 8.Log 12.Cot.	1.HWBB 5.FWA 9.No Heat	Attic <b>5 Floor &amp; Stairs</b>
Dwelling Units <b>1</b>	2.HWCI 6.GravWA 10.	1.1/4 Fin 4.Full Fin 7.
Other Units <b>0</b>	3.H Pump 7.Electric 11.	2.1/2 Fin 5.F/Stair 8.
Stories <b>1 One Story</b>	4.Steam 8.F/Wall 12.	3.3/4 Fin 6. 9.None
1.1 4.1.5 7.	Cool Type <b>0% 9 None</b>	Insulation <b>1 Full</b>
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 <b>2 WOOD SHINGLE</b>	3.H Pump 6. 9.None	3.Capped 6. 9.None
1.CLAP 5.T-111 9.OTHER	Kitchen Style <b>2 TYPICAL</b>	Unfinished % <b>0%</b>
2.WD SH 6.BR/STONE 10.	1.GOOD 4.Obsolete 7.	Grade & Factor <b>3 Average 105%</b>
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 <b>1 Asphalt Shingles</b>	Bath(s) Style <b>2 TYPICAL</b>	3.C Grade 6.AA Grade 9.Same
1.Asphalt 4.Composit 7.	1.GOOD 4.Obsolete 7.	SQFT (Footprint) <b>1230</b>
2.Slate 5.Wood 8.	2.TYPICAL 5. 8.	Condition <b>4 Average</b>
3.Metal 6.Other 9.	3.Old Type 6. 9.None	1.Poor 4.Avg 7.V G
SF Masonry Trim <b>0</b>	# Rooms <b>7</b>	2.Fair 5.Avg+ 8.Exc
OPEN-3-CUSTOM <b>0</b>	# Bedrooms <b>4</b>	3.Avg- 6.Good 9.Same
OPEN-4-CUSTOM <b>0</b>	# Full Baths <b>2</b>	Phys. % Good <b>0%</b>
Year Built <b>1987</b>	# Half Baths <b>0</b>	Funct. % Good <b>100%</b>
Year Remodeled <b>0</b>	# Addn Fixtures <b>0</b>	Functional Code <b>9 None</b>
Foundation <b>1 Concrete</b>	# Fireplaces <b>0</b>	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 <b>100%</b>
Basement <b>4 Full Basement</b>		Economic Code <b>None</b>
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 <b>0</b>		Entrance Code <b>1 Interior Inspect</b>
Wet Basement <b>1 Dry Basement</b>		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 <b>1 Owner</b>
		1.Owner 4.Agent 7.
		2.Relative 5.Estimate 8.
		3.Tenant 6.Other 9.

Date Inspected 2/28/2007

## Additions, Outbuildings & Improvements

Type	Year	Units	Grade	Cond	Phys.	Funct.	Sound Value	
23 Frame Garage	1983	768	3 100	3	0 %	100 %		1.ONE STORY FRAM
22 Encl Frame Porch	1987	72	3 105	4	0 %	100 %		2.TWO STORY FRAM
68 Wood Deck	1987	267	3 105	4	0 %	100 %		3.THREE STORY FR
					%	%		4.1 & 1/2 STORY
					%	%		5.1 & 3/4 STORY
					%	%		6.2 & 1/2 STORY
					%	%		21.Open Frame Por
					%	%		22.Encl Frame Por
					%	%		23.Frame Garage
					%	%		24.Frame Shed
					%	%		25.Frame Bay Wind
					%	%		26.1SFr Overhang
					%	%		27.Unfin Basement
					%	%		28.Unfinished Att
					%	%		29.Finished Attic

GARAGE 32X24



Map Lot R06-030-A

Account 864

Location 179 DICKINSON ROAD

Card 2 Of 2 10/11/2023

DORAY, SALLY I J/T  
DORAY, STACEY I  
175 DICKINSON ROAD  
C/O STACY DORAY  
WISCASSET ME 04578  
B839P229 B4728P110

Previous Owner  
DORAY, SALLY I.  
C/O STACY DORAY  
175 DICKINSON ROAD  
WISCASSET ME 04578  
Sale Date: 10/31/2013

Inspection Witnessed By:

X

Date

No./Date	Description	Date Insp.

Notes:

WISCASSET

## Property Data

Neighborhood	103 RURAL WEST	
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	10/31/2013	
Price		
Sale Type	2 Land & Buildings	
1.Land	4.Mobile	7.
2.L & B	5.Other	8.
3.Building	6.	9.

Financing	9 Unknown	
1.Convent	4.Seller	7.
2.FHA/VA	5.Private	8.
3.Assumed	6.Cash	9.Unknown

Validity	2 Related Parties	
1.Valid	4.Split	7.Renovate
2.Related	5.Partial	8.Other
3.Distress	6.Exempt	9.Foreclose

Verified	5 Public Record	
1.Buyer	4.Agent	7.Family
2.Seller	5.Pub Rec	8.Other
3.Lender	6.MLS	9.

## Assessment Record

Year	Land	Buildings	Exempt	Total
2010	0	10,300	0	10,300
2011	0	10,300	0	10,300
2012	0	10,300	0	10,300
2013	0	10,300	0	10,300
2014	0	10,300	0	10,300
2015	0	10,300	0	10,300
2016	0	10,300	0	10,300
2017	0	10,300	0	10,300
2018	0	10,300	0	10,300
2019	0	10,300	0	10,300
2020	0	10,300	0	10,300
2021	0	10,300	0	10,300
2022	0	10,300	0	10,300
2023	0	12,800	0	12,800

## 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		0.00				


# WISCASSET

Map Lot R06-030-A

Account 864

Location 179 DICKINSON ROAD

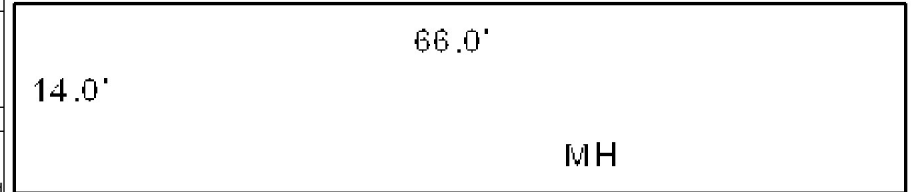
Card 2 Of 2 10/11/2023

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 <b>100%</b>	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 <b>0%</b>	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 <b>0</b>
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 <b>0</b>
		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	
998 14' Mobile	1986	14x66	2 100	2	0 %	50 %		1.ONE STORY FRAM
68 Wood Deck	2006	64	2 100	3	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



CRAY, RAYMOND P  
WISCASSET ME 04578

## Property Data

Neighborhood **103 RURAL WEST**

## Assessment Record

Year	Land	Buildings	Exempt	Total
2010	37,700	46,100	10,000	73,800
2011	37,700	46,100	10,000	73,800
2012	37,700	46,100	10,000	73,800
2013	37,700	46,100	10,000	73,800
2014	37,700	46,100	10,000	73,800
2015	37,700	46,100	10,000	73,800
2016	37,700	46,100	15,000	68,800
2017	37,700	46,100	20,000	63,800
2018	37,700	46,100	20,000	63,800
2019	37,700	46,100	20,000	63,800
2020	37,700	46,100	25,000	58,800
2021	37,700	46,100	25,000	58,800
2022	37,700	46,100	24,000	59,800
2023	47,100	57,600	25,000	79,700

## 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
<b>Square Foot</b>		<b>Square Feet</b>				9.Fract Share
16.Regular Lot				%		<b>Acres</b>
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-
<b>Fract. Acre</b>		<b>Acreage/Sites</b>				36.Pasture 3
21.HS Size Adj	20	1.00	100	%	0	37.Softwood
22.Base Waterfront	21	0.46	100	%	0	38.Mixed Wood
23.Deep WF Size A				%		39.Hardwood
<b>Acres</b>				%		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
		<b>Total Acreage</b>		0.46		

Inspection Witnessed By:

X

Date

No./Date	Description	Date Insp.

Notes:

'21 Remove Kathleen (Deceased).

# WISCASSET



# WISCASSET

Map Lot R06-030-B

Account 865

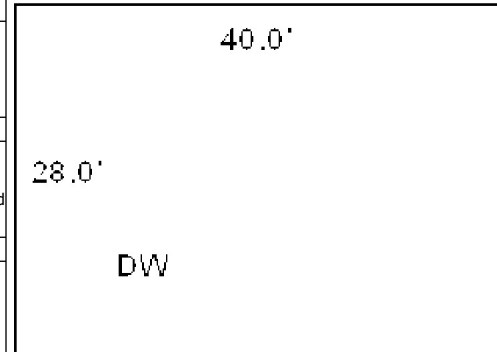
Location 155 DICKINSON ROAD

Card 1 Of 1 10/11/2023

Building Style	<b>10 Double Wide</b>		SF Bsmt Living	<b>0</b>		Layout	<b>1 Typical</b>		
1.Conv.	5.Colonial	9.Other	Fin Bsmt Grade	<b>0 0</b>		1.Typical	4.	7.	
2.Ranch	6.Split	10.Double	HEARTH	<b>0</b>		2.Inadeq	5.	8.	
3.R Ranch	7.Mod/Cont	11.Multi	Heat Type	<b>100%</b>	<b>5 Forced Warm Air</b>	3.	6.	9.	
4.Cape	8.Log	12.Cot.	1.HWBB	5.FWA	9.No Heat	Attic	<b>9 None</b>		
Dwelling Units	<b>1</b>		2.HWCI	6.GravWA	10.	1.1/4 Fin	4.Full Fin	7.	
Other Units	<b>0</b>		3.H Pump	7.Electric	11.	2.1/2 Fin	5.F/Stair	8.	
Stories	<b>1 One Story</b>		4.Steam	8.F/Wall	12.	3.3/4 Fin	6.	9.None	
1.1	4.1.5	7.	Cool Type	<b>0%</b>	<b>9 None</b>	Insulation	<b>4 Minimal</b>		
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	<b>8 ALUM/VINYL</b>		3.H Pump	6.	9.None	3.Capped	6.	9.None	
1.CLAP	5.T-111	9.OTHER	Kitchen Style	<b>2 TYPICAL</b>		Unfinished %	<b>0%</b>		
2.WD SH	6.BR/STONE	10.	1.GOOD	4.Obsolete	7.	Grade & Factor	<b>2 Fair 100%</b>		
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	<b>1 Asphalt Shingles</b>		Bath(s) Style	<b>2 TYPICAL</b>		3.C Grade	6.AA Grade	9.Same	
1.Asphalt	4.Composit	7.	1.GOOD	4.Obsolete	7.	SQFT (Footprint)	<b>1120</b>		
2.Slate	5.Wood	8.	2.TYPICAL	5.	8.	Condition	<b>3 Below Average</b>		
3.Metal	6.Other	9.	3.Old Type	6.	9.None	1.Poor	4.Avg	7.V G	
SF Masonry Trim	<b>0</b>		# Rooms	<b>5</b>		2.Fair	5.Avg+	8.Exc	
OPEN-3-CUSTOM	<b>0</b>		# Bedrooms	<b>3</b>		3.Avg-	6.Good	9.Same	
OPEN-4-CUSTOM	<b>0</b>		# Full Baths	<b>2</b>		Phys. % Good	<b>0%</b>		
Year Built	<b>1983</b>		# Half Baths	<b>0</b>		Funct. % Good	<b>100%</b>		
Year Remodeled	<b>0</b>		# Addn Fixtures	<b>0</b>		Functional Code	<b>9 None</b>		
Foundation	<b>5 Concrete Slab</b>		# Fireplaces	<b>0</b>		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	<b>100%</b>		
Basement	<b>9 No Basement</b>					Economic Code	<b>None</b>		
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	<b>0</b>					Entrance Code	<b>5 Estimated</b>		
Wet Basement	<b>9 No Basement</b>					1.Interior	4.Vacant	7.	
1.Dry	4.	7.				2.Refusal	5.Estimate	8.	
2.Damp	5.	8.				3.Informed	6.		
3.Wet	6.	9.				Information Code	<b>5 Estimate</b>		

Date Inspected 1/25/2007

Additions, Outbuildings & Improvements								1.ONE STORY FRAM
Type	Year	Units	Grade	Cond	Phys.	Funct.	Sound Value	2.TWO STORY FRAM
23 Frame Garage	1983	320	2 100	2	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





FORMER OWNER: MAXINE WILLIS, STEPHENSON,  
ROBINSON, CRAY, HEEDER (ESTATE OF CRAY) BK2455  
PG0002 2001 WILLIS  
GRANTED HER 1/5 INTEREST TO M. STEPHENSON & L.  
HEEDER. AS T/C PROPERTY IS OWNED AS FOLLOWS: MARIE  
STEPHENSON - 30%, NAOMI ROBINSON - 20%, MAXINE  
WILLIS - 0%, RAYMOND CRAY - 20%, LEWIS HEEDER - 30%  
ADDRESSES: STEPHENSON-866 LUTHER ROAD EAST  
GREENBUSH, NY 12061 HEEDER-PO BOX 1104  
**WIS CASSET** 10/29/01 RECEIVED  
CHANGE OF NAME AND ADDRESS FROM HEEDER SENT

Property Data			Assessment Record						
Neighborhood    103 RURAL WEST			Year	Land	Buildings	Exempt	Total		
			2010	38,300	28,100	0	66,400		
Tree Growth Year        0			2011	38,300	28,100	0	66,400		
FARM LAND YEAR            0			2012	38,300	28,100	0	66,400		
OPEN SPACE YEAR           0			2013	38,300	28,100	0	66,400		
Zone/Land Use        21 RURAL			2014	38,300	28,100	0	66,400		
Secondary Zone			2015	38,300	28,100	0	66,400		
			2016	38,300	28,100	0	66,400		
Topography                4 Below Street			2017	38,300	28,100	0	66,400		
1.Level	4.Below St	7.Steep	2018	38,300	28,100	0	66,400		
2.Rolling	5.Low	8.Rough	2019	38,300	28,100	0	66,400		
3.Above St	6.Swampy	9.	2020	38,300	28,100	0	66,400		
Utilities	4 Drilled Well	6 Septic System	2021	38,300	28,100	0	66,400		
1.Public	4.Dr Well	7.Cesspool	2022	38,300	28,100	0	66,400		
2.Water	5.DUG/LAKE	8.	2023	47,900	35,100	0	83,000		
3.Sewer	6.Septic	9.None	Land Data						
Street        1 Paved			Front Foot	Type	Effective		Influence		Influence Codes
1.Paved	4.Proposed	7.			Frontage	Depth	Factor	Code	
2.Semi Imp	5.Private	8.					%		
3.Gravel	6.Pub Eas	9.NoStreet					%		
TREE GROWTH PLAN        0							%		
CONSERV EASE        0							%		
Sale Data							%		
					%				
Sale Date                    2/23/2001			Square Foot		Square Feet				
Price							%		
Sale Type	2 Land & Buildings						%		
1.Land	4.Mobile	7.					%		
2.L & B	5.Other	8.					%		
3.Building	6.	9.					%		
Financing	9 Unknown						%		
	1.Convent	4.Seller			7.			%	
	2.FHA/VA	5.Private			8.			%	
3.Assumed	6.Cash	9.Unknown					%		
Validity	1 Arms Length Sale		Fract. Acre		Acreage/Sites				
1.Valid	4.Split	7.Renovate			20	1.00	100	%	0
2.Related	5.Partial	8.Other			21	0.64	100	%	0
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.	Total Acreage		0.64				


# WISCASSET

Map Lot R06-031

Account 866

Location 161 DICKINSON ROAD

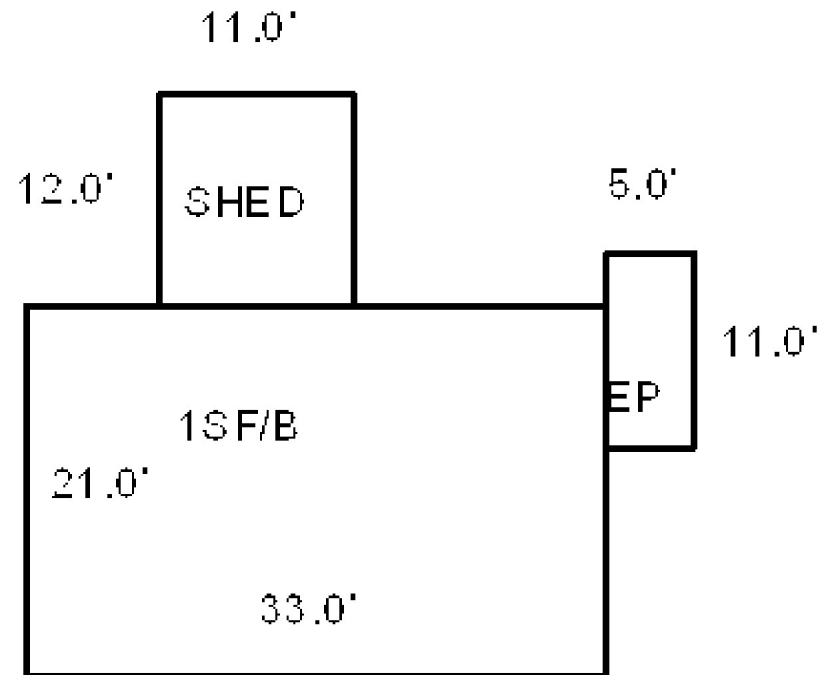
Card 1 Of 1 10/11/2023

Building Style <b>9 Other</b>	SF Bsmt Living <b>0</b>	Layout <b>1 Typical</b>
1.Conv. 5.Colonial 9.Other	Fin Bsmt Grade <b>0 0</b>	1.Typical 4. 7.
2.Ranch 6.Split 10.Double	HEARTH <b>0</b>	2.Inadeq 5. 8.
3.R Ranch 7.Mod/Cont 11.Multi	Heat Type <b>100% 5 Forced Warm Air</b>	3. 6. 9.
4.Cape 8.Log 12.Cot.	1.HWBB 5.FWA 9.No Heat	Attic <b>9 None</b>
Dwelling Units <b>1</b>	2.HWCI 6.GravWA 10.	1.1/4 Fin 4.Full Fin 7.
Other Units <b>0</b>	3.H Pump 7.Electric 11.	2.1/2 Fin 5.F/Stair 8.
Stories <b>1 One Story</b>	4.Steam 8.F/Wall 12.	3.3/4 Fin 6. 9.None
1.1 4.1.5 7.	Cool Type <b>0% 9 None</b>	Insulation <b>1 Full</b>
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 <b>2 WOOD SHINGLE</b>	3.H Pump 6. 9.None	3.Capped 6. 9.None
1.CLAP 5.T-111 9.OTHER	Kitchen Style <b>2 TYPICAL</b>	Unfinished % <b>0%</b>
2.WD SH 6.BR/STONE 10.	1.GOOD 4.Obsolete 7.	Grade & Factor <b>2 Fair 100%</b>
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 <b>1 Asphalt Shingles</b>	Bath(s) Style <b>2 TYPICAL</b>	3.C Grade 6.AA Grade 9.Same
1.Asphalt 4.Composit 7.	1.GOOD 4.Obsolete 7.	SQFT (Footprint) <b>693</b>
2.Slate 5.Wood 8.	2.TYPICAL 5. 8.	Condition <b>3 Below Average</b>
3.Metal 6.Other 9.	3.Old Type 6. 9.None	1.Poor 4.Avg 7.V G
SF Masonry Trim <b>0</b>	# Rooms <b>4</b>	2.Fair 5.Avg+ 8.Exc
OPEN-3-CUSTOM <b>0</b>	# Bedrooms <b>2</b>	3.Avg- 6.Good 9.Same
OPEN-4-CUSTOM <b>0</b>	# Full Baths <b>1</b>	Phys. % Good <b>0%</b>
Year Built <b>1964</b>	# Half Baths <b>0</b>	Funct. % Good <b>85%</b>
Year Remodeled <b>0</b>	# Addn Fixtures <b>0</b>	Functional Code <b>9 None</b>
Foundation <b>2 Concrete Block</b>	# Fireplaces <b>0</b>	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 <b>100%</b>
Basement <b>4 Full Basement</b>		Economic Code <b>None</b>
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 <b>0</b>		Entrance Code <b>5 Estimated</b>
Wet Basement <b>1 Dry Basement</b>		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 <b>5 Estimate</b>
		1.Owner 4.Agent 7.
		2.Relative 5.Estimate 8.
		3.Tenant 6.Other 9.

Date Inspected 2/28/2007

## Additions, Outbuildings & Improvements

Type	Year	Units	Grade	Cond	Phys.	Funct.	Sound Value	
24 Frame Shed	0	132	2 100	2	0 %	100 %		1.ONE STORY FRAM
22 Encl Frame Porch	0	55	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



Map Lot R06-032

Account 867

Location 151 DICKINSON ROAD

Card 1 Of 1 10/11/2023

REED, ROBERT J J/T  
REED, ELAINE C  
BATH ME 04530

B4624P27

Previous Owner  
FREEMAN, PAMELA L.

151 DICKINSON ROAD  
WISCASSET ME 04578  
Sale Date: 1/30/2013

Inspection Witnessed By:

X

Date

No./Date	Description	Date Insp.

Notes:

'18 add shed

2008-REMOVED MR. FREEMAN'S NAME AS HE PASSED AWAY  
7/21/2008.

2013- Previous owner: Pamela L. Freeman BK1568 PG27  
bought 8/10/89.

WISCASSET

### Property Data

Neighborhood	103 RURAL WEST		
Tree Growth Year	0		
FARM LAND YEAR	0		
OPEN SPACE YEAR	0		
Zone/Land Use	21 RURAL		
Secondary Zone			
Topography	2 Rolling		
1.Level	4.Below St	7.Steep	
2.Rolling	5.Low	8.Rough	
3.Above St	6.Swampy	9.	
Utilities	4 Drilled Well	6 Septic System	
1.Public	4.Dr Well	7.Cesspool	
2.Water	5.DUG/LAKE	8.	
3.Sewer	6.Septic	9.None	
Street	1 Paved		
1.Paved	4.Proposed	7.	
2.Semi Imp	5.Private	8.	
3.Gravel	6.Pub Eas	9.NoStreet	
TREE GROWTH PLAN	0		
CONSERV EASE	0		
Sale Data			
Sale Date	1/30/2013		
Price	128,000		
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	61,600	63,700	10,000	115,300
2011	61,600	63,700	10,000	115,300
2012	61,600	63,700	10,000	115,300
2013	61,600	63,700	0	125,300
2014	61,600	63,700	0	125,300
2015	61,600	63,700	0	125,300
2016	61,600	63,700	0	125,300
2017	61,600	63,700	0	125,300
2018	61,600	64,900	0	126,500
2019	61,600	64,900	0	126,500
2020	61,600	64,900	0	126,500
2021	61,600	64,900	0	126,500
2022	61,600	64,900	0	126,500
2023	77,000	81,100	0	158,100

### Land Data

Front Foot	Type	Effective		Influence		Influence Codes
		Frontage	Depth	Factor	Code	
11.Regular Lot				%		1.Open Space
12.Delta Triangle				%		2.Neighborhood A
13.Nabla Triangle				%		3.Topography
14.Rear Land				%		4.Size/Shape
15.Front Foot				%		5.Access
				%		6.Restriction
				%		7.Corner/Locatio
				%		8.View/Environ
				%		9.Fract Share
				%		Acres
				%		30.Rear 20+
				%		31.Waterfront Rea
				%		32.Open Space
				%		33.RestrictEsm
				%		34.PASTURE 1
				%		35.HORTICULTURAL-
				%		36.Pasture 3
				%		37.Softwood
				%		38.Mixed Wood
				%		39.Hardwood
				%		40.Wasteland
				%		41.CAMP SITE
				%		42.Mobile Home Si
				%		43.Condo Site
				%		44.Site Improve
				%		45.CAMP SITE
				%		46.PAVING/00
Total Acreage		13.00				

# WISCASSET

Map Lot R06-032


Account 867

Location 151 DICKINSON ROAD

Card 1

Of 1

10/11/2023

Building Style <b>1 Conventional</b>	SF Bsmt Living <b>0</b>	Layout <b>1 Typical</b>
1.Conv. 5.Colonial 9.Other	Fin Bsmt Grade <b>0 0</b>	1.Typical 4. 7.
2.Ranch 6.Split 10.Double	HEARTH <b>0</b>	2.Inadeq 5. 8.
3.R Ranch 7.Mod/Cont 11.Multi	Heat Type <b>100% 1 Hot Water BB</b>	3. 6. 9.
4.Cape 8.Log 12.Cot.	1.HWBB 5.FWA 9.No Heat	Attic <b>9 None</b>
Dwelling Units <b>1</b>	2.HWCI 6.GravWA 10.	1.1/4 Fin 4.Full Fin 7.
Other Units <b>0</b>	3.H Pump 7.Electric 11.	2.1/2 Fin 5.F/Stair 8.
Stories <b>5 One &amp; 3/4 Story</b>	4.Steam 8.F/Wall 12.	3.3/4 Fin 6. 9.None
1.1 4.1.5 7.	Cool Type <b>0% 9 None</b>	Insulation <b>1 Full</b>
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 <b>2 WOOD SHINGLE</b>	3.H Pump 6. 9.None	3.Capped 6. 9.None
1.CLAP 5.T-111 9.OTHER	Kitchen Style <b>2 TYPICAL</b>	Unfinished % <b>0%</b>
2.WD SH 6.BR/STONE 10.	1.GOOD 4.Obsolete 7.	Grade & Factor <b>4 Good 95%</b>
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 <b>1 Asphalt Shingles</b>	Bath(s) Style <b>3 Old Style</b>	3.C Grade 6.AA Grade 9.Same
1.Asphalt 4.Composit 7.	1.GOOD 4.Obsolete 7.	SQFT (Footprint) <b>640</b>
2.Slate 5.Wood 8.	2.TYPICAL 5. 8.	Condition <b>2 Fair</b>
3.Metal 6.Other 9.	3.Old Type 6. 9.None	1.Poor 4.Avg 7.V G
SF Masonry Trim <b>0</b>	# Rooms <b>8</b>	2.Fair 5.Avg+ 8.Exc
OPEN-3-CUSTOM <b>0</b>	# Bedrooms <b>4</b>	3.Avg- 6.Good 9.Same
OPEN-4-CUSTOM <b>0</b>	# Full Baths <b>2</b>	Phys. % Good <b>0%</b>
Year Built <b>1806</b>	# Half Baths <b>0</b>	Funct. % Good <b>100%</b>
Year Remodeled <b>0</b>	# Addn Fixtures <b>0</b>	Functional Code <b>9 None</b>
Foundation <b>3 Brick &amp;/or Stone</b>	# Fireplaces <b>1</b>	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 <b>100%</b>
Basement <b>4 Full Basement</b>		Economic Code <b>None</b>
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 <b>0</b>		Entrance Code <b>1 Interior Inspect</b>
Wet Basement <b>2 Damp Basement</b>		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 <b>1 Owner</b>
		1.Owner 4.Agent 7.
		2.Relative 5.Estimate 8.
		3.Tenant 6.Other 9.

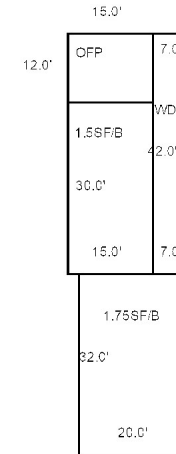
Date Inspected 3/27/2007

## Additions, Outbuildings & Improvements

Type	Year	Units	Grade	Cond	Phys.	Funct.	Sound Value
14 1.5 Story/BSMT	0	450	0 0	0	0 %	0 %	
21 Open Frame	0	180	0 0	0	0 %	0 %	
68 Wood Deck	0	294	0 0	0	0 %	0 %	
24 Frame Shed	2017	240	2 100	4	0 %	100 %	
					%	%	
					%	%	
					%	%	
					%	%	
					%	%	
					%	%	
					%	%	

- 1.ONE STORY FRAM
- 2.TWO STORY FRAM
- 3.THREE STORY FR
- 4.1 & 1/2 STORY
- 5.1 & 3/4 STORY
- 6.2 & 1/2 STORY
- 21.Open Frame Por
- 22.Encl Frame Por
- 23.Frame Garage
- 24.Frame Shed
- 25.Frame Bay Wind
- 26.1SFr Overhang
- 27.Unfin Basement
- 28.Unfinished Att
- 29.Finished Attic

Shed  
12.0'  
20.0'



Property Data			Assessment Record						
Neighborhood    103 RURAL WEST			Year	Land	Buildings	Exempt	Total		
			2010	8,000	0	0	8,000		
Tree Growth Year    0			2011	8,000	0	0	8,000		
FARM LAND YEAR    0			2012	8,000	0	0	8,000		
OPEN SPACE YEAR    0			2013	8,000	0	0	8,000		
Zone/Land Use    21 RURAL			2014	8,000	0	0	8,000		
Secondary Zone			2015	8,000	0	0	8,000		
			2016	8,000	0	0	8,000		
Topography    1 Level			2017	8,000	0	0	8,000		
1.Level	4.Below St	7.Steep	2018	8,000	0	0	8,000		
2.Rolling	5.Low	8.Rough	2019	8,000	0	0	8,000		
3.Above St	6.Swampy	9.	2020	8,000	0	0	8,000		
Utilities    9			2021	8,000	0	0	8,000		
NoWater/NoSewer			2022	8,000	0	0	8,000		
			2023	10,000	0	0	10,000		
1.Public	4.Dr Well	7.Cesspool	Land Data						
2.Water	5.DUG/LAKE	8.	Front Foot	Type	Effective		Influence		Influence Codes
3.Sewer	6.Septic	9.None			Frontage	Depth	Factor	Code	
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			Square Foot		Square Feet				Acres
Sale Date							%		
Price							%		
Sale Type							%		
1.Land	4.Mobile	7.					%		
2.L & B	5.Other	8.					%		
3.Building	6.	9.					%		
Financing			Fract. Acre		Acreage/Sites				
1.Convent							%		
2.FHA/VA							%		
3.Assumed							%		
Validity							%		
1.Valid	4.Split	7.Renovate					%		
2.Related	5.Partial	8.Other					%		
3.Distress	6.Exempt	9.Foreclose			%				
Verified			Acres		Total Acreage		4.00		
1.Buyer							%		
2.Seller							%		
3.Lender							%		
							%		
							%		
							%		

**WISCASSET**

Map Lot R06-033

Account 868

Location DICKINSON 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 <b>100%</b>			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 <b>0%</b>			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 <b>4 Unoccupied</b>		
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 <b>5 Estimate</b>		
						1.Owner 4.Agent 7.		
						2.Relative 5.Estimate 8.		
						3.Tenant 6.Other 9.		
Date Inspected								
<b>Additions, Outbuildings &amp; Improvements</b>								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 R06-034

Account 869

Location WILLOW LANE

Card 1 Of 1 10/11/2023

LESLIE, SEAVER W  
LESLIE, ANNE CR  
WISCASSET ME 04578

B2530P302

Inspection Witnessed By:

X

Date

No./Date	Description	Date Insp.

Notes:

2005-REVERSED LAND WITH MAP R-6 LOT 34B THIS LOT IS  
ACTUALLY 12 ACRES. CORRECTED THE RECORD.  
conservation easement  
THIS LAND IS UNDER OPEN SPACE SINCE 1998 REVAL.

WISCASSET

Property Data

Neighborhood	103 RURAL WEST		
Tree Growth Year	0		
FARM LAND YEAR	0		
OPEN SPACE YEAR	1998		
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	9 NoWater/ NoSewer		
1.Public	4.Dr Well	7.Cesspool	
2.Water	5.DUG/LAKE	8.	
3.Sewer	6.Septic	9.None	
Street	1 Paved		
1.Paved	4.Proposed	7.	
2.Semi Imp	5.Private	8.	
3.Gravel	6.Pub Eas	9.NoStreet	
TREE GROWTH PLAN	0		
CONSERV EASE	0		
Sale Data			
Sale Date			
Price			
Sale Type			
1.Land	4.Mobile	7.	
2.L & B	5.Other	8.	
3.Building	6.	9.	
Financing			
1.Convent	4.Seller	7.	
2.FHA/VA	5.Private	8.	
3.Assumed	6.Cash	9.Unknown	
Validity			
1.Valid	4.Split	7.Renovate	
2.Related	5.Partial	8.Other	
3.Distress	6.Exempt	9.Foreclose	
Verified			
1.Buyer	4.Agent	7.Family	
2.Seller	5.Pub Rec	8.Other	
3.Lender	6.MLS	9.	

Assessment Record

Year	Land	Buildings	Exempt	Total
2010	11,000	0	0	11,000
2011	11,000	0	0	11,000
2012	11,000	0	0	11,000
2013	11,000	0	0	11,000
2014	11,000	0	0	11,000
2015	11,000	0	0	11,000
2016	11,000	0	0	11,000
2017	11,000	0	0	11,000
2018	11,000	0	0	11,000
2019	11,000	0	0	11,000
2020	11,000	0	0	11,000
2021	11,000	0	0	11,000
2022	11,000	0	0	11,000
2023	13,800	0	0	13,800

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
28		10.00		50 %	1	37.Softwood
29		2.00		50 %	1	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		12.00				

**WISCASSET**

Map Lot R06-034

Account 869

Location WILLOW LANE

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 <b>100%</b>			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 <b>0%</b>			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 <b>4 Unoccupied</b>		
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 <b>5 Estimate</b>					
Date Inspected			1.Owner 4.Agent 7.			2.Relative 5.Estimate 8.		
			3.Tenant 6.Other 9.					
<b>Additions, Outbuildings &amp; Improvements</b>								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 R06-034-A

Account 870

Location 243 WILLOW LANE

Card 1 Of 1 10/11/2023

MANN, KATE L  
MANN, NEIL D  
KENSINGTON MD 20895

B1599P282

Inspection Witnessed By:

X

Date

No./Date	Description	Date Insp.

Notes:

'18 w/ Mr. outside p/o add has full B(u) and part on a crawl.  
Call all complte and add patio.  
'17 nah remod in progress, remove old addition new 1sFr &(2) ops in its place.

WISCASSET

### Property Data

Neighborhood		103 RURAL WEST	
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			
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	66,600	95,300	0	161,900
2011	66,600	95,300	0	161,900
2012	66,600	95,300	0	161,900
2013	66,600	95,300	0	161,900
2014	66,600	95,300	0	161,900
2015	66,600	95,300	0	161,900
2016	66,600	95,300	0	161,900
2017	66,600	147,500	0	214,100
2018	66,600	175,700	0	242,300
2019	66,600	175,700	0	242,300
2020	66,600	175,700	0	242,300
2021	66,600	175,700	0	242,300
2022	66,600	175,700	0	242,300
2023	83,300	219,600	0	302,900

### 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		18.00				

# WISCASSET

Map Lot R06-034-A


Account 870

Location 243 WILLOW LANE

Card 1

Of 1

10/11/2023

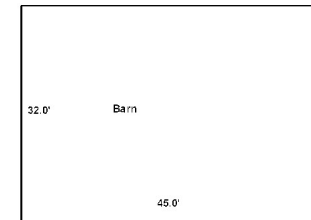
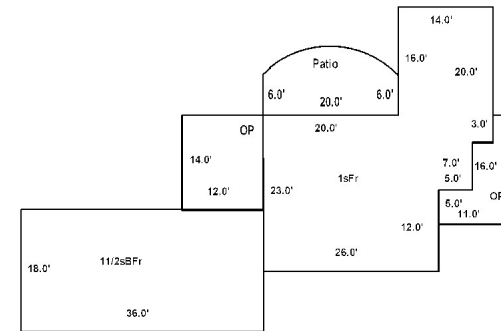
Building Style <b>4 Cape Cod</b>	SF Bsmt Living <b>0</b>	Layout <b>1 Typical</b>
1.Conv. 5.Colonial 9.Other	Fin Bsmt Grade <b>0 0</b>	1.Typical 4. 7.
2.Ranch 6.Split 10.Double	HEARTH <b>0</b>	2.Inadeq 5. 8.
3.R Ranch 7.Mod/Cont 11.Multi	Heat Type <b>100% 1 Hot Water BB</b>	3. 6. 9.
4.Cape 8.Log 12.Cot.	1.HWBB 5.FWA 9.No Heat	Attic <b>9 None</b>
Dwelling Units <b>1</b>	2.HWCI 6.GravWA 10.	1.1/4 Fin 4.Full Fin 7.
Other Units <b>0</b>	3.H Pump 7.Electric 11.	2.1/2 Fin 5.F/Stair 8.
Stories <b>4 One &amp; 1/2 Story</b>	4.Steam 8.F/Wall 12.	3.3/4 Fin 6. 9.None
1.1 4.1.5 7.	Cool Type <b>0% 9 None</b>	Insulation <b>1 Full</b>
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 <b>1 CLAPBOARD</b>	3.H Pump 6. 9.None	3.Capped 6. 9.None
1.CLAP 5.T-111 9.OTHER	Kitchen Style <b>2 TYPICAL</b>	Unfinished % <b>0%</b>
2.WD SH 6.BR/STONE 10.	1.GOOD 4.Obsolete 7.	Grade & Factor <b>4 Good 95%</b>
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 <b>1 Asphalt Shingles</b>	Bath(s) Style <b>2 TYPICAL</b>	3.C Grade 6.AA Grade 9.Same
1.Asphalt 4.Composit 7.	1.GOOD 4.Obsolete 7.	SQFT (Footprint) <b>648</b>
2.Slate 5.Wood 8.	2.TYPICAL 5. 8.	Condition <b>6 Good</b>
3.Metal 6.Other 9.	3.Old Type 6. 9.None	1.Poor 4.Avg 7.V G
SF Masonry Trim <b>0</b>	# Rooms <b>5</b>	2.Fair 5.Avg+ 8.Exc
OPEN-3-CUSTOM <b>0</b>	# Bedrooms <b>3</b>	3.Avg- 6.Good 9.Same
OPEN-4-CUSTOM <b>0</b>	# Full Baths <b>3</b>	Phys. % Good <b>0%</b>
Year Built <b>1860</b>	# Half Baths <b>0</b>	Funct. % Good <b>100%</b>
Year Remodeled <b>0</b>	# Addn Fixtures <b>0</b>	Functional Code <b>9 None</b>
Foundation <b>3 Brick &amp;/or Stone</b>	# Fireplaces <b>0</b>	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 <b>100%</b>
Basement <b>4 Full Basement</b>		Economic Code <b>None</b>
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 <b>0</b>		Entrance Code <b>1 Interior Inspect</b>
Wet Basement <b>2 Damp Basement</b>		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 <b>1 Owner</b>
		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
76 1.25 ST	0	1470	3 100	3	0 %	100 %	
1 ONE STORY	2016	889	9 100	4	0 %	100 %	
21 Open Frame	2016	168	9 100	4	0 %	100 %	
21 Open Frame	2016	109	9 100	4	0 %	100 %	
62 Patio	2017	175	9 100	4	0 %	100 %	
27 Unfin Basement	2017	224	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 R06-034-B			Account 871			Location DICKINSON ROAD			Card 1 Of 1		10/11/2023		
LESLIE, JR., JOHN FREDERICK TRUSTEE OF JOHN F. LESLIE TRUST OF 2011 159 MONTSWEAG ROAD WOOLWICH ME 04578						Property Data			Assessment Record				
						Neighborhood 103 RURAL WEST			Year	Land	Buildings	Exempt	Total
						Tree Growth Year 0			2010	39,100	0	0	39,100
						FARM LAND YEAR 0			2011	39,100	0	0	39,100
						OPEN SPACE YEAR 1998			2012	39,100	0	0	39,100
B2033P153 B2037P293 B4463P201						Zone/Land Use 21 RURAL			2013	39,100	0	0	39,100
						Secondary Zone			2014	39,100	0	0	39,100
									2015	39,100	0	0	39,100
						Topography 2 Rolling			2016	39,100	0	0	39,100
						1.Level 4.Below St 7.Steep 2.Rolling 5.Low 8.Rough 3.Above St 6.Swampy 9.			2017	39,100	0	0	39,100
2018	39,100	0	0	39,100									
Utilities 9 NoWater/NoSewer			2019	39,100	0				0	39,100			
1.Public 4.Dr Well 7.Cesspool 2.Water 5.DUG/LAKE 8. 3.Sewer 6.Septic 9.None			2020	39,100	0				0	39,100			
Street 3 Gravel  1.Paved 4.Proposed 7. 2.Semi Imp 5.Private 8. 3.Gravel 6.Pub Eas 9.NoStreet			2021	39,100	0				0	39,100			
			2022	39,100	0	0	39,100						
			2023	48,800	0	0	48,800						
Inspection Witnessed By:						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/Location 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	
											%		
											%		
		%											
X						Square Foot  16.Regular Lot 17.Secondary Site 18.Secondary Site 19.Condominium 20.Base Homesite			Square Feet				
										%			
										%			
										%			
										%			
Notes: 2005-REVERSED THE ACREAGE WITH MAP R-6 LOT 34. THIS LOT IS ACTUALLY 35 ACRES. THIS LOT HAS BEEN OPEN SPACE SINCE 1998 REVAL.						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	50 %	1	
									21	1.00	50 %	1	
									28	10.00	50 %	1	
									29	13.00	50 %	1	
WISCASSET									Total Acreage 35.00				
										%			
										%			
										%			
										%			



**WISCASSET**

Map Lot R06-034-B

Account 871

Location DICKINSON 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 <b>100%</b>			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 <b>0%</b>			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 <b>4 Unoccupied</b>		
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 <b>5 Estimate</b>		
Date Inspected 1/25/2007			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



NEW ENGLAND FORESTRY FOUND. LITTLETON MA 01460 4346			Property Data			Assessment Record					
			Neighborhood    104 RURAL NORTHWEST			Year	Land	Buildings	Exempt	Total	
			Tree Growth Year    1998			2010	29,200	0	0	29,200	
			FARM LAND YEAR    0			2011	29,900	0	0	29,900	
			OPEN SPACE YEAR    0			2012	29,900	0	0	29,900	
B792P218			Zone/Land Use    21 RURAL			2013	30,700	0	0	30,700	
			Secondary Zone			2014	30,500	0	0	30,500	
						2015	30,900	0	0	30,900	
			Topography    1 Level			2016	34,400	0	0	34,400	
			1.Level                      4.Below St                      7.Steep 2.Rolling                      5.Low                      8.Rough 3.Above St                      6.Swampy                      9.			2017	33,600	0	0	33,600	
2018	33,400	0				0	33,400				
Utilities                      9 NoWater/NoSewer						2019	31,900	0	0	31,900	
1.Public                      4.Dr Well                      7.Cesspool 2.Water                      5.DUG/LAKE                      8. 3.Sewer                      6.Septic                      9.None						2020	32,300	0	0	32,300	
						2021	31,200	0	0	31,200	
			2022	29,700	0	0	29,700				
			2023	30,800	0	0	30,800				
			Land Data								
			Front Foot		Type	Effective		Influence		Influence Codes	
Frontage	Depth	Factor				Code					
11.Regular Lot											
12.Delta Triangle											
13.Nabla Triangle											
14.Rear Land											
		15.Front Foot									
		Square Foot		Square Feet							
		16.Regular Lot									
		17.Secondary Site									
18.Secondary Site											
		19.Condominium									
		20.Base Homesite									
		Fract. Acre		Acreage/Sites							
		21.HS Size Adj		37	99.00	100	%	0			
22.Base Waterfron											
		23.Deep WF Size A									
		Acres									
		24.Base Waterfron									
		25.Shallow WF Siz									
26.Base Water Inf											
		27.Influence W Si									
		28.Rear Land 1-10		Total Acreage		99.00		44.Site Improveme			
		29.Rear Land 11-2									

Inspection Witnessed By:		
X		Date
No./Date	Description	Date Insp.
Notes:		
'17 Tree Growth refile.		
FIRST HAD TREE GROWTH IN 1998		
WISCASSET		

**WISCASSET**

Map Lot R06-035

Account 872

Location WILLOW LANE

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 <b>100%</b>			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 <b>0%</b>			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 <b>4 Unoccupied</b>		
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 <b>5 Estimate</b>					
Date Inspected			1.Owner 4.Agent 7.			2.Relative 5.Estimate 8.		
			2.Relative 5.Estimate 8.			3.Tenant 6.Other 9.		
<b>Additions, Outbuildings &amp; Improvements</b>								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 R06-036

Account 873

Location 102 WILLOW LANE

Card 1 Of 1 10/11/2023

BRIDGHAM, KEITH L  
BRIDGHAM, PATRICIA L  
WISCASSET ME 04578

B1178P185

Inspection Witnessed By:

X

Date

No./Date	Description	Date Insp.

Notes:

WISCASSET

Property Data			Assessment Record						
Neighborhood <b>103 RURAL WEST</b>			Year	Land	Buildings	Exempt	Total		
			2010	37,600	133,000	10,000	160,600		
Tree Growth Year <b>0</b>			2011	37,600	133,000	10,000	160,600		
FARM LAND YEAR <b>0</b>			2012	37,600	133,000	10,000	160,600		
OPEN SPACE YEAR <b>0</b>									
Zone/Land Use <b>21 RURAL</b>			2013	37,600	133,000	10,000	160,600		
Secondary Zone			2014	37,600	133,000	10,000	160,600		
			2015	37,600	133,000	10,000	160,600		
Topography <b>1 Level</b>			2016	37,600	133,000	15,000	155,600		
1.Level	4.Below St	7.Steep	2017	37,600	133,000	20,000	150,600		
2.Rolling	5.Low	8.Rough	2018	37,600	133,000	20,000	150,600		
3.Above St	6.Swampy	9.	2019	37,600	133,000	20,000	150,600		
Utilities <b>4 Drilled Well</b> <b>6 Septic System</b>									
1.Public	4.Dr Well	7.Cesspool	2020	37,600	133,000	25,000	145,600		
2.Water	5.DUG/LAKE	8.	2021	37,600	133,000	25,000	145,600		
3.Sewer	6.Septic	9.None	2022	37,600	133,000	24,000	146,600		
Street <b>1 Paved</b>			2023	47,000	166,200	25,000	188,200		
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
11.Regular Lot 12.Delta Triangle 13.Nabla Triangle 14.Rear Land 15.Front Foot					Frontage	Depth	Factor	Code	
							%		
							%		
							%		
							%		
							%		
					%				
TREE GROWTH PLAN <b>0</b>			Square Foot	Square Feet				1.Open Space 2.Neighborhood A 3.Topography 4.Size/Shape 5.Access 6.Restriction 7.Corner/Locatio 8.View/Environ 9.Fract Share <b>Acres</b> 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	
CONSERV EASE <b>0</b>						%			
Sale Data						%			
						%			
						%			
						%			
						%			
Sale Date					%				
Price					%				
Sale Type					%				
1.Land	4.Mobile	7.	16.Regular Lot 17.Secondary Site 18.Secondary Site 19.Condominium 20.Base Homesite			%			
2.L & B	5.Other	8.				%			
3.Building	6.	9.				%			
Financing						%			
1.Convent	4.Seller	7.				%			
2.FHA/VA	5.Private	8.				%			
3.Assumed	6.Cash	9.Unknown				%			
Validity			Fract. Acre	Acreage/Sites					
1.Valid	4.Split	7.Renovate		20	1.00	100	%	0	
2.Related	5.Partial	8.Other		21	0.45	100	%	0	
3.Distress	6.Exempt	9.Foreclose					%		
Verified							%		
							%		
							%		
						%			
						%			
1.Buyer	4.Agent	7.Family	Total Acreage    0.45						
2.Seller	5.Pub Rec	8.Other							
3.Lender	6.MLS	9.							

# WISCASSET

Map Lot R06-036

Account 873

Location 102 WILLOW LANE

Card 1

Of 1

10/11/2023

Building Style <b>4 Cape Cod</b>	SF Bsmt Living <b>0</b>	Layout <b>1 Typical</b>
1.Conv. 5.Colonial 9.Other	Fin Bsmt Grade <b>0 0</b>	1.Typical 4. 7.
2.Ranch 6.Split 10.Double	HEARTH <b>1</b>	2.Inadeq 5. 8.
3.R Ranch 7.Mod/Cont 11.Multi	Heat Type <b>100% 1 Hot Water BB</b>	3. 6. 9.
4.Cape 8.Log 12.Cot.	1.HWBB 5.FWA 9.No Heat	Attic <b>9 None</b>
Dwelling Units <b>1</b>	2.HWCI 6.GravWA 10.	1.1/4 Fin 4.Full Fin 7.
Other Units <b>0</b>	3.H Pump 7.Electric 11.	2.1/2 Fin 5.F/Stair 8.
Stories <b>4 One &amp; 1/2 Story</b>	4.Steam 8.F/Wall 12.	3.3/4 Fin 6. 9.None
1.1 4.1.5 7.	Cool Type <b>0% 9 None</b>	Insulation <b>1 Full</b>
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 <b>8 ALUM/VINYL</b>	3.H Pump 6. 9.None	3.Capped 6. 9.None
1.CLAP 5.T-111 9.OTHER	Kitchen Style <b>2 TYPICAL</b>	Unfinished % <b>0%</b>
2.WD SH 6.BR/STONE 10.	1.GOOD 4.Obsolete 7.	Grade & Factor <b>3 Average 105%</b>
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 <b>1 Asphalt Shingles</b>	Bath(s) Style <b>2 TYPICAL</b>	3.C Grade 6.AA Grade 9.Same
1.Asphalt 4.Composit 7.	1.GOOD 4.Obsolete 7.	SQFT (Footprint) <b>686</b>
2.Slate 5.Wood 8.	2.TYPICAL 5. 8.	Condition <b>4 Average</b>
3.Metal 6.Other 9.	3.Old Type 6. 9.None	1.Poor 4.Avg 7.V G
SF Masonry Trim <b>0</b>	# Rooms <b>10</b>	2.Fair 5.Avg+ 8.Exc
OPEN-3-CUSTOM <b>0</b>	# Bedrooms <b>4</b>	3.Avg- 6.Good 9.Same
OPEN-4-CUSTOM <b>0</b>	# Full Baths <b>1</b>	Phys. % Good <b>0%</b>
Year Built <b>1850</b>	# Half Baths <b>1</b>	Funct. % Good <b>100%</b>
Year Remodeled <b>0</b>	# Addn Fixtures <b>0</b>	Functional Code <b>9 None</b>
Foundation <b>3 Brick &amp;/or Stone</b>	# Fireplaces <b>0</b>	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 <b>100%</b>
Basement <b>5 Crawl Space</b>		Economic Code <b>None</b>
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 <b>0</b>		Entrance Code <b>1 Interior Inspect</b>
Wet Basement <b>3 Wet Basement</b>		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 <b>1 Owner</b>
		1.Owner 4.Agent 7.
		2.Relative 5.Estimate 8.
		3.Tenant 6.Other 9.

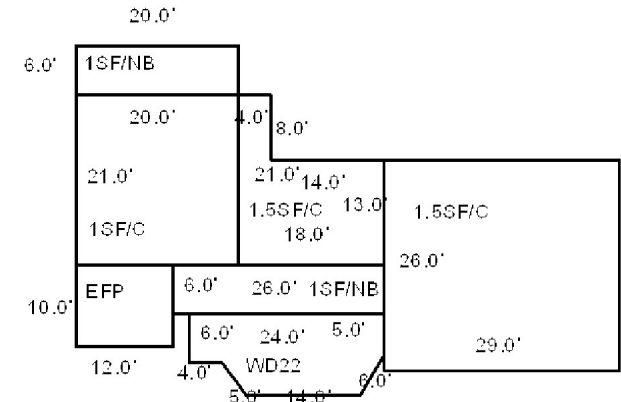
Date Inspected 3/21/2007

## Additions, Outbuildings & Improvements

Type	Year	Units	Grade	Cond	Phys.	Funct.	Sound Value
4 1 & 1/2 STORY FR	0	754	0 0	0	0 %	0 %	
1 ONE STORY	0	156	0 0	0	0 %	0 %	
1 ONE STORY	0	120	0 0	0	0 %	0 %	
68 Wood Deck	0	180	0 0	0	0 %	0 %	
23 Frame Garage	0	960	3 100	4	0 %	100 %	
24 Frame Shed	0	192	2 100	2	0 %	100 %	
1 ONE STORY	2003	120	4 100	4	0 %	100 %	
					%	%	
					%	%	
					%	%	

GARAGE 24 X 40

SHED 12 X 16



Map Lot R06-036-A

Account 874

Location 84 WILLOW LANE

Card 1 Of 1 10/11/2023

FOYE(HEIRS OF), MARK  
JUSTIN FOYE  
WISCASSET ME 04578

B1516P325 B5972P204

Inspection Witnessed By:

X

Date

No./Date	Description	Date Insp.

Notes:

WISCASSET

Property Data			Assessment Record				
Neighborhood <b>103 RURAL WEST</b>			Year	Land	Buildings	Exempt	Total
			2010	40,500	33,000	10,000	63,500
Tree Growth Year <b>0</b>			2011	40,500	33,000	10,000	63,500
FARM LAND YEAR <b>0</b>			2012	40,500	33,000	10,000	63,500
OPEN SPACE YEAR <b>0</b>			2013	40,500	33,000	10,000	63,500
Zone/Land Use <b>16 RESIDENTIAL</b>			2014	40,500	33,000	10,000	63,500
Secondary Zone			2015	40,500	33,000	10,000	63,500
			2016	40,500	33,000	15,000	58,500
Topography <b>3 Above Street</b>			2017	40,500	33,000	20,000	53,500
1.Level	4.Below St	7.Steep	2018	40,500	33,000	20,000	53,500
2.Rolling	5.Low	8.Rough	2019	40,500	33,000	20,000	53,500
3.Above St	6.Swampy	9.		40,500	33,000	20,000	53,500
Utilities	<b>4 Drilled Well</b>	<b>6 Septic System</b>	2020	40,500	33,000	0	73,500
1.Public	4.Dr Well	7.Cesspool	2021	40,500	33,000	0	73,500
2.Water	5.DUG/LAKE	8.	2022	40,500	33,000	0	73,500
3.Sewer	6.Septic	9.None	2023	50,600	41,300	0	91,900
Street <b>1 Paved</b>			Land Data				
1.Paved	4.Proposed	7.					
2.Semi Imp	5.Private	8.	Front Foot				
3.Gravel	6.Pub Eas	9.NoStreet					
TREE GROWTH PLAN <b>0</b>			11.Regular Lot				
CONSERV EASE <b>0</b>							
Sale Data			12.Delta Triangle				
Sale Date			13.Nabla Triangle				
Price							
Sale Type			14.Rear Land				
1.Land							
2.L & B							
3.Building			Square Foot				
Financing							
1.Convent			16.Regular Lot				
2.FHA/VA							
3.Assumed			17.Secondary Site				
Validity							
1.Valid			18.Secondary Site				
2.Related							
3.Distress			19.Condominium				
Verified							
1.Buyer			20.Base Homesite				
2.Seller							
3.Lender			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 1.43				


# WISCASSET

Map Lot R06-036-A

Account 874

Location 84 WILLOW LANE

Card 1 Of 1 10/11/2023

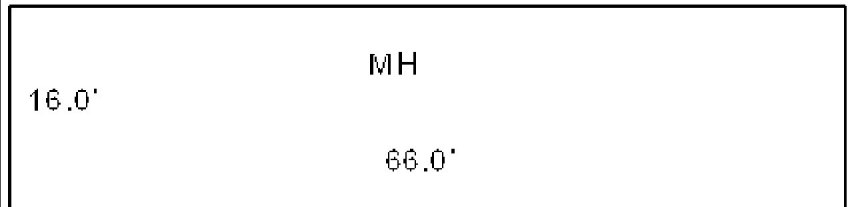
Building Style	SF Bsmt Living	Layout
1.Conv. 5.Colonial 9.Other	Fin Bsmt Grade	1.Typical 4. 7.
2.Ranch 6.Split 10.Double	HEARTH	2.Inadeq 5. 8.
3.R Ranch 7.Mod/Cont 11.Multi	Heat Type <b>100%</b>	3. 6. 9.
4.Cape 8.Log 12.Cot.	1.HWBB 5.FWA 9.No Heat	Attic
Dwelling Units	2.HWCI 6.GravWA 10.	1.1/4 Fin 4.Full 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 <b>0%</b>	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 <b>1 Interior Inspect</b>
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 <b>1 Owner</b>
		1.Owner 4.Agent 7.
		2.Relative 5.Estimate 8.
		3.Tenant 6.Other 9.

Date Inspected 1/25/2007

## Additions, Outbuildings & Improvements

Type	Year	Units	Grade	Cond	Phys.	Funct.	Sound Value	
999 16' Mobile	1988	16x66	2 100	3	0 %	100 %		1.ONE STORY FRAM
68 Wood Deck	2002	144	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

12X12 PLATFORM





Map Lot R06-037

Account 875

Location 156 WILLOW LANE

Card 1 Of 1 10/11/2023

JOHNSON, ELIZABETH ELLEN  
JOHNSON, JERRY D  
WISCASSET ME 04578

B1477P273

Inspection Witnessed By:

X		Date
No./Date	Description	Date Insp.

Notes:  
2006-BACK 10 X 16 DECK NOW ENCLOSED PORCH AND 6 X 10 DECK ADDED ON END OF THAT. ADD 12 X 24 CARPORT IN 2007.  
2011-Sold 4 acres to Samuel Stanley Schmal Bk4351 Pg46.

WISCASSET

Property Data			Assessment Record							
Neighborhood <b>103 RURAL WEST</b>			Year	Land		Buildings		Exempt	Total	
			2010	80,900		175,200		10,000	246,100	
Tree Growth Year <b>0</b>			2011	78,900		175,200		10,000	244,100	
FARM LAND YEAR <b>0</b>										
OPEN SPACE YEAR <b>0</b>			2012	78,900		175,200		10,000	244,100	
Zone/Land Use <b>21 RURAL</b>			2013	78,900		175,200		10,000	244,100	
Secondary Zone			2014	78,900		175,200		10,000	244,100	
			2015	78,900		175,200		10,000	244,100	
Topography <b>4 Below Street</b>			2016	78,900		175,200		15,000	239,100	
1.Level	4.Below St	7.Steep	2017	78,900		175,200		20,000	234,100	
2.Rolling	5.Low	8.Rough								
3.Above St	6.Swampy	9.	2018	78,900		175,200		20,000	234,100	
Utilities	<b>4 Drilled Well</b>	<b>6 Septic System</b>	2019	78,900		175,200		20,000	234,100	
1.Public	4.Dr Well	7.Cesspool	2020	78,900		175,200		25,000	229,100	
2.Water	5.DUG/LAKE	8.								
3.Sewer	6.Septic	9.None	2021	78,900		175,200		25,000	229,100	
Street <b>1 Paved</b>			2022	78,900		175,200		24,000	230,100	
			2023	98,600		219,100		25,000	292,700	
1.Paved			Land Data							
2.Semi Imp										
3.Gravel										
TREE GROWTH PLAN <b>0</b>										
CONSERV EASE <b>0</b>										
<b>Sale Data</b>										
Sale Date										
Price										
Sale Type										
1.Land	4.Mobile	7.	Front Foot							
2.L & B	5.Other	8.								
3.Building	6.	9.								
Financing			Square Foot							
1.Convent	4.Seller	7.								
2.FHA/VA	5.Private	8.								
3.Assumed	6.Cash	9.Unknown								
Validity			Fract. Acre							
1.Valid	4.Split	7.Renovate								
2.Related	5.Partial	8.Other								
3.Distress	6.Exempt	9.Foreclose								
Verified			Acres							
1.Buyer	4.Agent	7.Family								
2.Seller	5.Pub Rec	8.Other								
3.Lender	6.MLS	9.								

- 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 R06-037

Account 875

Location 156 WILLOW LANE

Card 1 Of 1 10/11/2023

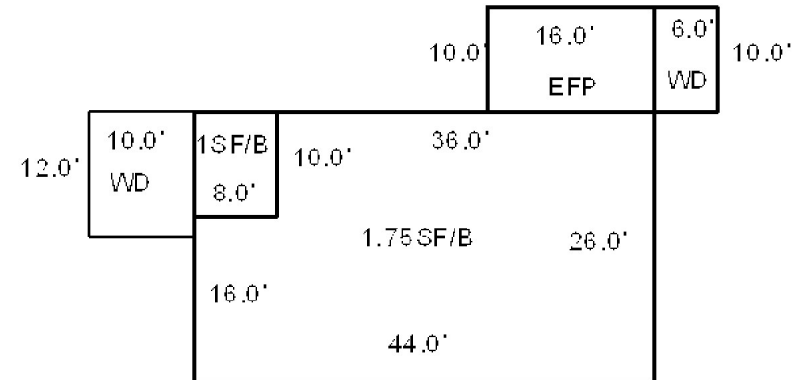
Building Style <b>4 Cape Cod</b>	SF Bsmt Living <b>0</b>	Layout <b>1 Typical</b>
1.Conv. 5.Colonial 9.Other	Fin Bsmt Grade <b>0 0</b>	1.Typical 4. 7.
2.Ranch 6.Split 10.Double	HEARTH <b>1</b>	2.Inadeq 5. 8.
3.R Ranch 7.Mod/Cont 11.Multi	Heat Type <b>100% 1 Hot Water BB</b>	3. 6. 9.
4.Cape 8.Log 12.Cot.	1.HWBB 5.FWA 9.No Heat	Attic <b>9 None</b>
Dwelling Units <b>1</b>	2.HWCI 6.GravWA 10.	1.1/4 Fin 4.Full Fin 7.
Other Units <b>0</b>	3.H Pump 7.Electric 11.	2.1/2 Fin 5.F/Stair 8.
Stories <b>5 One &amp; 3/4 Story</b>	4.Steam 8.F/Wall 12.	3.3/4 Fin 6. 9.None
1.1 4.1.5 7.	Cool Type <b>100% 9 None</b>	Insulation <b>1 Full</b>
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 <b>8 ALUM/VINYL</b>	3.H Pump 6. 9.None	3.Capped 6. 9.None
1.CLAP 5.T-111 9.OTHER	Kitchen Style <b>2 TYPICAL</b>	Unfinished % <b>0%</b>
2.WD SH 6.BR/STONE 10.	1.GOOD 4.Obsolete 7.	Grade & Factor <b>4 Good 100%</b>
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 <b>1 Asphalt Shingles</b>	Bath(s) Style <b>2 TYPICAL</b>	3.C Grade 6.AA Grade 9.Same
1.Asphalt 4.Composit 7.	1.GOOD 4.Obsolete 7.	SQFT (Footprint) <b>1064</b>
2.Slate 5.Wood 8.	2.TYPICAL 5. 8.	Condition <b>4 Average</b>
3.Metal 6.Other 9.	3.Old Type 6. 9.None	1.Poor 4.Avg 7.V G
SF Masonry Trim <b>0</b>	# Rooms <b>7</b>	2.Fair 5.Avg+ 8.Exc
OPEN-3-CUSTOM <b>0</b>	# Bedrooms <b>3</b>	3.Avg- 6.Good 9.Same
OPEN-4-CUSTOM <b>0</b>	# Full Baths <b>2</b>	Phys. % Good <b>0%</b>
Year Built <b>2000</b>	# Half Baths <b>0</b>	Funct. % Good <b>100%</b>
Year Remodeled <b>0</b>	# Addn Fixtures <b>0</b>	Functional Code <b>9 None</b>
Foundation <b>1 Concrete</b>	# Fireplaces <b>1</b>	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 <b>100%</b>
Basement <b>4 Full Basement</b>		Economic Code <b>None</b>
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 <b>0</b>		Entrance Code <b>1 Interior Inspect</b>
Wet Basement <b>1 Dry Basement</b>		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 <b>1 Owner</b>
		1.Owner 4.Agent 7.
		2.Relative 5.Estimate 8.
		3.Tenant 6.Other 9.

Date Inspected 3/14/2007

## Additions, Outbuildings & Improvements

Type	Year	Units	Grade	Cond	Phys.	Funct.	Sound Value	
68 Wood Deck	2001	120	3 100	4	0 %	100 %		1.ONE STORY FRAM
23 Frame Garage	2002	576	3 100	4	0 %	100 %		2.TWO STORY FRAM
22 Encl Frame Porch	2005	160	3 100	4	0 %	100 %		3.THREE STORY FR
68 Wood Deck	2005	60	3 100	4	0 %	100 %		4.1 & 1/2 STORY
71 CARPORT.....	2007	336	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

GARAGE 24X24 W/ CARPORT 14X24



Map Lot R06-037-A

Account 2599

Location 182 WILLOW LANE

Card 1 Of 1 10/11/2023

SCHMAL, SAMUEL STANLEY  
WISCASSET ME 04578

B4351P46

Inspection Witnessed By:

X

Date

No./Date	Description	Date Insp.

Notes:

'17 NAh call house complete add WD.

'16 ADD NEW HSE START & LI.

2011-Coded at 65% functional as undeveloped lot.

WISCASSET

### Property Data

Neighborhood <b>103 RURAL WEST</b>		
Tree Growth Year <b>0</b>		
FARM LAND YEAR <b>0</b>		
OPEN SPACE YEAR <b>0</b>		
Zone/Land Use <b>21 RURAL</b>		
Secondary Zone		
Topography <b>4 Below Street</b>		
1.Level	4.Below St	7.Steep
2.Rolling	5.Low	8.Rough
3.Above St	6.Swampy	9.
Utilities <b>4 Drilled Well 6 Septic System</b>		
1.Public	4.Dr Well	7.Cesspool
2.Water	5.DUG/LAKE	8.
3.Sewer	6.Septic	9.None
Street <b>1 Paved</b>		
1.Paved	4.Proposed	7.
2.Semi Imp	5.Private	8.
3.Gravel	6.Pub Eas	9.NoStreet
TREE GROWTH PLAN <b>0</b>		
CONSERV EASE <b>0</b>		
<b>Sale Data</b>		
Sale Date <b>12/09/2010</b>		
Price		
Sale Type <b>1 Land Only</b>		
1.Land	4.Mobile	7.
2.L & B	5.Other	8.
3.Building	6.	9.
Financing <b>9 Unknown</b>		
1.Convent	4.Seller	7.
2.FHA/VA	5.Private	8.
3.Assumed	6.Cash	9.Unknown
Validity <b>2 Related Parties</b>		
1.Valid	4.Split	7.Renovate
2.Related	5.Partial	8.Other
3.Distress	6.Exempt	9.Foreclose
Verified <b>5 Public Record</b>		
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
2011	33,000	0	0	33,000
2012	33,000	0	0	33,000
2013	33,000	0	0	33,000
2014	33,000	0	0	33,000
2015	33,000	0	0	33,000
2016	33,000	41,100	0	74,100
2017	33,000	104,600	0	137,600
2018	33,000	104,600	0	137,600
2019	33,000	104,600	0	137,600
2020	33,000	104,600	25,000	112,600
2021	33,000	104,600	25,000	112,600
2022	33,000	104,600	24,000	113,600
2023	41,300	130,800	25,000	147,100

### Land Data

Front Foot	Type	Effective		Influence		Influence Codes
		Frontage	Depth	Factor	Code	
11.Regular Lot				%		1.Open Space
12.Delta Triangle				%		2.Neighborhood A
13.Nabla Triangle				%		3.Topography
14.Rear Land				%		4.Size/Shape
15.Front Foot				%		5.Access
				%		6.Restriction
				%		7.Corner/Locatio
				%		8.View/Environ
				%		9.Fract Share
				%		<b>Acres</b>
				%		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
		<b>Total Acreage</b>		4.00		

# WISCASSET

Map Lot R06-037-A

Account 2599

Location 182 WILLOW LANE

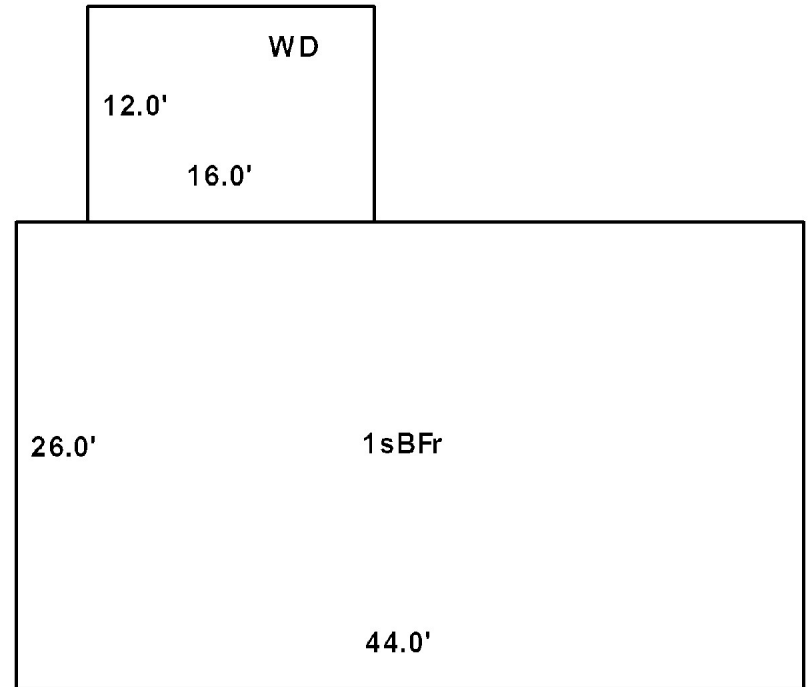
Card 1 Of 1 10/11/2023

Building Style <b>2 Ranch</b>	SF Bsmt Living <b>0</b>	Layout <b>1 Typical</b>
1.Conv. 5.Colonial 9.Other	Fin Bsmt Grade <b>0 0</b>	1.Typical 4. 7.
2.Ranch 6.Split 10.Double	HEARTH <b>0</b>	2.Inadeq 5. 8.
3.R Ranch 7.Mod/Cont 11.Multi	Heat Type <b>100% 1 Hot Water BB</b>	3. 6. 9.
4.Cape 8.Log 12.Cot.	1.HWBB 5.FWA 9.No Heat	Attic <b>9 None</b>
Dwelling Units <b>1</b>	2.HWCI 6.GravWA 10.	1.1/4 Fin 4.Full Fin 7.
Other Units <b>0</b>	3.H Pump 7.Electric 11.	2.1/2 Fin 5.F/Stair 8.
Stories <b>1 One Story</b>	4.Steam 8.F/Wall 12.	3.3/4 Fin 6. 9.None
1.1 4.1.5 7.	Cool Type <b>0% 9 None</b>	Insulation <b>1 Full</b>
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 <b>8 ALUM/VINYL</b>	3.H Pump 6. 9.None	3.Capped 6. 9.None
1.CLAP 5.T-111 9.OTHER	Kitchen Style <b>2 TYPICAL</b>	Unfinished % <b>0%</b>
2.WD SH 6.BR/STONE 10.	1.GOOD 4.Obsolete 7.	Grade & Factor <b>3 Average 100%</b>
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 <b>1 Asphalt Shingles</b>	Bath(s) Style <b>2 TYPICAL</b>	3.C Grade 6.AA Grade 9.Same
1.Asphalt 4.Composit 7.	1.GOOD 4.Obsolete 7.	SQFT (Footprint) <b>1144</b>
2.Slate 5.Wood 8.	2.TYPICAL 5. 8.	Condition <b>4 Average</b>
3.Metal 6.Other 9.	3.Old Type 6. 9.None	1.Poor 4.Avg 7.V G
SF Masonry Trim <b>0</b>	# Rooms <b>0</b>	2.Fair 5.Avg+ 8.Exc
OPEN-3-CUSTOM <b>0</b>	# Bedrooms <b>0</b>	3.Avg- 6.Good 9.Same
OPEN-4-CUSTOM <b>0</b>	# Full Baths <b>2</b>	Phys. % Good <b>0%</b>
Year Built <b>2015</b>	# Half Baths <b>0</b>	Funct. % Good <b>100%</b>
Year Remodeled <b>0</b>	# Addn Fixtures <b>1</b>	Functional Code <b>9 None</b>
Foundation <b>1 Concrete</b>	# Fireplaces <b>0</b>	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 <b>100%</b>
Basement <b>4 Full Basement</b>		Economic Code <b>None</b>
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 <b>0</b>		Entrance Code <b>0</b>
Wet Basement <b>1 Dry Basement</b>		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 <b>0</b>
		1.Owner 4.Agent 7.
		2.Relative 5.Estimate 8.
		3.Tenant 6.Other 9.

Date Inspected

## Additions, Outbuildings & Improvements

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



Map Lot R06-038

Account 876

Location 234 WILLOW LANE

Card 1 Of 1 10/11/2023

RUMRILL PRESERVATION GROUP  
C/O MAC CAPITAL PARTNERS, INC.  
SUITE 450  
PLYMOUTH MEETING PA 19462

B1529P277

Inspection Witnessed By:

X

Date

No./Date	Description	Date Insp.

Notes:

2002-1 1/2 STORY FRAME, 50% DONE.

2005-CHANGED RECORD TO REFLECT THE LIVING SPACE VS  
THE GARAGE NOT EVIDENT IN THE BEGINNING STAGES.  
ALSO ADJUSTED FOR CONCRETE SLAB AND ADDED 1/2 BATH

WISCASSET

### Property Data

Neighborhood <b>103 RURAL WEST</b>		
Tree Growth Year <b>0</b>		
FARM LAND YEAR <b>0</b>		
OPEN SPACE YEAR <b>0</b>		
Zone/Land Use <b>21 RURAL</b>		
Secondary Zone		
Topography <b>1 Level</b>		
1.Level	4.Below St	7.Steep
2.Rolling	5.Low	8.Rough
3.Above St	6.Swampy	9.
Utilities <b>4 Drilled Well 6 Septic System</b>		
1.Public	4.Dr Well	7.Cesspool
2.Water	5.DUG/LAKE	8.
3.Sewer	6.Septic	9.None
Street <b>1 Paved</b>		
1.Paved	4.Proposed	7.
2.Semi Imp	5.Private	8.
3.Gravel	6.Pub Eas	9.NoStreet
TREE GROWTH PLAN <b>0</b>		
CONSERV EASE <b>0</b>		
<b>Sale Data</b>		
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	76,600	76,700	0	153,300
2011	76,600	76,700	0	153,300
2012	76,600	76,700	0	153,300
2013	76,600	76,700	0	153,300
2014	76,600	76,700	0	153,300
2015	76,600	76,700	0	153,300
2016	76,600	76,700	0	153,300
2017	76,600	76,700	0	153,300
2018	76,600	76,700	0	153,300
2019	76,600	76,700	0	153,300
2020	76,600	76,700	0	153,300
2021	76,600	76,700	0	153,300
2022	76,600	76,700	0	153,300
2023	95,800	95,900	0	191,700

### 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
<b>Square Foot</b>		<b>Square Feet</b>				<b>Acres</b>
16.Regular Lot				%		30.Rear 20+
17.Secondary Site				%		31.Waterfront Rea
18.Secondary Site				%		32.Open Space
19.Condominium				%		33.RestrictEsm
20.Base Homesite				%		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
<b>Total Acreage</b>		35.00				




# WISCASSET

Map Lot R06-038

Account 876

Location 234 WILLOW LANE

Card 1 Of 1 10/11/2023

Building Style <b>9 Other</b>	SF Bsmt Living <b>0</b>	Layout <b>1 Typical</b>
1.Conv. 5.Colonial 9.Other	Fin Bsmt Grade <b>0 0</b>	1.Typical 4. 7.
2.Ranch 6.Split 10.Double	HEARTH <b>0</b>	2.Inadeq 5. 8.
3.R Ranch 7.Mod/Cont 11.Multi	Heat Type <b>100% 8 Floor/Wall Unit</b>	3. 6. 9.
4.Cape 8.Log 12.Cot.	1.HWBB 5.FWA 9.No Heat	Attic <b>9 None</b>
Dwelling Units <b>1</b>	2.HWCI 6.GravWA 10.	1.1/4 Fin 4.Full Fin 7.
Other Units <b>0</b>	3.H Pump 7.Electric 11.	2.1/2 Fin 5.F/Stair 8.
Stories <b>4 One &amp; 1/2 Story</b>	4.Steam 8.F/Wall 12.	3.3/4 Fin 6. 9.None
1.1 4.1.5 7.	Cool Type <b>0% 9 None</b>	Insulation <b>1 Full</b>
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 <b>2 WOOD SHINGLE</b>	3.H Pump 6. 9.None	3.Capped 6. 9.None
1.CLAP 5.T-111 9.OTHER	Kitchen Style <b>2 TYPICAL</b>	Unfinished % <b>0%</b>
2.WD SH 6.BR/STONE 10.	1.GOOD 4.Obsolete 7.	Grade & Factor <b>3 Average 105%</b>
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 <b>1 Asphalt Shingles</b>	Bath(s) Style <b>2 TYPICAL</b>	3.C Grade 6.AA Grade 9.Same
1.Asphalt 4.Composit 7.	1.GOOD 4.Obsolete 7.	SQFT (Footprint) <b>624</b>
2.Slate 5.Wood 8.	2.TYPICAL 5. 8.	Condition <b>4 Average</b>
3.Metal 6.Other 9.	3.Old Type 6. 9.None	1.Poor 4.Avg 7.V G
SF Masonry Trim <b>0</b>	# Rooms <b>3</b>	2.Fair 5.Avg+ 8.Exc
OPEN-3-CUSTOM <b>0</b>	# Bedrooms <b>1</b>	3.Avg- 6.Good 9.Same
OPEN-4-CUSTOM <b>0</b>	# Full Baths <b>1</b>	Phys. % Good <b>0%</b>
Year Built <b>2002</b>	# Half Baths <b>1</b>	Funct. % Good <b>100%</b>
Year Remodeled <b>0</b>	# Addn Fixtures <b>0</b>	Functional Code <b>9 None</b>
Foundation <b>5 Concrete Slab</b>	# Fireplaces <b>0</b>	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 <b>100%</b>
Basement <b>9 No Basement</b>		Economic Code <b>None</b>
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 <b>0</b>		Entrance Code <b>1 Interior Inspect</b>
Wet Basement <b>9 No Basement</b>		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 <b>1 Owner</b>
		1.Owner 4.Agent 7.
		2.Relative 5.Estimate 8.
		3.Tenant 6.Other 9.

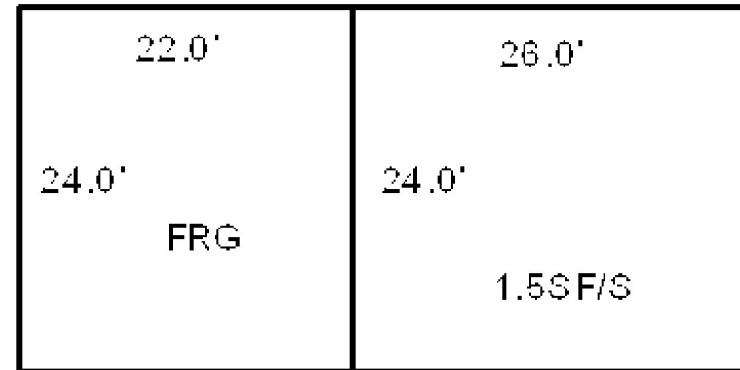
Date Inspected 3/15/2007

## Additions, Outbuildings & Improvements

Type	Year	Units	Grade	Cond	Phys.	Funct.	Sound Value	
23 Frame Garage	2002	528	3 105	4	0 %	100 %		1.ONE STORY FRAM
24 Frame Shed	2002	500	3 100	4	0 %	100 %		2.TWO STORY FRAM
61 Canopy	2002	180	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

CANOPY 10X18

SHED 12X12





Map Lot R06-038-A			Account 877			Location 103 RUMERILL ROAD			Card 1		Of 1		10/11/2023		
WYMAN, ALTON D WYMAN, NANCY R WISCASSET ME 04578 9511  B1899P134						Property Data			Assessment Record						
						Neighborhood 103 RURAL WEST			Year	Land	Buildings		Exempt	Total	
						Tree Growth Year 0			2010	41,200	32,000		10,000	63,200	
						FARM LAND YEAR 0			2011	41,200	32,000		10,000	63,200	
						OPEN SPACE YEAR 0			2012	41,200	32,000		16,000	57,200	
						Zone/Land Use 21 RURAL			2013	41,200	153,900		16,000	179,100	
						Secondary Zone			2014	41,200	153,900		16,000	179,100	
									2015	41,200	153,900		16,000	179,100	
						Topography 1 Level			2016	41,200	153,900		21,000	174,100	
2017	41,200	153,900		26,000	169,100										
						1.Level 4.Below St 7.Steep 2.Rolling 5.Low 8.Rough 3.Above St 6.Swampy 9.			2018	41,200	153,900		26,000	169,100	
									2019	41,200	153,900		26,000	169,100	
						Utilities 4 Drilled Well 6 Septic System			2020	41,200	153,900		31,000	164,100	
						1.Public 4.Dr Well 7.Cesspool 2.Water 5.DUG/LAKE 8. 3.Sewer 6.Septic 9.None			2021	41,200	153,900		31,000	164,100	
2022	41,200	153,900		29,760	165,340										
						Street 1 Paved			2023	51,500	192,300		31,000	212,800	
						1.Paved 4.Proposed 7. 2.Semi Imp 5.Private 8. 3.Gravel 6.Pub Eas 9.NoStreet			Land Data						
									Front Foot		Type	Effective		Influence	
						Frontage	Depth	Factor				Code			
11.Regular Lot				%	1.Open Space										
12.Delta Triangle				%	2.Neighborhood A										
						13.Nabla Triangle		%		3.Topography					
								%		4.Size/Shape					
								%		5.Access					
								%		6.Restriction					
						14.Rear Land		%		7.Corner/Locatio					
								%		8.View/Environ					
								%		9.Fract Share					
								%		Acres					
						15.Front Foot		%		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					
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# WISCASSET

Map Lot R06-038-A

Account 877

Location 103 RUMERILL ROAD

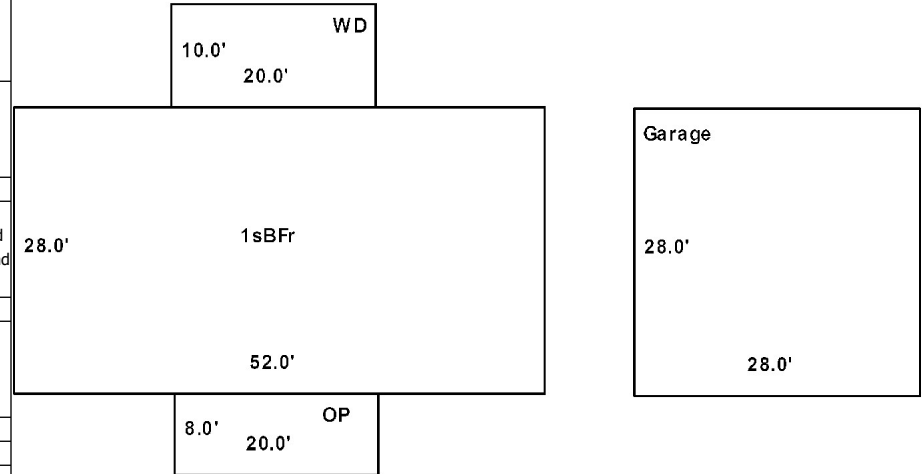
Card 1 Of 1 10/11/2023

Building Style <b>2 Ranch</b>	SF Bsmt Living <b>0</b>	Layout <b>1 Typical</b>
1.Conv. 5.Colonial 9.Other	Fin Bsmt Grade <b>0 0</b>	1.Typical 4. 7.
2.Ranch 6.Split 10.Double	HEARTH <b>0</b>	2.Inadeq 5. 8.
3.R Ranch 7.Mod/Cont 11.Multi	Heat Type <b>100% 1 Hot Water BB</b>	3. 6. 9.
4.Cape 8.Log 12.Cot.	1.HWBB 5.FWA 9.No Heat	Attic <b>9 None</b>
Dwelling Units <b>1</b>	2.HWCI 6.GravWA 10.	1.1/4 Fin 4.Full Fin 7.
Other Units <b>0</b>	3.H Pump 7.Electric 11.	2.1/2 Fin 5.F/Stair 8.
Stories <b>1 One Story</b>	4.Steam 8.F/Wall 12.	3.3/4 Fin 6. 9.None
1.1 4.1.5 7.	Cool Type <b>0% 9 None</b>	Insulation <b>1 Full</b>
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 <b>8 ALUM/VINYL</b>	3.H Pump 6. 9.None	3.Capped 6. 9.None
1.CLAP 5.T-111 9.OTHER	Kitchen Style <b>2 TYPICAL</b>	Unfinished % <b>0%</b>
2.WD SH 6.BR/STONE 10.	1.GOOD 4.Obsolete 7.	Grade & Factor <b>3 Average 100%</b>
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 <b>1 Asphalt Shingles</b>	Bath(s) Style <b>2 TYPICAL</b>	3.C Grade 6.AA Grade 9.Same
1.Asphalt 4.Composit 7.	1.GOOD 4.Obsolete 7.	SQFT (Footprint) <b>1456</b>
2.Slate 5.Wood 8.	2.TYPICAL 5. 8.	Condition <b>4 Average</b>
3.Metal 6.Other 9.	3.Old Type 6. 9.None	1.Poor 4.Avg 7.V G
SF Masonry Trim <b>0</b>	# Rooms <b>6</b>	2.Fair 5.Avg+ 8.Exc
OPEN-3-CUSTOM <b>0</b>	# Bedrooms <b>3</b>	3.Avg- 6.Good 9.Same
OPEN-4-CUSTOM <b>0</b>	# Full Baths <b>2</b>	Phys. % Good <b>0%</b>
Year Built <b>2011</b>	# Half Baths <b>0</b>	Funct. % Good <b>100%</b>
Year Remodeled <b>0</b>	# Addn Fixtures <b>0</b>	Functional Code <b>9 None</b>
Foundation <b>1 Concrete</b>	# Fireplaces <b>0</b>	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 <b>100%</b>
Basement <b>4 Full Basement</b>		Economic Code <b>None</b>
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 <b>0</b>		Entrance Code <b>1 Interior Inspect</b>
Wet Basement <b>1 Dry Basement</b>		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 <b>1 Owner</b>
		1.Owner 4.Agent 7.
		2.Relative 5.Estimate 8.
		3.Tenant 6.Other 9.

Date Inspected 3/23/2007

## Additions, Outbuildings & Improvements

Type	Year	Units	Grade	Cond	Phys.	Funct.	Sound Value	
23 Frame Garage	2012	784	3 100	4	0 %	100 %		1.ONE STORY FRAM
24 Frame Shed	2012	112	3 100	4	0 %	100 %		2.TWO STORY FRAM
21 Open Frame	2012	160	3 100	4	0 %	100 %		3.THREE STORY FR
68 Wood Deck	2012	200	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



WYMAN, ALTON D WYMAN, NANCY R 103 RUMERILL ROAD WISCASSET ME 04578			Property Data			Assessment Record						
			Neighborhood 103 RURAL WEST			Year	Land		Buildings		Exempt	Total
			Tree Growth Year 0			2023	0		7,800		7,800	0
			FARM LAND YEAR									
			OPEN SPACE YEAR									
			Zone/Land Use 21 RURAL									
			Secondary Zone									
			Topography 2 Rolling									
			1.Level 4.Below St 7.Steep 2.Rolling 5.Low 8.Rough 3.Above St 6.Swampy 9.									
			Utilities									
			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									
Inspection Witnessed By:  X <div>Date</div>			Sale Data			Land Data						
			Sale Date			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
			Price					Frontage	Depth	Factor	Code	
Sale Type												
1.Land 4.Mobile 7. 2.L & B 5.Other 8. 3.Building 6. 9.												
Financing												
Notes: '23 NEW SOLAR ON EXEMPT			1.Convent 4.Seller 7. 2.FHA/VA 5.Private 8. 3.Assumed 6.Cash 9.Unknown			Square Foot  16.Regular Lot 17.Secondary Site 18.Secondary Site 19.Condominium 20.Base Homesite		Square Feet				
			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.									
WISCASSET						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				
						Total Acreage		0.00				


**WISCASSET**

Map Lot R06-038-A SLR ON

Account 2787

Location 103 RUMERILL 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 <b>100%</b>			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 <b>0%</b>			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 <b>0</b>		
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 <b>0</b>		
						1.Owner 4.Agent 7.		
						2.Relative 5.Estimate 8.		
						3.Tenant 6.Other 9.		
Date Inspected								
<b>Additions, Outbuildings &amp; Improvements</b>								
Type	Year	Units	Grade	Cond	Phys.	Funct.	Sound Value	1.ONE STORY FRAM
124 SOLAR PANELS	2022				%	%	7,800	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		R06-038-B		Account	878	Location	97 RUMERILL ROAD		Card	1	Of	1	10/11/2023	
ACKERMAN, JACOB P WISCASSET ME 04578  B4225P4 B4761P167 Previous Owner ACKERMAN, JACOB P. ACKERMAN, ZACHARY H.  WISCASSET ME 04578 Sale Date: 2/27/2014 Previous Owner FEDERAL HOME LOAN MORTGAGE CORPORATION  1222 MERIT DRIVE, STE 700 DALLAS TX 75251 Sale Date: 9/21/2009 Previous Owner CANNAN, CHRISTOPHER P. T/C MORIN, CRYSTAL L.  PORTLAND ME 04104 3064 Sale Date: 5/29/2009						<b>Property Data</b>		<b>Assessment Record</b>						
						Neighborhood <b>103 RURAL WEST</b>		Year	Land	Buildings	Exempt	Total		
						Tree Growth Year <b>0</b>		2010	39,500	154,700	0	194,200		
						FARM LAND YEAR <b>0</b>		2011	39,500	154,700	0	194,200		
						OPEN SPACE YEAR <b>0</b>		2012	39,500	154,700	10,000	184,200		
Previous Owner ACKERMAN, JACOB P. ACKERMAN, ZACHARY H.  WISCASSET ME 04578 Sale Date: 2/27/2014 Previous Owner FEDERAL HOME LOAN MORTGAGE CORPORATION  1222 MERIT DRIVE, STE 700 DALLAS TX 75251 Sale Date: 9/21/2009 Previous Owner CANNAN, CHRISTOPHER P. T/C MORIN, CRYSTAL L.  PORTLAND ME 04104 3064 Sale Date: 5/29/2009						Zone/Land Use <b>21 RURAL</b>		2013	39,500	154,700	10,000	184,200		
						Secondary Zone		2014	39,500	154,700	10,000	184,200		
								2015	39,500	154,700	10,000	184,200		
						Topography <b>1 Level</b>		2016	39,500	154,700	15,000	179,200		
								2017	39,500	154,700	20,000	174,200		
1222 MERIT DRIVE, STE 700 DALLAS TX 75251 Sale Date: 9/21/2009 Previous Owner CANNAN, CHRISTOPHER P. T/C MORIN, CRYSTAL L.  PORTLAND ME 04104 3064 Sale Date: 5/29/2009						1.Level 4.Below St 7.Steep 2.Rolling 5.Low 8.Rough 3.Above St 6.Swampy 9.		2018	39,500	154,700	20,000	174,200		
						Utilities <b>4 Drilled Well 6 Septic System</b>		2019	39,500	154,700	20,000	174,200		
								2020	39,500	154,700	25,000	169,200		
						1.Public 4.Dr Well 7.Cesspool 2.Water 5.DUG/LAKE 8. 3.Sewer 6.Septic 9.None		2021	39,500	154,700	25,000	169,200		
						Street <b>1 Paved</b>		2022	39,500	154,700	24,000	170,200		
PORTLAND ME 04104 3064 Sale Date: 5/29/2009						1.Paved 4.Proposed 7. 2.Semi Imp 5.Private 8. 3.Gravel 6.Pub Eas 9.NoStreet		2023	49,400	193,400	25,000	217,800		
						<b>Land Data</b>								
						<b>Front Foot</b>  11.Regular Lot 12.Delta Triangle 13.Nabla Triangle 14.Rear Land 15.Front Foot		Type	<b>Effective</b>		<b>Influence</b>		<b>Influence Codes</b>  1.Open Space 2.Neighborhood A 3.Topography 4.Size/Shape 5.Access 6.Restriction 7.Corner/Locatio 8.View/Environ 9.Fract Share <b>Acres</b> 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		
											%			
		%												
<b>Square Foot</b>  16.Regular Lot 17.Secondary Site 18.Secondary Site 19.Condominium 20.Base Homesite			<b>Square Feet</b>											
				%										
				%										
				%										
<b>Fract. Acre</b> 21.HS Size Adj 22.Base Waterfron 23.Deep WF Size A <b>Acres</b> 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			<b>Acreage/Sites</b>											
			20	1.00	100	%	0							
			21	0.97	100	%	0							
					%									
<b>Verified 5 Public Record</b> 1.Buyer 4.Agent 7.Family 2.Seller 5.Pub Rec 8.Other 3.Lender 6.MLS 9.														


# WISCASSET

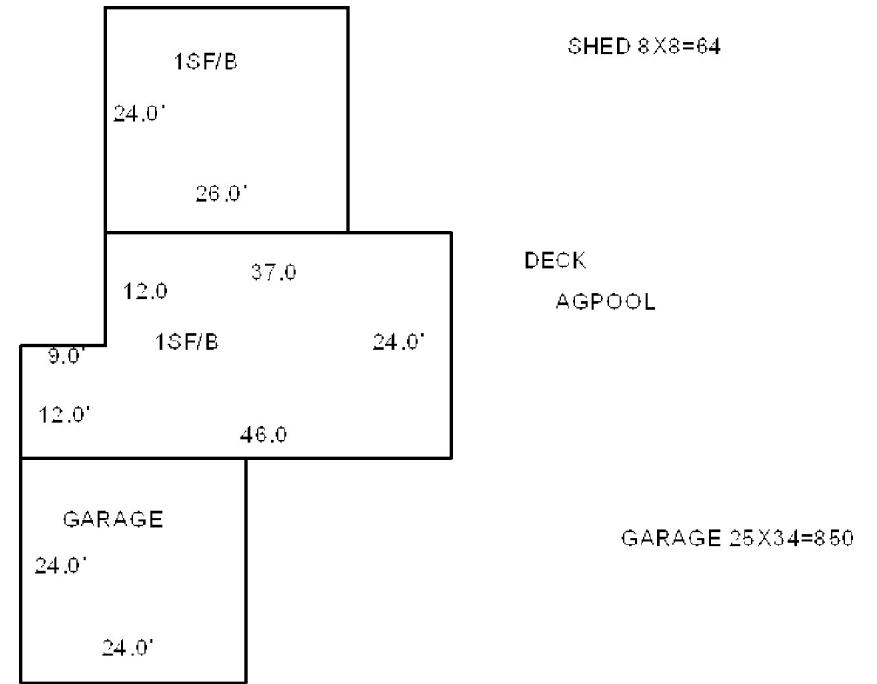
Map Lot R06-038-B

Account 878

Location 97 RUMERILL ROAD

Card 1 Of 1 10/11/2023

Building Style <b>2 Ranch</b>	SF Bsmt Living <b>0</b>	Layout <b>1 Typical</b>
1.Conv. 5.Colonial 9.Other	Fin Bsmt Grade <b>0 0</b>	1.Typical 4. 7.
2.Ranch 6.Split 10.Double	HEARTH <b>0</b>	2.Inadeq 5. 8.
3.R Ranch 7.Mod/Cont 11.Multi	Heat Type <b>100% 1 Hot Water BB</b>	3. 6. 9.
4.Cape 8.Log 12.Cot.	1.HWBB 5.FWA 9.No Heat	Attic <b>9 None</b>
Dwelling Units <b>1</b>	2.HWCI 6.GravWA 10.	1.1/4 Fin 4.Full Fin 7.
Other Units <b>0</b>	3.H Pump 7.Electric 11.	2.1/2 Fin 5.F/Stair 8.
Stories <b>1 One Story</b>	4.Steam 8.F/Wall 12.	3.3/4 Fin 6. 9.None
1.1 4.1.5 7.	Cool Type <b>0% 9 None</b>	Insulation <b>1 Full</b>
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 <b>8 ALUM/VINYL</b>	3.H Pump 6. 9.None	3.Capped 6. 9.None
1.CLAP 5.T-111 9.OTHER	Kitchen Style <b>2 TYPICAL</b>	Unfinished % <b>0%</b>
2.WD SH 6.BR/STONE 10.	1.GOOD 4.Obsolete 7.	Grade & Factor <b>3 Average 105%</b>
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 <b>1 Asphalt Shingles</b>	Bath(s) Style <b>2 TYPICAL</b>	3.C Grade 6.AA Grade 9.Same
1.Asphalt 4.Composit 7.	1.GOOD 4.Obsolete 7.	SQFT (Footprint) <b>996</b>
2.Slate 5.Wood 8.	2.TYPICAL 5. 8.	Condition <b>4 Average</b>
3.Metal 6.Other 9.	3.Old Type 6. 9.None	1.Poor 4.Avg 7.V G
SF Masonry Trim <b>0</b>	# Rooms <b>6</b>	2.Fair 5.Avg+ 8.Exc
OPEN-3-CUSTOM <b>0</b>	# Bedrooms <b>3</b>	3.Avg- 6.Good 9.Same
OPEN-4-CUSTOM <b>0</b>	# Full Baths <b>2</b>	Phys. % Good <b>0%</b>
Year Built <b>1972</b>	# Half Baths <b>1</b>	Funct. % Good <b>100%</b>
Year Remodeled <b>0</b>	# Addn Fixtures <b>0</b>	Functional Code <b>9 None</b>
Foundation <b>1 Concrete</b>	# Fireplaces <b>0</b>	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 <b>100%</b>
Basement <b>4 Full Basement</b>		Economic Code <b>None</b>
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 <b>0</b>		Entrance Code <b>5 Estimated</b>
Wet Basement <b>1 Dry Basement</b>		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 <b>5 Estimate</b>
		1.Owner 4.Agent 7.
		2.Relative 5.Estimate 8.
		3.Tenant 6.Other 9.



Date Inspected 1/25/2007

Additions, Outbuildings & Improvements								Sound Value
Type	Year	Units	Grade	Cond	Phys.	Funct.		
11 1	0	624	0 0	0	0 %	0 %		
23 Frame Garage	0	576	0 0	0	0 %	0 %		
23 Frame Garage	0	850	3 100	4	0 %	100 %		
24 Frame Shed	0	64	2 100	4	0 %	100 %		
73 AB.GR. POOL.....	0	1	3 100	4	99 %	100 %		
68 Wood Deck	1999	378	4 100	4	0 %	100 %		
					%	%		
					%	%		
					%	%		
					%	%		





JEWELL, JEREMIAH L J/T  
JEWELL, DAWN M  
WISCASSET ME 04578

B4543P13

Previous Owner  
BOGGS II, LELAND J/T  
BOGGS, VALERIE  
C/O JEREMIAH L. & DAWN M. JEWELL  
WISCASSET ME 04578  
Sale Date: 7/03/2012

Previous Owner  
HALEY, JULIA (DEWISEE)  
HALEY, DAVID A. & WAYNE A.  
C/O DAVID A. HALEY  
WISCASSET ME 04578  
Sale Date: 1/25/2008

Previous Owner  
HALEY, JULIA  
C/O DAVID A. HALEY  
29 OSSIPEE TRAIL  
LIMINGTON ME 04049  
Sale Date: 9/01/2005

Inspection Witnessed By:

X

Date

No./Date	Description	Date Insp.

Notes:

2006-JULIA HALEY DECEASED 7/11/05  
8/16/07-CHANGED LOCATION ADDRESS FROM 113 TO 115  
RUMERILL ROAD  
2008-FORMER OWNER: DAVID A. HALEY PR TO JULIA A.  
HALEY ESTATE BK3544 PG235 AND BK1600 PG97. OLD  
HOUSE GONE? & NEW HOUSE ALSO IN 2008.  
2012-Sold land and house 7/3/12 for \$170,000. Previous  
owner: Leland & Valerie Boags, BK3960 PG38.

# WISCASSET

## Property Data

Neighborhood		103 RURAL WEST	
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	
2.Rolling		5.Low	
3.Above St		6.Swampy	
7.Steep		8.Rough	
Utilities		4 Drilled Well	
1.Public		4.Dr Well	
2.Water		5.DUG/LAKE	
3.Sewer		6.Septic	
7.Cesspool		8.	
9.None		6 Septic System	
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		7/03/2012	
Price		170,000	
Sale Type		2 Land & Buildings	
1.Land		4.Mobile	
2.L & B		5.Other	
3.Building		6.	
7.		9.	
Financing		9 Unknown	
1.Convent		4.Seller	
2.FHA/VA		5.Private	
3.Assumed		6.Cash	
7.		9.Unknown	
Validity		1 Arms Length Sale	
1.Valid		4.Split	
2.Related		5.Partial	
3.Distress		6.Exempt	
7.Renovate		8.Other	
9.Foreclose		Verified	
5 Public Record		1.Buyer	
4.Agent		2.Seller	
7.Family		3.Lender	
8.Other		6.MLS	
9.			

## Assessment Record

Year	Land	Buildings	Exempt	Total
2010	40,000	202,900	0	242,900
2011	40,000	202,900	0	242,900
2012	40,000	185,200	0	225,200
2013	40,000	185,200	0	225,200
2014	40,000	185,200	0	225,200
2015	40,000	185,200	0	225,200
2016	40,000	185,200	0	225,200
2017	40,000	185,200	0	225,200
2018	40,000	185,200	0	225,200
2019	40,000	185,200	0	225,200
2020	40,000	185,200	0	225,200
2021	40,000	185,200	0	225,200
2022	40,000	185,200	0	225,200
2023	50,000	231,500	0	281,500

## 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
<b>Square Foot</b>		<b>Square Feet</b>				<b>Acres</b>
16.Regular Lot				%		30.Rear 20+
17.Secondary Site				%		31.Waterfront Rea
18.Secondary Site				%		32.Open Space
19.Condominium				%		33.RestrictEsm
20.Base Homesite				%		34.PASTURE 1
				%		35.HORTICULTURAL-
				%		36.Pasture 3
<b>Fract. Acre</b>		<b>Acreage/Sites</b>				37.Softwood
21.HS Size Adj	20	1.00	100	%	0	38.Mixed Wood
22.Base Waterfron	21	1.00	100	%	0	39.Hardwood
23.Deep WF Size A	28	0.18	100	%	0	40.Wasteland
<b>Acres</b>				%		41.CAMP SITE
24.Base Waterfron				%		42.Mobile Home Si
25.Shallow WF Siz				%		43.Condo Site
26.Base Water Inf				%		44.Site Improve
27.Influence W Si				%		45.CAMP SITE
28.Rear Land 1-10						
29.Rear Land 11-2						
		<b>Total Acreage</b>		<b>1.18</b>		

## 15 RUMERILL ROAD

Account 879

Location 115 RUMERILL ROAD

Card 1 Of 1 10/11/2023

SKETCH CALCULATIONS		Area
<b>Outbuilding A/c</b>		
12 Clay B&SHEBUT		80.0
11 Clay B&SHEBUT		15.0
66 Wood C&D		60.0
90 Earth Entry ....		20.0
<b>Total Outbuilding A/c</b>		175.0



Map Lot R06-039

Account 880

Location 81 RUMERILL ROAD

Card 1 Of 1 10/11/2023

RUMRILL PRESERVATION GROUP  
C/O MAC CAPITAL PARTNERS, INC  
SUITE 450  
PLYMOUTH MEETING PA 19462

B1963P335

Inspection Witnessed By:

X

Date

No./Date	Description	Date Insp.

Notes:

2005-ADJUSTED TO UNDEVELOPED LOT AS THERE ARE NO UTILITIES AT ALL AND THE HOUSE IS NOT OCCUPIED AS DELAPITATED CONDITION.  
2011-Bulding removed as it burned.

WISCASSET

### Property Data

Neighborhood <b>103 RURAL WEST</b>		
Tree Growth Year <b>0</b>		
FARM LAND YEAR <b>0</b>		
OPEN SPACE YEAR <b>0</b>		
Zone/Land Use <b>21 RURAL</b>		
Secondary Zone		
Topography <b>1 Level</b>		
1.Level	4.Below St	7.Steep
2.Rolling	5.Low	8.Rough
3.Above St	6.Swampy	9.
Utilities <b>9 NoWater/NoSewer</b>		
1.Public	4.Dr Well	7.Cesspool
2.Water	5.DUG/LAKE	8.
3.Sewer	6.Septic	9.None
Street <b>1 Paved</b>		
1.Paved	4.Proposed	7.
2.Semi Imp	5.Private	8.
3.Gravel	6.Pub Eas	9.NoStreet
TREE GROWTH PLAN <b>0</b>		
CONSERV EASE <b>0</b>		
<b>Sale Data</b>		
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	64,400	700	0	65,100
2011	64,400	0	0	64,400
2012	64,400	0	0	64,400
2013	64,400	0	0	64,400
2014	64,400	0	0	64,400
2015	64,400	0	0	64,400
2016	64,400	0	0	64,400
2017	64,400	0	0	64,400
2018	64,400	0	0	64,400
2019	64,400	0	0	64,400
2020	64,400	0	0	64,400
2021	64,400	0	0	64,400
2022	64,400	0	0	64,400
2023	80,500	0	0	80,500

### 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
				%		<b>Acres</b>
				%		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
		<b>Total Acreage</b>		15.80		


# WISCASSET

Map Lot R06-039

Account 880

Location 81 RUMERILL ROAD

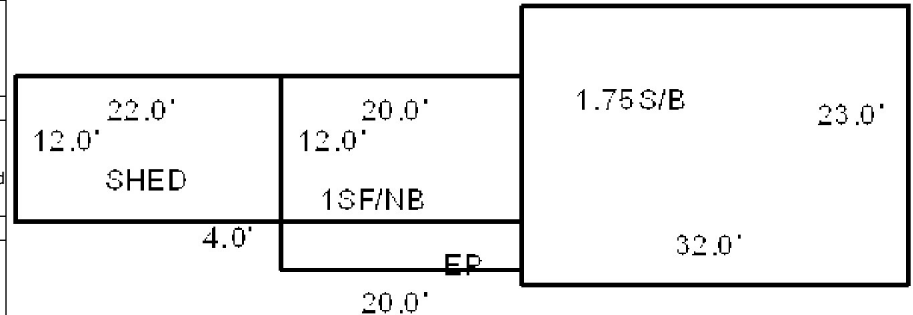
Card 1 Of 1 10/11/2023

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 <b>100%</b>	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 <b>0%</b>	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 <b>1 Interior Inspect</b>
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 <b>1 Owner</b>
		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	
					%	%		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		R06-040		Account		881		Location		5 RUMERILL ROAD		Card		1		Of		1		10/11/2023															
LONG, SCOTT A J/T LONG, JENNIFER D WISCASSET ME 04578				Property Data				Assessment Record																											
				Neighborhood				103 RURAL WEST				Year		Land		Buildings		Exempt		Total															
				Tree Growth Year				0				2010		36,900		79,600		10,000		106,500															
				FARM LAND YEAR				0				2011		36,900		79,600		10,000		106,500															
B3504P56				OPEN SPACE YEAR				0				2012		36,900		79,600		10,000		106,500															
Previous Owner COLBY, LILLIAN G. COLBY, LEROY R.				Zone/Land Use				21 RURAL				2013		36,900		79,600		10,000		106,500															
				Secondary Zone				2014		36,900		79,600		10,000		106,500																			
								2015		36,900		79,600		10,000		106,500																			
WISCASSET ME 04578 Sale Date: 6/23/2005				Topography				1 Level				2016		36,900		79,600		15,000		101,500															
				1.Level				4.Below St				7.Steep				2017		36,900		79,600		20,000		96,500											
				2.Rolling				5.Low				8.Rough				2018		36,900		79,600		20,000		96,500											
				3.Above St				6.Swampy				9.				2019		36,900		79,600		20,000		96,500											
				Utilities				4 Drilled Well				6 Septic System				2020		36,900		79,600		25,000		91,500											
				1.Public				4.Dr Well				7.Cesspool				2021		36,900		79,600		25,000		91,500											
				2.Water				5.DUG/LAKE				8.				2022		36,900		79,600		24,000		92,500											
				3.Sewer				6.Septic				9.None				2023		46,200		99,400		25,000		120,600											
				Street				1 Paved				Land Data																							
1.Paved				4.Proposed				7.				Front Foot		Type		Effective		Influence		Influence Codes															
2.Semi Imp				5.Private				8.																											
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				Sale Date				6/23/2005				13.Nabla Triangle								3.Topography															
				Price				29,000				14.Rear Land								4.Size/Shape															
X				Sale Type				1 Land Only				15.Front Foot								5.Access															
				1.Land				4.Mobile				7.								6.Restriction															
				2.L & B				5.Other				8.								7.Corner/Locatio															
No./Date				Description				Date Insp.				3.Building				6.				9.				8.View/Environ											
																								9.Fract Share											
																								Acres											
Notes: 2005-SCOTT & JENNIFER LONG BOUGHT A PIECE OF THIS PROPERTY AND WILL BE SPLIT FOR 2006, THE 911 NUMBER FOR THEM IS: 5 RUMERILL ROAD WITH 633.11 FRONTAGE. LOT 40B IS THE REMAINING SPLIT OFF LOT AT 27 RUMERILL ROAD. FORMER OWNER: LILLIAN & LEROY COLBY BK1779 PG147. 2006-NEW MOBILE HOME (2006 REDMAN) AND SHED ADDED. 3 BEDROOMS, 2 BATHS. SERIAL #12244798 AB				Financing				9 Unknown				Square Foot				Square Feet								30.Rear 20+											
				1.Convent				4.Seller				7.				16.Regular Lot												31.Waterfront Rea							
				2.FHA/VA				5.Private				8.				17.Secondary Site												32.Open Space							
				3.Assumed				6.Cash				9.Unknown				18.Secondary Site												33.RestrictEsm							
				Validity				8 Other Non Valid				19.Condominium																34.PASTURE 1							
				1.Valid				4.Split				7.Renovate				20.Base Homesite												35.HORTICULTURAL-							
				2.Related				5.Partial				8.Other				Fract. Acre				20				1.00				90		%		3		36.Pasture 3	
				3.Distress				6.Exempt				9.Foreclose				22.Base Waterfron				21				1.00				100		%		0		37.Softwood	
				Verified				5 Public Record				23.Deep WF Size A				Acres				28				0.46				100		%		0		38.Mixed Wood	
				1.Buyer				4.Agent				7.Family				24.Base Waterfron																%			
2.Seller				5.Pub Rec				8.Other				25.Shallow WF Siz																%				40.Wasteland			
3.Lender				6.MLS				9.				26.Base Water Inf																%				41.CAMP SITE			
WISCASSET												27.Influence W Si																%				42.Mobile Home Si			
												28.Rear Land 1-10																%				43.Condo Site			
												29.Rear Land 11-2																%				44.Site Improve			
																												%				45.CAMP SITE			
																												%				46.PAVING/00			



# WISCASSET

Map Lot R06-040

Account 881

Location 5 RUMERILL ROAD

Card 1

Of 1

10/11/2023

Building Style <b>10 Double Wide</b>	SF Bsmt Living <b>0</b>	Layout <b>1 Typical</b>
1.Conv. 5.Colonial 9.Other	Fin Bsmt Grade <b>0 0</b>	1.Typical 4. 7.
2.Ranch 6.Split 10.Double	HEARTH <b>0</b>	2.Inadeq 5. 8.
3.R Ranch 7.Mod/Cont 11.Multi	Heat Type <b>100% 5 Forced Warm Air</b>	3. 6. 9.
4.Cape 8.Log 12.Cot.	1.HWBB 5.FWA 9.No Heat	Attic <b>9 None</b>
Dwelling Units <b>1</b>	2.HWCI 6.GravWA 10.	1.1/4 Fin 4.Full Fin 7.
Other Units <b>0</b>	3.H Pump 7.Electric 11.	2.1/2 Fin 5.F/Stair 8.
Stories <b>1 One Story</b>	4.Steam 8.F/Wall 12.	3.3/4 Fin 6. 9.None
1.1 4.1.5 7.	Cool Type <b>0% 9 None</b>	Insulation <b>4 Minimal</b>
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 <b>8 ALUM/VINYL</b>	3.H Pump 6. 9.None	3.Capped 6. 9.None
1.CLAP 5.T-111 9.OTHER	Kitchen Style <b>2 TYPICAL</b>	Unfinished % <b>0%</b>
2.WD SH 6.BR/STONE 10.	1.GOOD 4.Obsolete 7.	Grade & Factor <b>2 Fair 100%</b>
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 <b>1 Asphalt Shingles</b>	Bath(s) Style <b>2 TYPICAL</b>	3.C Grade 6.AA Grade 9.Same
1.Asphalt 4.Composit 7.	1.GOOD 4.Obsolete 7.	SQFT (Footprint) <b>1648</b>
2.Slate 5.Wood 8.	2.TYPICAL 5. 8.	Condition <b>4 Average</b>
3.Metal 6.Other 9.	3.Old Type 6. 9.None	1.Poor 4.Avg 7.V G
SF Masonry Trim <b>0</b>	# Rooms <b>5</b>	2.Fair 5.Avg+ 8.Exc
OPEN-3-CUSTOM <b>0</b>	# Bedrooms <b>3</b>	3.Avg- 6.Good 9.Same
OPEN-4-CUSTOM <b>0</b>	# Full Baths <b>2</b>	Phys. % Good <b>0%</b>
Year Built <b>2006</b>	# Half Baths <b>0</b>	Funct. % Good <b>100%</b>
Year Remodeled <b>0</b>	# Addn Fixtures <b>0</b>	Functional Code <b>9 None</b>
Foundation <b>5 Concrete Slab</b>	# Fireplaces <b>0</b>	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 <b>100%</b>
Basement <b>9 No Basement</b>		Economic Code <b>None</b>
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 <b>0</b>		Entrance Code <b>5 Estimated</b>
Wet Basement <b>9 No Basement</b>		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 <b>5 Estimate</b>
		1.Owner 4.Agent 7.
		2.Relative 5.Estimate 8.
		3.Tenant 6.Other 9.

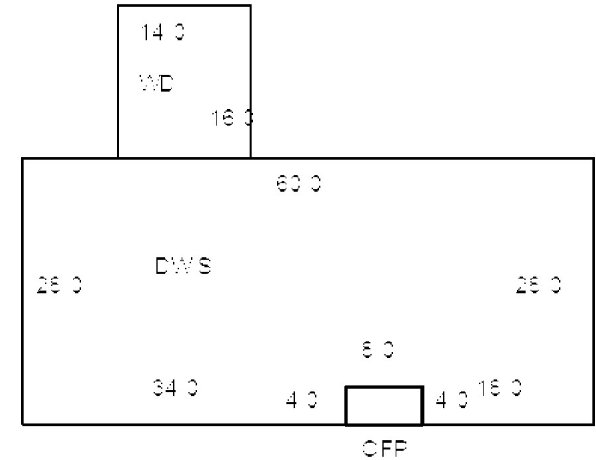
Date Inspected 6/09/2010

## Additions, Outbuildings & Improvements

Type	Year	Units	Grade	Cond	Phys.	Funct.	Sound Value	
24 Frame Shed	2006	80	3 100	4	0 %	100 %		1.ONE STORY FRAM
21 Open Frame	2006	32	3 100	4	0 %	100 %		2.TWO STORY FRAM
68 Wood Deck	2007	224	3 100	4	0 %	100 %		3.THREE STORY FR
24 Frame Shed	2009	345	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

S-ED 15X23

S-ED 6X10=60





Map Lot	R06-040-A	Account	882	Location	243 BRADFORD ROAD	Card	1	Of	1	10/11/2023
PICCIRILLO, DEANNA COLBY J/T CARON, NICOLE M WISCASSET ME 04578				<b>Property Data</b>		<b>Assessment Record</b>				
				Neighborhood	103 RURAL WEST	Year	Land	Buildings	Exempt	Total
				Tree Growth Year	0	2010	42,400	34,300	10,000	66,700
				FARM LAND YEAR	0	2011	42,400	34,300	10,000	66,700
B2562P96 B4606P120				OPEN SPACE YEAR	0	2012	42,400	34,300	10,000	66,700
Previous Owner PICCIRILLO, JOSEPH B. (J/T) PICCIRILLO, DEANNA COLBY				Zone/Land Use	21 RURAL	2013	42,400	34,300	10,000	66,700
				Secondary Zone		2014	42,400	34,300	10,000	66,700
						2015	42,400	34,300	10,000	66,700
				Topography	3 Above Street	2016	42,400	34,300	15,000	61,700
WISCASSET ME 04578 Sale Date: 12/14/2012				1.Level	4.Below St	7.Steep	2017	42,400	34,300	20,000
				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	2020	42,400	34,300	25,000
				2.Water	5.DUG/LAKE	8.				
				3.Sewer	6.Septic	9.None				
				Street	1 Paved					
				1.Paved	4.Proposed	7.	2021	42,400	34,300	25,000
				2.Semi Imp	5.Private	8.				
				3.Gravel	6.Pub Eas	9.NoStreet				
				TREE GROWTH PLAN	0					
Inspection Witnessed By:  X _____ Date _____				CONSERV EASE	0					
				<b>Sale Data</b>						
				Sale Date	12/14/2012					
				Price						
				Sale Type	2 Land & Buildings					
				1.Land	4.Mobile	7.				
				2.L & B	5.Other	8.				
				3.Building	6.	9.				
Notes: PREVIOUS BK1802 PG0137 2005-REMOVED PART OF SHED BY GARAGE. SHED 10 X 12. ALSO CORRECTED LAST TWO SHEDS LISTED INTO ONE 748 SF TOTAL. 2013-Mr. Piccirillo passed away 11/6/2012 leaving property to joint tenant, who then added daughter as another joint tenant.				Financing	9 Unknown					
				1.Convent	4.Seller	7.				
				2.FHA/VA	5.Private	8.				
				3.Assumed	6.Cash	9.Unknown				
				Validity	2 Related Parties					
				1.Valid	4.Split	7.Renovate				
				2.Related	5.Partial	8.Other				
				3.Distress	6.Exempt	9.Foreclose				
				Verified	5 Public Record					
				1.Buyer	4.Agent	7.Family				
				2.Seller	5.Pub Rec	8.Other				
				3.Lender	6.MLS	9.				
<b>WISCASSET</b>										


# WISCASSET

Map Lot R06-040-A

Account 882

Location 243 BRADFORD ROAD

Card 1 Of 1 10/11/2023

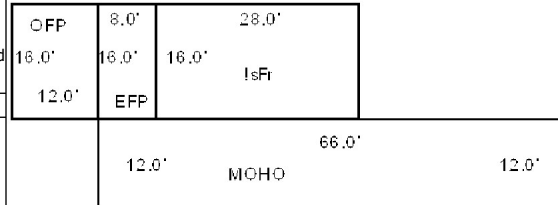
Building Style	SF Bsmt Living	Layout
1.Conv. 5.Colonial 9.Other	Fin Bsmt Grade	1.Typical 4. 7.
2.Ranch 6.Split 10.Double	HEARTH	2.Inadeq 5. 8.
3.R Ranch 7.Mod/Cont 11.Multi	Heat Type <b>100%</b>	3. 6. 9.
4.Cape 8.Log 12.Cot.	1.HWBB 5.FWA 9.No Heat	Attic
Dwelling Units	2.HWCI 6.GravWA 10.	1.1/4 Fin 4.Full 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 <b>0%</b>	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 <b>1 Interior Inspect</b>
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 <b>1 Owner</b>
		1.Owner 4.Agent 7.
		2.Relative 5.Estimate 8.
		3.Tenant 6.Other 9.

Date Inspected 3/03/2007

## Additions, Outbuildings & Improvements

Type	Year	Units	Grade	Cond	Phys.	Funct.	Sound Value	
997 12' Mobile	1976	12x66	3 100	3	0 %	50 %		1.ONE STORY FRAM
22 Encl Frame Porch	1980	128	2 100	0	0 %	0 %		2.TWO STORY FRAM
1 ONE STORY	1980	448	2 100	0	0 %	0 %		3.THREE STORY FR
21 Open Frame	1980	192	2 100	0	0 %	0 %		4.1 & 1/2 STORY
23 Frame Garage	1980	336	3 100	4	0 %	100 %		5.1 & 3/4 STORY
24 Frame Shed	2005	120	3 100	4	0 %	100 %		6.2 & 1/2 STORY
24 Frame Shed	1980	168	2 100	4	0 %	100 %		21.Open Frame Por
24 Frame Shed	1980	748	2 100	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 12x14



Shed 10x12

FGR 14x24

Shed 10x22

Att Shed 528 sf



Map Lot		R06-040-B	Account	2026	Location	27 RUMERILL ROAD		Card	1	Of	1	10/11/2023	
KWIATKOWSKY, KENZIE M BENNOCH, CASEY T 27 RUMERILL ROAD WISCASSET ME 04578  B5786P165  Previous Owner EWEN, LINDA LEE  27 RUMERILL ROAD WISCASSET ME 04578 Sale Date: 10/01/2021					Property Data		Assessment Record						
					Neighborhood 103 RURAL WEST		Year	Land	Buildings	Exempt	Total		
					Tree Growth Year 0		2010	40,500	125,700	0	166,200		
					FARM LAND YEAR 0		2011	40,500	125,700	0	166,200		
					OPEN SPACE YEAR 0		2012	40,500	125,700	0	166,200		
Previous Owner EWEN, LINDA LEE  27 RUMERILL ROAD WISCASSET ME 04578 Sale Date: 10/01/2021					Zone/Land Use 21 RURAL		2013	40,500	125,700	0	166,200		
					Secondary Zone		2014	40,500	125,700	0	166,200		
							2015	40,500	125,700	0	166,200		
					Topography 2 Rolling 4 Below Street		2016	40,500	125,700	0	166,200		
					1.Level 4.Below St 7.Steep 2.Rolling 5.Low 8.Rough 3.Above St 6.Swampy 9.		2017	40,500	125,700	0	166,200		
2018	40,500	125,700	0	166,200									
Previous Owner US BANK NATIONAL ASSOCIATION TRUSTEE FOR JP ALT 2006-S1 C/O SUN TRUST MORTGAGE, INC. RICHMOND VA 23224 Sale Date: 9/15/2014					Utilities 4 Drilled Well 6 Septic System		2019	40,500	125,700	20,000	146,200		
					1.Public 4.Dr Well 7.Cesspool 2.Water 5.DUG/LAKE 8. 3.Sewer 6.Septic 9.None		2020	40,500	125,700	25,000	141,200		
							2021	40,500	125,700	25,000	141,200		
					Street 1 Paved		2022	40,500	125,700	0	166,200		
					1.Paved 4.Proposed 7. 2.Semi Imp 5.Private 8. 3.Gravel 6.Pub Eas 9.NoStreet		2023	50,700	157,100	0	207,800		
Land Data													
Inspection Witnessed By:  													

# WISCASSET

Map Lot R06-040-B

Account 2026

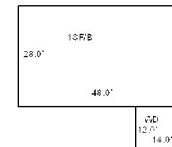
Location 27 RUMERILL ROAD

Card 1 Of 1 10/11/2023

Building Style	<b>2 Ranch</b>		SF Bsmst Living	<b>0</b>		Layout	<b>1 Typical</b>		
1.Conv.	5.Colonial	9.Other	Fin Bsmst Grade	<b>0 0</b>		1.Typical	4.	7.	
2.Ranch	6.Split	10.Double	HEARTH	<b>0</b>		2.Inadeq	5.	8.	
3.R Ranch	7.Mod/Cont	11.Multi	Heat Type	<b>100%</b>	<b>1 Hot Water BB</b>	3.	6.	9.	
4.Cape	8.Log	12.Cot.	1.HWBB	5.FWA	9.No Heat	Attic	<b>9 None</b>		
Dwelling Units	<b>1</b>		2.HWCI	6.GravWA	10.	1.1/4 Fin	4.Full Fin	7.	
Other Units	<b>0</b>		3.H Pump	7.Electric	11.	2.1/2 Fin	5.F/Stair	8.	
Stories	<b>1 One Story</b>		4.Steam	8.F/Wall	12.	3.3/4 Fin	6.	9.None	
1.1	4.1.5	7.	Cool Type	<b>0%</b>	<b>9 None</b>	Insulation	<b>1 Full</b>		
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	<b>8 ALUM/VINYL</b>		3.H Pump	6.	9.None	3.Capped	6.	9.None	
1.CLAP	5.T-111	9.OTHER	Kitchen Style	<b>2 TYPICAL</b>		Unfinished %	<b>0%</b>		
2.WD SH	6.BR/STONE	10.	1.GOOD	4.Obsolete	7.	Grade & Factor	<b>3 Average 105%</b>		
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	<b>1 Asphalt Shingles</b>		Bath(s) Style	<b>2 TYPICAL</b>		3.C Grade	6.AA Grade	9.Same	
1.Asphalt	4.Composit	7.	1.GOOD	4.Obsolete	7.	SQFT (Footprint)	<b>1344</b>		
2.Slate	5.Wood	8.	2.TYPICAL	5.	8.	Condition	<b>4 Average</b>		
3.Metal	6.Other	9.	3.Old Type	6.	9.None	1.Poor	4.Avg	7.V G	
SF Masonry Trim	<b>0</b>		# Rooms	<b>5</b>		2.Fair	5.Avg+	8.Exc	
OPEN-3-CUSTOM	<b>0</b>		# Bedrooms	<b>3</b>		3.Avg-	6.Good	9.Same	
OPEN-4-CUSTOM	<b>0</b>		# Full Baths	<b>2</b>		Phys. % Good	<b>0%</b>		
Year Built	<b>2005</b>		# Half Baths	<b>0</b>		Funct. % Good	<b>100%</b>		
Year Remodeled	<b>0</b>		# Addn Fixtures	<b>0</b>		Functional Code	<b>9 None</b>		
Foundation	<b>1 Concrete</b>		# Fireplaces	<b>0</b>		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	<b>100%</b>		
Basement	<b>4 Full Basement</b>					Economic Code	<b>None</b>		
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	<b>0</b>					Entrance Code	<b>5 Estimated</b>		
Wet Basement	<b>1 Dry Basement</b>					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	<b>5 Estimate</b>		

Date Inspected 1/25/2007

Additions, Outbuildings & Improvements								1.ONE STORY FRAM
Type	Year	Units	Grade	Cond	Phys.	Funct.	Sound Value	2.TWO STORY FRAM
24 Frame Shed	2005	100	3 100	4	0 %	100 %		3.THREE STORY FR
68 Wood Deck	2007	168	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



SKETCH CALCULATIONS		Area
Dwelling Area		
3 Ranch		
	$A1 = 48.0 \times 250.0 =$	12,000
		1244.4
	Total Dwelling Area	1244.4
Outbuilding Area		
68 1000' Deck		
	$A2 = 14.0 \times 112.0 =$	1568.0
		168.9
	Total Outbuilding Area	168.9



COLBY, TONY J  
WISCASSET ME 04578

## Property Data

Neighborhood **103 RURAL WEST**

## Assessment Record

Year	Land	Buildings	Exempt	Total
2010	46,300	61,400	10,000	97,700
2011	46,300	61,400	10,000	97,700
2012	46,300	61,400	10,000	97,700
2013	46,300	61,400	10,000	97,700
2014	46,300	61,400	10,000	97,700
2015	46,300	61,400	10,000	97,700
2016	46,300	61,400	15,000	92,700
2017	46,300	61,400	20,000	87,700
2018	46,300	61,400	20,000	87,700
2019	46,300	61,400	20,000	87,700
2020	46,300	61,400	25,000	82,700
2021	46,300	61,400	25,000	82,700
2022	46,300	61,400	24,000	83,700
2023	57,900	76,600	25,000	109,500

## Land Data

<b>Front Foot</b>	<b>Type</b>	<b>Effective</b>		<b>Influence</b>		<b>Influence Codes</b>
		<b>Frontage</b>	<b>Depth</b>	<b>Factor</b>	<b>Code</b>	
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
<b>Square Foot</b>		<b>Square Feet</b>				9.Fract Share
16.Regular Lot				%		<b>Acre</b>
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-
<b>Fract. Acre</b>		<b>Acreage/Sites</b>				36.Pasture 3
21.HS Size Adj	20	1.00	100	%	0	37.Softwood
22.Base Waterfron	21	1.00	100	%	0	38.Mixed Wood
23.Deep WF Size A	28	3.34	100	%	0	39.Hardwood
<b>Acres</b>				%		40.Wasteland
24.Base Waterfron				%		41.CAMP SITE
25.Shallow WF Siz				%		42.Mobile Home Si
26.Base Water Inf				%		43.Condo Site
27.Influence W Si				%		44.Site Improveme
28.Rear Land 1-10						45.CAMP SITE
29.Rear Land 11-2						46.PAVING/00
		<b>Total Acreage</b>		<b>4.34</b>		

Inspection Witnessed By:

X

Date

No./Date	Description	Date Insp.

Notes:

2004-PREVIOUS OWNER: TONY & MONICA COLBY BK2279  
PG234 (DIVORCE DECREE IN 1004)  
5/2006-CORRECTED 911 ADDRESS FROM 224 BRADFORD  
ROAD TO 225 BRADFORD ROAD

# WISCASSET



# WISCASSET

Map Lot R06-041

Account 883

Location 225 BRADFORD ROAD

Card 1 Of 1 10/11/2023

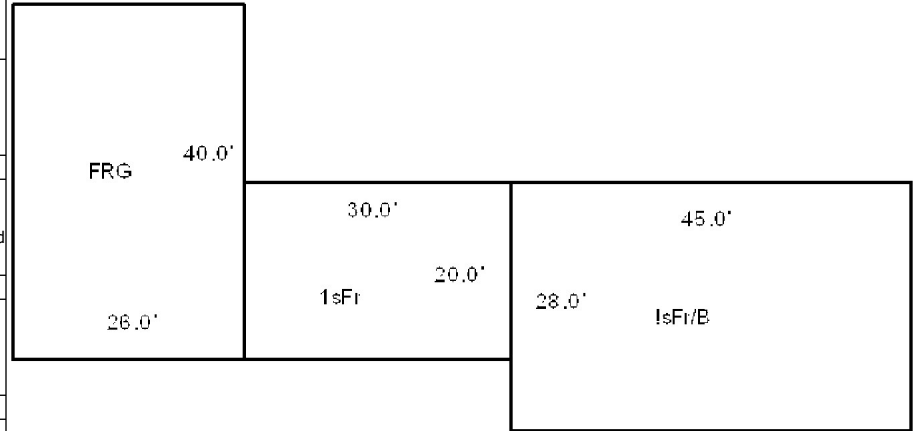
Building Style <b>2 Ranch</b>	SF Bsmt Living <b>0</b>	Layout <b>1 Typical</b>
1.Conv. 5.Colonial 9.Other	Fin Bsmt Grade <b>0 0</b>	1.Typical 4. 7.
2.Ranch 6.Split 10.Double	HEARTH <b>1</b>	2.Inadeq 5. 8.
3.R Ranch 7.Mod/Cont 11.Multi	Heat Type <b>100% 1 Hot Water BB</b>	3. 6. 9.
4.Cape 8.Log 12.Cot.	1.HWBB 5.FWA 9.No Heat	Attic <b>9 None</b>
Dwelling Units <b>1</b>	2.HWCI 6.GravWA 10.	1.1/4 Fin 4.Full Fin 7.
Other Units <b>0</b>	3.H Pump 7.Electric 11.	2.1/2 Fin 5.F/Stair 8.
Stories <b>1 One Story</b>	4.Steam 8.F/Wall 12.	3.3/4 Fin 6. 9.None
1.1 4.1.5 7.	Cool Type <b>0% 9 None</b>	Insulation <b>1 Full</b>
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 <b>2 WOOD SHINGLE</b>	3.H Pump 6. 9.None	3.Capped 6. 9.None
1.CLAP 5.T-111 9.OTHER	Kitchen Style <b>2 TYPICAL</b>	Unfinished % <b>0%</b>
2.WD SH 6.BR/STONE 10.	1.GOOD 4.Obsolete 7.	Grade & Factor <b>3 Average 105%</b>
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 <b>1 Asphalt Shingles</b>	Bath(s) Style <b>2 TYPICAL</b>	3.C Grade 6.AA Grade 9.Same
1.Asphalt 4.Composit 7.	1.GOOD 4.Obsolete 7.	SQFT (Footprint) <b>1260</b>
2.Slate 5.Wood 8.	2.TYPICAL 5. 8.	Condition <b>1 Poor</b>
3.Metal 6.Other 9.	3.Old Type 6. 9.None	1.Poor 4.Avg 7.V G
SF Masonry Trim <b>0</b>	# Rooms <b>6</b>	2.Fair 5.Avg+ 8.Exc
OPEN-3-CUSTOM <b>0</b>	# Bedrooms <b>3</b>	3.Avg- 6.Good 9.Same
OPEN-4-CUSTOM <b>0</b>	# Full Baths <b>1</b>	Phys. % Good <b>0%</b>
Year Built <b>1968</b>	# Half Baths <b>0</b>	Funct. % Good <b>60%</b>
Year Remodeled <b>0</b>	# Addn Fixtures <b>0</b>	Functional Code <b>5 COND/DES/UTIL</b>
Foundation <b>2 Concrete Block</b>	# Fireplaces <b>1</b>	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 <b>100%</b>
Basement <b>4 Full Basement</b>		Economic Code <b>None</b>
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 <b>0</b>		Entrance Code <b>1 Interior Inspect</b>
Wet Basement <b>3 Wet Basement</b>		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 <b>1 Owner</b>
		1.Owner 4.Agent 7.
		2.Relative 5.Estimate 8.
		3.Tenant 6.Other 9.

Date Inspected 2/20/1998

## Additions, Outbuildings & Improvements

Type	Year	Units	Grade	Cond	Phys.	Funct.	Sound Value
1 ONE STORY	0	600	0 0	0	0 %	0 %	
23 Frame Garage	0	1040	0 0	0	0 %	0 %	
998 14' Mobile	1975	14x70	2 100	3	0 %	50 %	
24 Frame Shed	0				%	%	500
					%	%	
					%	%	
					%	%	
					%	%	
					%	%	
					%	%	
					%	%	

- 1.ONE STORY FRAM
- 2.TWO STORY FRAM
- 3.THREE STORY FR
- 4.1 & 1/2 STORY
- 5.1 & 3/4 STORY
- 6.2 & 1/2 STORY
- 21.Open Frame Por
- 22.Encl Frame Por
- 23.Frame Garage
- 24.Frame Shed
- 25.Frame Bay Wind
- 26.1SFr Overhang
- 27.Unfin Basement
- 28.Unfinished Att
- 29.Finished Attic





Map Lot R06-042			Account 884			Location 258 BRADFORD ROAD			Card 1		Of 1		10/11/2023		
TOZIER, MALLORY D TOZIER, JAMES 1920 17TH STREET DENVER CO 80202  B5836P26						Property Data			Assessment Record						
						Neighborhood 103 RURAL WEST			Year	Land	Buildings		Exempt	Total	
						Tree Growth Year 0			2010	57,600	0		0	57,600	
						FARM LAND YEAR 0			2011	57,600	0		0	57,600	
						OPEN SPACE YEAR 0			2012	57,600	0		0	57,600	
Previous Owner HALVERSON, RICHARD H PO 1042						Zone/Land Use 21 RURAL			2013	57,600	0		0	57,600	
						Secondary Zone			2014	57,600	0		0	57,600	
									2015	57,600	0		0	57,600	
WISCASSET ME 04578 Sale Date: 1/11/2022						Topography 2 Rolling			2016	57,600	0		0	57,600	
						1.Level 4.Below St 7.Steep 2.Rolling 5.Low 8.Rough 3.Above St 6.Swampy 9.			2017	57,600	0		0	57,600	
Previous Owner BROWNE, KARLA M  1560 N. E. HILLS DRIVE BOUNTIFUL UT 04010 Sale Date: 9/30/2020						Utilities 9 NoWater/NoSewer			2019	57,600	0		0	57,600	
						1.Public 4.Dr Well 7.Cesspool 2.Water 5.DUG/LAKE 8. 3.Sewer 6.Septic 9.None			2020	51,600	0		0	51,600	
						Street 1 Paved  1.Paved 4.Proposed 7. 2.Semi Imp 5.Private 8. 3.Gravel 6.Pub Eas 9.NoStreet			2021	43,400	0		0	43,400	
									2022	43,400	0		0	43,400	
									2023	54,300	0		0	54,300	
Previous Owner DALTON, JR., RAYMOND A. (ET AL) T/C C/O JOAN H. LEGG & RAYMOND DALTON, JR. 254 BRADFORD ROAD WISCASSET ME 04578 Sale Date: 5/06/2011						Land Data							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		
						Front Foot		Type	Effective		Influence				
									Frontage	Depth	Factor	Code			
						11.Regular Lot 12.Delta Triangle 13.Nabla Triangle 14.Rear Land 15.Front Foot					%				
											%				
Inspection Witnessed By:  X _____ Date _____						Square Foot		Square Feet							
						16.Regular Lot 17.Secondary Site 18.Secondary Site 19.C Condominium 20.Base Homesite				% % % % %					
						Fract. Acre		Acreage/Sites							
						21.HS Size Adj 22.Base Waterfron 23.Deep WF Size A Acres 24.Base Waterfron 25.Shallow WF Siz 26.Base Water Inf 27.Influence W Si 28.Rear Land 1-10 29.Rear Land 11-2		20 21 28 29	1.00 1.00 1.90 0.00	100 100 100 100	% % % %	0 0 0 0			
										% % %					
Notes: '21 PER DEED LOT IS 2.90 ACRES 3AC TO NEW LOT 42D. RAYMOND A. DALTON, JR. BECAME PERSONAL REPRESENTATIVE OF THIS PROPERTY WHEN MOTHER PASSED AWAY. HE NOW OWNS AS T/C WITH HIS BROTHERS AND SISTERS LISTED AS FOLLOWS. RAYMOND A. DALTON, JR., STANLEY P. DALTON, JOAN M. (CURTIS) LEGG, LORI DALTON, THEODORE R. DALTON, TIMOTHY E. DALTON, GERALD L. DALTON, JR., GLENN M. DALTON, CATHY L. WISCASSET L. DALTON. 2010-Split 2 acres to lot 42B						Validity 1 Arms Length Sale			1.Valid 4.Split 7.Renovate 2.Related 5.Partial 8.Other 3.Distress 6.Exempt 9.Foreclose						
						Verified 5 Public Record			1.Buyer 4.Agent 7.Family 2.Seller 5.Pub Rec 8.Other 3.Lender 6.MLS 9.						




**WISCASSET**

Map Lot R06-042

Account 884

Location 258 BRADFORD 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 <b>100%</b>			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 <b>0%</b>			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 <b>4 Unoccupied</b>		
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 <b>5 Estimate</b>		
Date Inspected 2/28/2007						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 R06-042-A

Account 885

Location 262 BRADFORD ROAD

Card 1 Of 1 10/11/2023

SALAZAR, STEVEN PO BOX 951 BATH ME 04530  B5696P294			Property Data			Assessment Record									
			Neighborhood <b>103 RURAL WEST</b>			Year	Land	Buildings	Exempt	Total					
			Tree Growth Year <b>0</b>			2010	39,600	0	0	39,600					
			FARM LAND YEAR <b>0</b>			2011	39,600	0	0	39,600					
			OPEN SPACE YEAR <b>0</b>			2012	39,600	0	0	39,600					
Previous Owner DALTON, JR., GERALD L.  3 HUNTOON HILL ROAD WISCASSET ME 04578 Sale Date: 4/15/2021			Zone/Land Use <b>21 RURAL</b>			2013	39,600	0	0	39,600					
			Secondary Zone			2014	39,600	0	0	39,600					
						2015	39,600	0	0	39,600					
			Topography <b>4 Below Street</b>			2016	39,600	0	0	39,600					
						2017	39,600	0	0	39,600					
			1.Level                   4.Below St               7.Steep 2.Rolling               5.Low                   8.Rough 3.Above St           6.Swampy               9.			2018	39,600	0	0	39,600					
			Utilities <b>4 Drilled Well</b> <b>6 Septic System</b>			2019	39,600	0	0	39,600					
			1.Public               4.Dr Well               7.Cesspool 2.Water               5.DUG/LAKE           8. 3.Sewer               6.Septic               9.None			2020	39,600	0	0	39,600					
						2021	39,600	0	0	39,600					
						2022	39,600	0	0	39,600					
			Street <b>1 Paved</b>			2023	49,500	102,400	0	151,900					
			1.Paved               4.Proposed               7. 2.Semi Imp           5.Private               8. 3.Gravel              6.Pub Eas               9.NoStreet												
			TREE GROWTH PLAN <b>0</b>												
			CONSERV EASE <b>0</b>												
Inspection Witnessed By:   X  Date			<b>Sale Data</b>			<b>Front Foot</b>  11.Regular Lot 12.Delta Triangle 13.Nabla Triangle 14.Rear Land 15.Front Foot		<b>Type</b>		<b>Effective</b>		<b>Influence</b>		<b>Influence Codes</b>  1.Open Space 2.Neighborhood A 3.Topography 4.Size/Shape 5.Access 6.Restriction 7.Corner/Locatio 8.View/Environ 9.Fract Share <b>Acres</b> 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	
			Sale Date <b>4/15/2021</b>												
			Price												
			Sale Type <b>1 Land Only</b>												
			1.Land           4.Mobile           7. 2.L & B           5.Other           8. 3.Building       6.               9.												
Notes: 6/1/23 W/MR- M&L NEW HSE COMP. +MVR.			Financing <b>9 Unknown</b>			<b>Square Foot</b>  16.Regular Lot 17.Secondary Site 18.Secondary Site 19.C Condominium 20.Base Homesite		<b>Square Feet</b>							
			1.Convent       4.Seller           7. 2.FHA/VA       5.Private          8. 3.Assumed       6.Cash           9.Unknown												
			Validity <b>1 Arms Length Sale</b>												
			1.Valid       4.Split           7.Renovate 2.Related   5.Partial       8.Other 3.Distress   6.Exempt       9.Foreclose												
			Verified <b>5 Public Record</b>												
WISCASSET			1.Buyer       4.Agent           7.Family 2.Seller       5.Pub Rec       8.Other 3.Lender       6.MLS           9.			<b>Fract. Acre</b>  21.HS Size Adj 22.Base Waterfron 23.Deep WF Size A <b>Acres</b>  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		<b>Acreege/Sites</b>							
			20                               1.00           100 <b>%</b> 0												
			21                               1.00           100 <b>%</b> 0												
			28                               0.01           100 <b>%</b> 0												

Notes:  
6/1/23 W/MR- M&L NEW HSE COMP. +MVR.

**WISCASSET**

Map Lot R06-042-A

Account 885

Location 262 BRADFORD ROAD

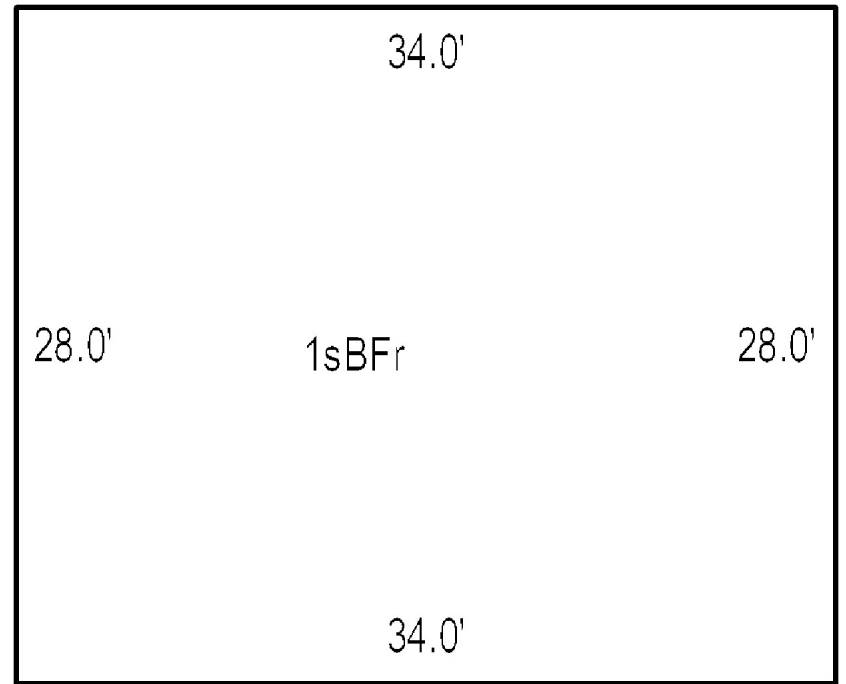
Card 1 Of 1 10/11/2023

Building Style <b>2 Ranch</b>	SF Bsmt Living <b>0</b>	Layout <b>1 Typical</b>
1.Conv. 5.Colonial 9.Other	Fin Bsmt Grade <b>0 0</b>	1.Typical 4. 7.
2.Ranch 6.Split 10.Double	HEARTH <b>0</b>	2.Inadeq 5. 8.
3.R Ranch 7.Mod/Cont 11.Multi	Heat Type <b>100% 1 Hot Water BB</b>	3. 6. 9.
4.Cape 8.Log 12.Cot.	1.HWBB 5.FWA 9.No Heat	Attic <b>9 None</b>
Dwelling Units <b>1</b>	2.HWCI 6.GravWA 10.	1.1/4 Fin 4.Full Fin 7.
Other Units <b>0</b>	3.H Pump 7.Electric 11.	2.1/2 Fin 5.F/Stair 8.
Stories <b>1 One Story</b>	4.Steam 8.F/Wall 12.	3.3/4 Fin 6. 9.None
1.1 4.1.5 7.	Cool Type <b>0% 9 None</b>	Insulation <b>1 Full</b>
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 <b>8 ALUM/VINYL</b>	3.H Pump 6. 9.None	3.Capped 6. 9.None
1.CLAP 5.T-111 9.OTHER	Kitchen Style <b>2 TYPICAL</b>	Unfinished % <b>0%</b>
2.WD SH 6.BR/STONE 10.	1.GOOD 4.Obsolete 7.	Grade & Factor <b>3 Average 100%</b>
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 <b>1 Asphalt Shingles</b>	Bath(s) Style <b>2 TYPICAL</b>	3.C Grade 6.AA Grade 9.Same
1.Asphalt 4.Composit 7.	1.GOOD 4.Obsolete 7.	SQFT (Footprint) <b>952</b>
2.Slate 5.Wood 8.	2.TYPICAL 5. 8.	Condition <b>4 Average</b>
3.Metal 6.Other 9.	3.Old Type 6. 9.None	1.Poor 4.Avg 7.V G
SF Masonry Trim <b>0</b>	# Rooms <b>0</b>	2.Fair 5.Avg+ 8.Exc
OPEN-3-CUSTOM <b>0</b>	# Bedrooms <b>0</b>	3.Avg- 6.Good 9.Same
OPEN-4-CUSTOM <b>0</b>	# Full Baths <b>1</b>	Phys. % Good <b>0%</b>
Year Built <b>2022</b>	# Half Baths <b>0</b>	Funct. % Good <b>100%</b>
Year Remodeled <b>0</b>	# Addn Fixtures <b>0</b>	Functional Code <b>9 None</b>
Foundation <b>1 Concrete</b>	# Fireplaces <b>0</b>	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 <b>100%</b>
Basement <b>4 Full Basement</b>		Economic Code <b>None</b>
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 <b>0</b>		Entrance Code <b>4 Unoccupied</b>
Wet Basement <b>1 Dry Basement</b>		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 <b>5 Estimate</b>
		1.Owner 4.Agent 7.
		2.Relative 5.Estimate 8.
		3.Tenant 6.Other 9.

Date Inspected 1/25/2007

**Additions, Outbuildings & Improvements**

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






# WISCASSET

Map Lot R06-042-B

Account 886

Location 224 BRADFORD ROAD

Card 1 Of 1 10/11/2023

Building Style <b>10 Double Wide</b>	SF Bsmt Living <b>0</b>	Layout <b>1 Typical</b>
1.Conv. 5.Colonial 9.Other	Fin Bsmt Grade <b>0 0</b>	1.Typical 4. 7.
2.Ranch 6.Split 10.Double	HEARTH <b>0</b>	2.Inadeq 5. 8.
3.R Ranch 7.Mod/Cont 11.Multi	Heat Type <b>100% 7 Electric</b>	3. 6. 9.
4.Cape 8.Log 12.Cot.	1.HWBB 5.FWA 9.No Heat	Attic <b>9 None</b>
Dwelling Units <b>1</b>	2.HWCI 6.GravWA 10.	1.1/4 Fin 4.Full Fin 7.
Other Units <b>0</b>	3.H Pump 7.Electric 11.	2.1/2 Fin 5.F/Stair 8.
Stories <b>1 One Story</b>	4.Steam 8.F/Wall 12.	3.3/4 Fin 6. 9.None
1.1 4.1.5 7.	Cool Type <b>0% 9 None</b>	Insulation <b>1 Full</b>
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 <b>8 ALUM/VINYL</b>	3.H Pump 6. 9.None	3.Capped 6. 9.None
1.CLAP 5.T-111 9.OTHER	Kitchen Style <b>2 TYPICAL</b>	Unfinished % <b>0%</b>
2.WD SH 6.BR/STONE 10.	1.GOOD 4.Obsolete 7.	Grade & Factor <b>2 Fair 100%</b>
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 <b>1 Asphalt Shingles</b>	Bath(s) Style <b>2 TYPICAL</b>	3.C Grade 6.AA Grade 9.Same
1.Asphalt 4.Composit 7.	1.GOOD 4.Obsolete 7.	SQFT (Footprint) <b>1120</b>
2.Slate 5.Wood 8.	2.TYPICAL 5. 8.	Condition <b>5 Above Average</b>
3.Metal 6.Other 9.	3.Old Type 6. 9.None	1.Poor 4.Avg 7.V G
SF Masonry Trim <b>0</b>	# Rooms <b>5</b>	2.Fair 5.Avg+ 8.Exc
OPEN-3-CUSTOM <b>0</b>	# Bedrooms <b>3</b>	3.Avg- 6.Good 9.Same
OPEN-4-CUSTOM <b>0</b>	# Full Baths <b>1</b>	Phys. % Good <b>0%</b>
Year Built <b>1980</b>	# Half Baths <b>0</b>	Funct. % Good <b>100%</b>
Year Remodeled <b>0</b>	# Addn Fixtures <b>1</b>	Functional Code <b>9 None</b>
Foundation <b>2 Concrete Block</b>	# Fireplaces <b>0</b>	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 <b>100%</b>
Basement <b>4 Full Basement</b>		Economic Code <b>None</b>
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 <b>0</b>		Entrance Code <b>1 Interior Inspect</b>
Wet Basement <b>1 Dry Basement</b>		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 <b>1 Owner</b>
		1.Owner 4.Agent 7.
		2.Relative 5.Estimate 8.
		3.Tenant 6.Other 9.

Date Inspected 2/28/2007

## Additions, Outbuildings & Improvements

Type	Year	Units	Grade	Cond	Phys.	Funct.	Sound Value
68 Wood Deck	0	24	0 0	0	0 %	0 %	
24 Frame Shed	0	80	2 100	3	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

SHED 8X10=80





Map Lot R06-042-C

Account 887

Location 254 BRADFORD ROAD

Card 1 Of 1 10/11/2023

LEGG, JOAN M  
LEGG, NORMAN E  
WISCASSET ME 04578

B1436P182

Inspection Witnessed By:

X

Date

No./Date	Description	Date Insp.

Notes:

WISCASSET

Property Data			Assessment Record						
Neighborhood <b>103 RURAL WEST</b>			Year	Land	Buildings	Exempt	Total		
			2010	39,400	41,400	10,000	70,800		
Tree Growth Year <b>0</b>			2011	39,400	41,400	10,000	70,800		
FARM LAND YEAR <b>0</b>			2012	39,400	41,400	10,000	70,800		
OPEN SPACE YEAR <b>0</b>			2013	39,400	41,400	10,000	70,800		
Zone/Land Use <b>21 RURAL</b>			2014	39,400	41,400	10,000	70,800		
			2015	39,400	41,400	10,000	70,800		
Secondary Zone			2016	39,400	41,400	15,000	65,800		
Topography <b>2 Rolling</b>			2017	39,400	41,400	20,000	60,800		
			2018	39,400	41,400	20,000	60,800		
1.Level	4.Below St	7.Steep	2019	39,400	41,400	20,000	60,800		
2.Rolling	5.Low	8.Rough		2020	39,400	41,400	25,000	55,800	
3.Above St	6.Swampy	9.	2021	39,400	41,400	25,000	55,800		
Utilities <b>4 Drilled Well</b> <b>6 Septic System</b>			2022	39,400	41,400	24,000	56,800		
			2023	49,300	51,700	25,000	76,000		
1.Paved			Land Data						
2.Semi Imp			Front Foot	Type	Effective		Influence		Influence Codes
					Frontage	Depth	Factor	Code	
3.Gravel			11.Regular Lot						1.Open Space
TREE GROWTH PLAN <b>0</b>			12.Delta Triangle						2.Neighborhood A
CONSERV EASE <b>0</b>			13.Nabla Triangle						3.Topography
Sale Data			14.Rear Land						4.Size/Shape
Price			15.Front Foot						5.Access
Sale Type					Square Feet				6.Restriction
1.Land			16.Regular Lot						7.Corner/Locatio
2.L & B			17.Secondary Site						8.View/Environ
3.Building			18.Secondary Site						9.Fract Share
Financing			19.Condominium						30.Rear 20+
1.Convent			20.Base Homesite						31.Waterfront Rea
2.FHA/VA									32.Open Space
3.Assumed									33.RestrictEsm
Validity					Acreage/Sites				34.PASTURE 1
1.Valid			21.HS Size Adj	20	1.00		100 %		0
2.Related			22.Base Waterfron	21	0.95		100 %		0
3.Distress			23.Deep WF Size A						35.HORTICULTURAL-
Verified			24.Base Waterfron						36.Pasture 3
1.Buyer			25.Shallow WF Siz						37.Softwood
2.Seller			26.Base Water Inf						38.Mixed Wood
3.Lender			27.Influence W Si						39.Hardwood
			28.Rear Land 1-10						40.Wasteland
			29.Rear Land 11-2						41.CAMP SITE
			Total Acreage		0.95				42.Mobile Home Si
									43.Condo Site
									44.Site Improve
									45.CAMP SITE


# WISCASSET

Map Lot R06-042-C

Account 887

Location 254 BRADFORD ROAD

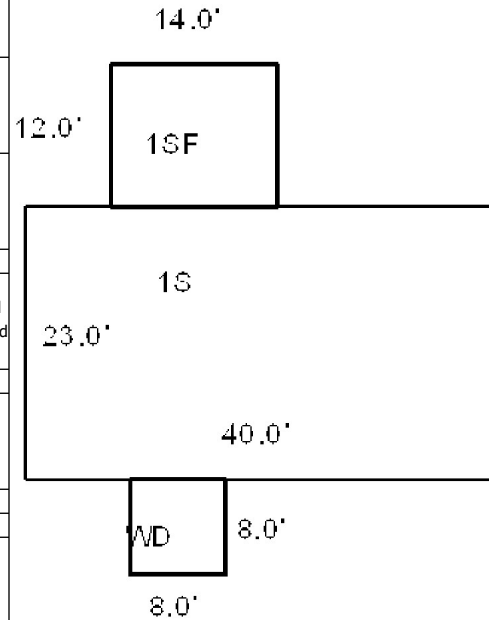
Card 1 Of 1 10/11/2023

Building Style <b>10 Double Wide</b>	SF Bsmt Living <b>0</b>	Layout <b>1 Typical</b>
1.Conv. 5.Colonial 9.Other	Fin Bsmt Grade <b>0 0</b>	1.Typical 4. 7.
2.Ranch 6.Split 10.Double	HEARTH <b>0</b>	2.Inadeq 5. 8.
3.R Ranch 7.Mod/Cont 11.Multi	Heat Type <b>100% 5 Forced Warm Air</b>	3. 6. 9.
4.Cape 8.Log 12.Cot.	1.HWBB 5.FWA 9.No Heat	Attic <b>9 None</b>
Dwelling Units <b>1</b>	2.HWCI 6.GravWA 10.	1.1/4 Fin 4.Full Fin 7.
Other Units <b>0</b>	3.H Pump 7.Electric 11.	2.1/2 Fin 5.F/Stair 8.
Stories <b>1 One Story</b>	4.Steam 8.F/Wall 12.	3.3/4 Fin 6. 9.None
1.1 4.1.5 7.	Cool Type <b>0% 9 None</b>	Insulation <b>4 Minimal</b>
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 <b>8 ALUM/VINYL</b>	3.H Pump 6. 9.None	3.Capped 6. 9.None
1.CLAP 5.T-111 9.OTHER	Kitchen Style <b>2 TYPICAL</b>	Unfinished % <b>0%</b>
2.WD SH 6.BR/STONE 10.	1.GOOD 4.Obsolete 7.	Grade & Factor <b>2 Fair 100%</b>
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 <b>3 Sheet Metal</b>	Bath(s) Style <b>2 TYPICAL</b>	3.C Grade 6.AA Grade 9.Same
1.Asphalt 4.Composit 7.	1.GOOD 4.Obsolete 7.	SQFT (Footprint) <b>920</b>
2.Slate 5.Wood 8.	2.TYPICAL 5. 8.	Condition <b>4 Average</b>
3.Metal 6.Other 9.	3.Old Type 6. 9.None	1.Poor 4.Avg 7.V G
SF Masonry Trim <b>0</b>	# Rooms <b>5</b>	2.Fair 5.Avg+ 8.Exc
OPEN-3-CUSTOM <b>0</b>	# Bedrooms <b>3</b>	3.Avg- 6.Good 9.Same
OPEN-4-CUSTOM <b>0</b>	# Full Baths <b>1</b>	Phys. % Good <b>0%</b>
Year Built <b>1998</b>	# Half Baths <b>0</b>	Funct. % Good <b>100%</b>
Year Remodeled <b>0</b>	# Addn Fixtures <b>0</b>	Functional Code <b>9 None</b>
Foundation <b>5 Concrete Slab</b>	# Fireplaces <b>0</b>	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 <b>100%</b>
Basement <b>9 No Basement</b>		Economic Code <b>None</b>
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 <b>0</b>		Entrance Code <b>3 Information Only</b>
Wet Basement <b>9 No Basement</b>		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 <b>1 Owner</b>
		1.Owner 4.Agent 7.
		2.Relative 5.Estimate 8.
		3.Tenant 6.Other 9.

Date Inspected 2/28/2007

## Additions, Outbuildings & Improvements

Type	Year	Units	Grade	Cond	Phys.	Funct.	Sound Value	
68 Wood Deck	0	64	0 0	0	0 %	0 %		1.ONE STORY FRAM
1 ONE STORY	1985	168	0 0	3	0 %	0 %		2.TWO STORY FRAM
121 CAMP OR	1980	224	1 100	3	0 %	100 %		3.THREE STORY FR
					%	%		4.1 & 1/2 STORY
					%	%		5.1 & 3/4 STORY
					%	%		6.2 & 1/2 STORY
					%	%		21.Open Frame Por
					%	%		22.Encl Frame Por
					%	%		23.Frame Garage
					%	%		24.Frame Shed
					%	%		25.Frame Bay Wind
					%	%		26.1SFr Overhang
					%	%		27.Unfin Basement
					%	%		28.Unfinished Att
					%	%		29.Finished Attic





# WISCASSET

Map Lot R06-042-D


Account 2709

Location 246 BRADFORD ROAD

Card 1

Of 1

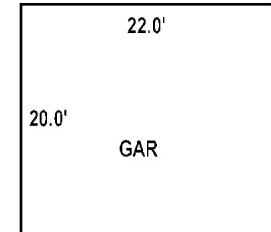
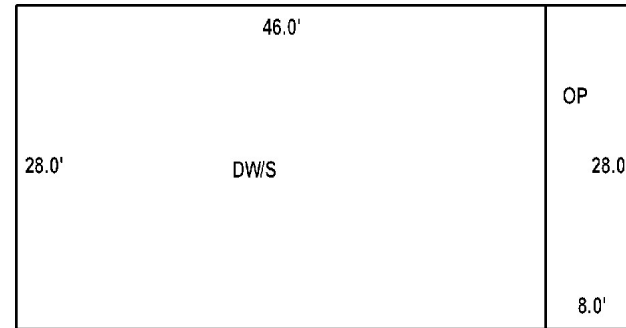
10/11/2023

Building Style <b>10 Double Wide</b>	SF Bsmt Living <b>0</b>	Layout <b>1 Typical</b>
1.Conv. 5.Colonial 9.Other	Fin Bsmt Grade <b>0 0</b>	1.Typical 4. 7.
2.Ranch 6.Split 10.Double	HEARTH <b>0</b>	2.Inadeq 5. 8.
3.R Ranch 7.Mod/Cont 11.Multi	Heat Type <b>100% 5 Forced Warm Air</b>	3. 6. 9.
4.Cape 8.Log 12.Cot.	1.HWBB 5.FWA 9.No Heat	Attic <b>9 None</b>
Dwelling Units <b>1</b>	2.HWCI 6.GravWA 10.	1.1/4 Fin 4.Full Fin 7.
Other Units <b>0</b>	3.H Pump 7.Electric 11.	2.1/2 Fin 5.F/Stair 8.
Stories <b>1 One Story</b>	4.Steam 8.F/Wall 12.	3.3/4 Fin 6. 9.None
1.1 4.1.5 7.	Cool Type <b>0% 9 None</b>	Insulation <b>1 Full</b>
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 <b>8 ALUM/VINYL</b>	3.H Pump 6. 9.None	3.Capped 6. 9.None
1.CLAP 5.T-111 9.OTHER	Kitchen Style <b>2 TYPICAL</b>	Unfinished % <b>0%</b>
2.WD SH 6.BR/STONE 10.	1.GOOD 4.Obsolete 7.	Grade & Factor <b>2 Fair 100%</b>
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 <b>1 Asphalt Shingles</b>	Bath(s) Style <b>2 TYPICAL</b>	3.C Grade 6.AA Grade 9.Same
1.Asphalt 4.Composit 7.	1.GOOD 4.Obsolete 7.	SQFT (Footprint) <b>1288</b>
2.Slate 5.Wood 8.	2.TYPICAL 5. 8.	Condition <b>4 Average</b>
3.Metal 6.Other 9.	3.Old Type 6. 9.None	1.Poor 4.Avg 7.V G
SF Masonry Trim <b>0</b>	# Rooms <b>0</b>	2.Fair 5.Avg+ 8.Exc
OPEN-3-CUSTOM <b>0</b>	# Bedrooms <b>2</b>	3.Avg- 6.Good 9.Same
OPEN-4-CUSTOM <b>0</b>	# Full Baths <b>2</b>	Phys. % Good <b>0%</b>
Year Built <b>2020</b>	# Half Baths <b>0</b>	Funct. % Good <b>100%</b>
Year Remodeled <b>0</b>	# Addn Fixtures <b>0</b>	Functional Code <b>9 None</b>
Foundation <b>5 Concrete Slab</b>	# Fireplaces <b>0</b>	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 <b>100%</b>
Basement <b>9 No Basement</b>		Economic Code <b>None</b>
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 <b>0</b>		Entrance Code <b>0</b>
Wet Basement <b>9 No Basement</b>		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 <b>0</b>
		1.Owner 4.Agent 7.
		2.Relative 5.Estimate 8.
		3.Tenant 6.Other 9.

Date Inspected

## Additions, Outbuildings & Improvements

Type	Year	Units	Grade	Cond	Phys.	Funct.	Sound Value	
21 Open Frame	0	224	0 0	0	0 %	0 %		1.ONE STORY FRAM
23 Frame Garage	0	440	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    R06-043			Account    888			Location    296 BRADFORD ROAD			Card    1		Of    2		10/11/2023		
HANSON, RICHARD W HANSON, JEANNETTE A WISCASSET ME 04578  B594P155						Property Data			Assessment Record						
						Neighborhood    103 RURAL WEST			Year	Land	Buildings	Exempt	Total		
						Tree Growth Year    0			2010	66,000	150,800	10,000	206,800		
						FARM LAND YEAR    0			2011	66,000	150,800	10,000	206,800		
						OPEN SPACE YEAR    0			2012	66,000	150,800	10,000	206,800		
						Zone/Land Use    21 RURAL			2013	63,000	150,800	10,000	203,800		
						Secondary Zone    12 S-SP			2014	63,000	150,800	10,000	203,800		
									2015	63,000	150,800	10,000	203,800		
						Topography    2 Rolling			2016	63,000	150,800	15,000	198,800		
									2017	63,000	150,800	20,000	193,800		
						1.Level            4.Below St        7.Steep 2.Rolling         5.Low             8.Rough 3.Above St       6.Swampy        9.			2018	63,000	150,800	20,000	193,800		
									Utilities    4 Drilled Well    6 Septic System			2019	63,000	150,800	20,000
						1.Public           4.Dr Well        7.Cesspool 2.Water           5.DUG/LAKE     8. 3.Sewer           6.Septic         9.None			2020	63,000	150,800	25,000	188,800		
									2021	63,000	150,800	25,000	188,800		
												Street    1 Paved			2022
2023	78,800	188,500	25,000	242,300											
1.Paved           4.Proposed       7. 2.Semi Imp       5.Private         8. 3.Gravel          6.Pub Eas        9.NoStreet			Land Data												
			Front Foot  11.Regular Lot 12.Delta Triangle 13.Nabla Triangle 14.Rear Land 15.Front Foot		Type							Effective		Influence	
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 Improve									
				%		45.CAMP SITE									
				%		46.PAVING/00									
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# WISCASSET

Map Lot R06-043

Account 888

Location 296 BRADFORD ROAD

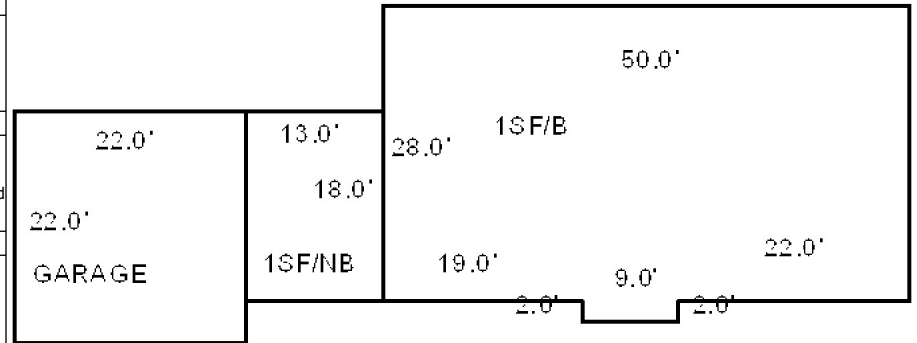
Card 1 Of 2 10/11/2023

Building Style <b>2 Ranch</b>	SF Bsmt Living <b>0</b>	Layout <b>1 Typical</b>
1.Conv. 5.Colonial 9.Other	Fin Bsmt Grade <b>0 0</b>	1.Typical 4. 7.
2.Ranch 6.Split 10.Double	HEARTH <b>1</b>	2.Inadeq 5. 8.
3.R Ranch 7.Mod/Cont 11.Multi	Heat Type <b>100% 1 Hot Water BB</b>	3. 6. 9.
4.Cape 8.Log 12.Cot.	1.HWBB 5.FWA 9.No Heat	Attic <b>9 None</b>
Dwelling Units <b>1</b>	2.HWCI 6.GravWA 10.	1.1/4 Fin 4.Full Fin 7.
Other Units <b>0</b>	3.H Pump 7.Electric 11.	2.1/2 Fin 5.F/Stair 8.
Stories <b>1 One Story</b>	4.Steam 8.F/Wall 12.	3.3/4 Fin 6. 9.None
1.1 4.1.5 7.	Cool Type <b>0% 9 None</b>	Insulation <b>1 Full</b>
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 <b>6 BRICK/STONE</b>	3.H Pump 6. 9.None	3.Capped 6. 9.None
1.CLAP 5.T-111 9.OTHER	Kitchen Style <b>2 TYPICAL</b>	Unfinished % <b>0%</b>
2.WD SH 6.BR/STONE 10.	1.GOOD 4.Obsolete 7.	Grade & Factor <b>4 Good 95%</b>
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 <b>1 Asphalt Shingles</b>	Bath(s) Style <b>2 TYPICAL</b>	3.C Grade 6.AA Grade 9.Same
1.Asphalt 4.Composit 7.	1.GOOD 4.Obsolete 7.	SQFT (Footprint) <b>1418</b>
2.Slate 5.Wood 8.	2.TYPICAL 5. 8.	Condition <b>4 Average</b>
3.Metal 6.Other 9.	3.Old Type 6. 9.None	1.Poor 4.Avg 7.V G
SF Masonry Trim <b>112</b>	# Rooms <b>6</b>	2.Fair 5.Avg+ 8.Exc
OPEN-3-CUSTOM <b>0</b>	# Bedrooms <b>3</b>	3.Avg- 6.Good 9.Same
OPEN-4-CUSTOM <b>0</b>	# Full Baths <b>2</b>	Phys. % Good <b>0%</b>
Year Built <b>1965</b>	# Half Baths <b>0</b>	Funct. % Good <b>100%</b>
Year Remodeled <b>0</b>	# Addn Fixtures <b>0</b>	Functional Code <b>9 None</b>
Foundation <b>1 Concrete</b>	# Fireplaces <b>1</b>	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 <b>100%</b>
Basement <b>4 Full Basement</b>		Economic Code <b>None</b>
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 <b>0</b>		Entrance Code <b>5 Estimated</b>
Wet Basement <b>1 Dry Basement</b>		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 <b>5 Estimate</b>
		1.Owner 4.Agent 7.
		2.Relative 5.Estimate 8.
		3.Tenant 6.Other 9.

Date Inspected 1/25/2007

## Additions, Outbuildings & Improvements

Type	Year	Units	Grade	Cond	Phys.	Funct.	Sound Value	
23 Frame Garage	0	484	0 0	0	0 %	0 %		1.ONE STORY FRAM
1 ONE STORY	0	234	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 R06-043

Account 888

Location 296 BRADFORD ROAD

Card 2 Of 2 10/11/2023

HANSON, RICHARD W  
HANSON, JEANNETTE A  
WISCASSET ME 04578

B594P155

Inspection Witnessed By:

X

Date

No./Date	Description	Date Insp.

Notes:

WISCASSET

Property Data			Assessment Record							
Neighborhood <b>103 RURAL WEST</b>			Year	Land		Buildings		Exempt	Total	
			2010	0		50,700		0	50,700	
			2011		0		50,700		0	50,700
Tree Growth Year <b>0</b>			2012		0		50,700		0	50,700
FARM LAND YEAR <b>0</b>			2013		0		50,700		0	50,700
OPEN SPACE YEAR <b>0</b>			2014		0		50,700		0	50,700
Zone/Land Use <b>21 RURAL</b>			2015		0		50,700		0	50,700
Secondary Zone <b>12 S-SP</b>			2016		0		50,700		0	50,700
			2017		0		50,700		0	50,700
			2018		0		50,700		0	50,700
Topography <b>1 Level</b>			2019		0		50,700		0	50,700
1.Level	4.Below St	7.Steep	2020		0		50,700		0	50,700
2.Rolling	5.Low	8.Rough	2021		0		50,700		0	50,700
3.Above St	6.Swampy	9.	2022		0		50,700		0	50,700
Utilities	<b>4 Drilled Well</b>	<b>6 Septic System</b>	2023		0		63,400		0	63,400
1.Public	4.Dr Well	7.Cesspool	<b>Land Data</b>							
2.Water	5.DUG/LAKE	8.								
3.Sewer	6.Septic	9.None								
Street <b>1 Paved</b>			<div><div>Front Foot</div><div>Type</div><div>Effective</div><div>Influence</div><div>Influence Codes</div></div>							
1.Paved	4.Proposed	7.								
2.Semi Imp	5.Private	8.								
3.Gravel	6.Pub Eas	9.NoStreet	<div><div>Square Foot</div><div></div><div>Square Feet</div><div></div><div></div><div></div><div></div><div></div><div></div><div></div><div></div><div></div><div></div><div></div><div></div><div></div><div></div><div></div><div></div><div></div><div></div><div></div><div></div><div></div><div></div><div></div><div></div><div></div><div></div><div></div><div></div><div></div><div></div><div></div><div></div><div></div><div></div><div></div><div></div><div></div><div></div><div></div><div></div><div></div><div></div><div></div><div></div><div></div><div></div><div></div><div></div><div></div><div></div><div></div><div></div><div></div><div></div><div></div><div></div><div></div><div></div><div></div><div></div><div></div><div></div><div></div><div></div><div></div><div></div><div></div><div></div><div></div><div></div><div></div><div></div><div></div><div></div><div></div><div></div><div></div><div></div><div></div><div></div><div></div><div></div><div></div><div></div><div></div><div></div><div></div><div></div><div></div><div></div><div></div><div></div><div></div><div></div><div></div><div></div><div></div><div></div><div></div><div></div><div></div><div></div><div></div><div></div><div></div><div></div><div></div><div></div><div></div><div></div><div></div><div></div><div></div><div></div><div></div><div></div><div></div><div></div><div></div><div></div><div></div><div></div><div></div><div></div><div></div><div></div><div></div><div></div><div></div><div></div><div></div><div></div><div></div><div></div><div></div><div></div><div></div><div></div><div></div><div></div><div></div><div></div><div></div><div></div><div></div><div></div><div></div><div></div><div></div><div></div><div></div><div></div><div></div><div></div><div></div><div></div><div></div><div></div><div></div><div></div><div></div><div></div><div></div><div></div><div></div><div></div><div></div><div></div><div></div><div></div><div></div><div></div><div></div><div></div><div></div><div></div><div></div><div></div><div></div><div></div><div></div><div></div><div></div><div></div><div></div><div></div><div></div><div></div><div></div><div></div><div></div><div></div><div></div><div></div><div></div><div></div><div></div><div></div><div></div><div></div><div></div><div></div><div></div><div></div><div></div><div></div><div></div><div></div><div></div><div></div><div></div><div></div><div></div><div></div><div></div><div></div><div></div><div></div><div></div><div></div><div></div><div></div><div></div><div></div><div></div><div></div><div></div><div></div><div></div><div></div><div></div><div></div><div></div><div></div><div></div><div></div><div></div><div></div><div></div><div></div><div></div><div></div><div></div><div></div><div></div><div></div><div></div><div></div><div></div><div></div><div></div><div></div><div></div><div></div><div></div><div></div><div></div><div></div><div></div><div></div><div></div><div></div><div></div><div></div><div></div><div></div><div></div><div></div><div></div><div></div><div></div><div></div><div></div><div></div><div></div><div></div><div></div><div></div><div></div><div></div><div></div><div></div><div></div><div></div><div></div><div></div><div></div><div></div><div></div><div></div><div></div><div></div><div></div><div></div><div></div><div></div><div></div><div></div><div></div><div></div><div></div><div></div><div></div><div></div><div></div><div></div><div></div><div></div><div></div><div></div><div></div><div></div><div></div><div></div><div></div><div></div><div></div><div></div><div></div><div></div><div></div><div></div><div></div><div></div><div></div><div></div><div></div><div></div><div></div><div></div><div></div><div></div><div></div><div></div><div></div><div></div><div></div><div></div><div></div><div></div><div></div><div></div><div></div><div></div><div></div><div></div><div></div><div></div><div></div><div></div><div></div><div></div><div></div><div></div><div></div><div></div><div></div><div></div><div></div><div></div><div></div><div></div><div></div><div></div><div></div><div></div><div></div><div></div><div></div><div></div><div></div><div></div><div></div><div></div><div></div><div></div><div></div><div></div><div></div><div></div><div></div><div></div><div></div><div></div><div></div><div></div><div></div><div></div><div></div><div></div><div></div><div></div><div></div><div></div><div></div><div></div><div></div><div></div><div></div><div></div><div></div><div></div><div></div><div></div><div></div><div></div><div></div><div></div><div></div><div></div><div></div><div></div><div></div><div></div><div></div><div></div><div></div><div></div><div></div><div></div><div></div><div></div><div></div><div></div><div></div><div></div><div></div><div></div><div></div><div></div><div></div><div></div><div></div><div></div><div></div><div></div><div></div><div></div><div></div><div></div><div></div><div></div><div></div><div></div><div></div><div></div><div></div><div></div><div></div><div></div><div></div><div></div><div></div><div></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**WISCASSET**

Map Lot R06-043

Account 888

Location 296 BRADFORD ROAD

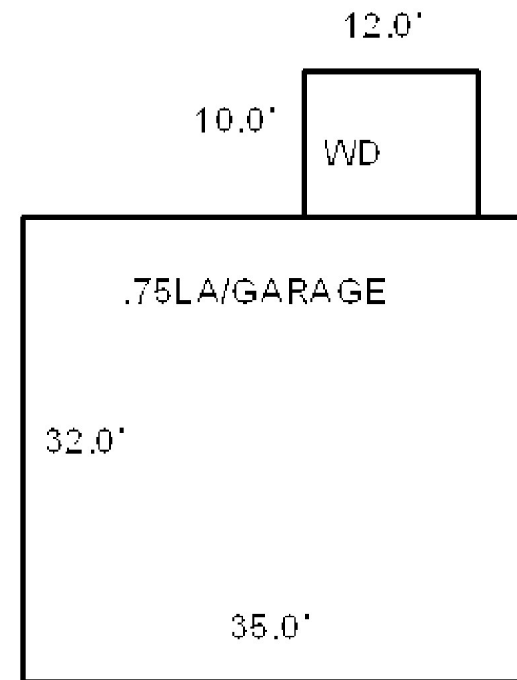
Card 2 Of 2 10/11/2023

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 <b>100%</b>			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 <b>0%</b>			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 <b>0</b>		
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 <b>0</b>		
						1.Owner	4.Agent	7.
						2.Relative	5.Estimate	8.
						3.Tenant	6.Other	9.

Date Inspected 1/25/2007

**Additions, Outbuildings & Improvements**

Type	Year	Units	Grade	Cond	Phys.	Funct.	Sound Value	
92 3/4S AD/GAR.....	1987	1120	3 100	4	0 %	100 %		1.ONE STORY FRAM
68 Wood Deck	0	120	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 R06-043-A

Account 889

Location 278 BRADFORD ROAD

Card 1 Of 1 10/11/2023

HANSON, DARCEY ANN  
WISCASSET ME 04578

B1889P300

Inspection Witnessed By:

X

Date

No./Date	Description	Date Insp.

Notes:

BROUGHT PICTURES OF PROPERTY ACROSS THE ROAD. NO ROAD FRONTAGE. CROSSES FAMILY TRACT

WISCASSET

### Property Data

Neighborhood	103 RURAL WEST		
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			
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	32,600	120,100	10,000	142,700
2011	32,600	120,100	10,000	142,700
2012	32,600	120,100	10,000	142,700
2013	32,600	120,100	10,000	142,700
2014	32,600	120,100	10,000	142,700
2015	32,600	120,100	10,000	142,700
2016	32,600	120,100	15,000	137,700
2017	32,600	120,100	20,000	132,700
2018	32,600	120,100	20,000	132,700
2019	32,600	120,100	20,000	132,700
2020	32,600	120,100	25,000	127,700
2021	32,600	120,100	25,000	127,700
2022	32,600	120,100	24,000	128,700
2023	40,800	150,100	25,000	165,900

### 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		1.10				

# WISCASSET

Map Lot R06-043-A

Account 889

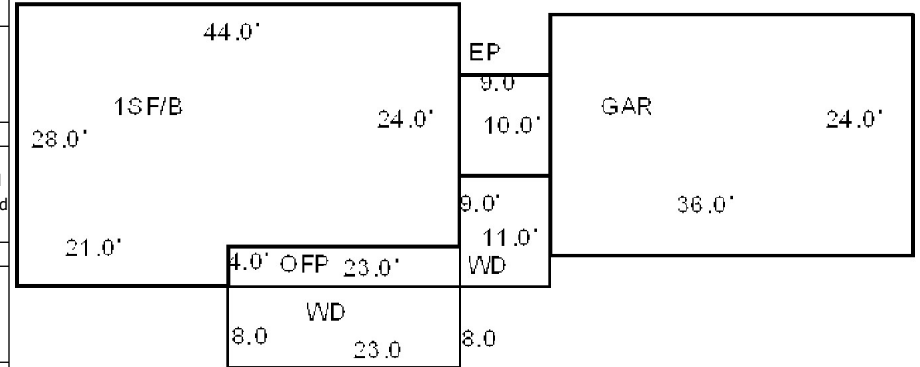
Location 278 BRADFORD ROAD

Card 1 Of 1 10/11/2023

Building Style	<b>2 Ranch</b>		SF Bsmst Living	<b>0</b>		Layout	<b>1 Typical</b>		
1.Conv.	5.Colonial	9.Other	Fin Bsmst Grade	<b>0 0</b>		1.Typical	4.	7.	
2.Ranch	6.Split	10.Double	HEARTH	<b>0</b>		2.Inadeq	5.	8.	
3.R Ranch	7.Mod/Cont	11.Multi	Heat Type	<b>100%</b>	<b>1 Hot Water BB</b>	3.	6.	9.	
4.Cape	8.Log	12.Cot.	1.HWBB	5.FWA	9.No Heat	Attic	<b>9 None</b>		
Dwelling Units	<b>1</b>		2.HWCI	6.GravWA	10.	1.1/4 Fin	4.Full Fin	7.	
Other Units	<b>0</b>		3.H Pump	7.Electric	11.	2.1/2 Fin	5.F/Stair	8.	
Stories	<b>1 One Story</b>		4.Steam	8.F/Wall	12.	3.3/4 Fin	6.	9.None	
1.1	4.1.5	7.	Cool Type	<b>0%</b>	<b>9 None</b>	Insulation	<b>1 Full</b>		
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	<b>5 T-111</b>		3.H Pump	6.	9.None	3.Capped	6.	9.None	
1.CLAP	5.T-111	9.OTHER	Kitchen Style	<b>1 GOOD</b>		Unfinished %	<b>0%</b>		
2.WD SH	6.BR/STONE	10.	1.GOOD	4.Obsolete	7.	Grade & Factor	<b>3 Average 105%</b>		
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	<b>1 Asphalt Shingles</b>		Bath(s) Style	<b>1 GOOD</b>		3.C Grade	6.AA Grade	9.Same	
1.Asphalt	4.Composit	7.	1.GOOD	4.Obsolete	7.	SQFT (Footprint)	<b>1140</b>		
2.Slate	5.Wood	8.	2.TYPICAL	5.	8.	Condition	<b>4 Average</b>		
3.Metal	6.Other	9.	3.Old Type	6.	9.None	1.Poor	4.Avg	7.V G	
SF Masonry Trim	<b>0</b>		# Rooms	<b>5</b>		2.Fair	5.Avg+	8.Exc	
OPEN-3-CUSTOM	<b>0</b>		# Bedrooms	<b>3</b>		3.Avg-	6.Good	9.Same	
OPEN-4-CUSTOM	<b>0</b>		# Full Baths	<b>1</b>		Phys. % Good	<b>0%</b>		
Year Built	<b>1987</b>		# Half Baths	<b>0</b>		Funct. % Good	<b>100%</b>		
Year Remodeled	<b>0</b>		# Addn Fixtures	<b>0</b>		Functional Code	<b>9 None</b>		
Foundation	<b>1 Concrete</b>		# Fireplaces	<b>0</b>		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	<b>100%</b>		
Basement	<b>4 Full Basement</b>					Economic Code	<b>None</b>		
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	<b>0</b>					Entrance Code	<b>5 Estimated</b>		
Wet Basement	<b>1 Dry Basement</b>					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	<b>5 Estimate</b>		

Date Inspected 1/25/2007

Additions, Outbuildings & Improvements								1.ONE STORY FRAM
Type	Year	Units	Grade	Cond	Phys.	Funct.	Sound Value	2.TWO STORY FRAM
68 Wood Deck	0	184	0 0	0	0 %	0 %		3.THREE STORY FR
22 Encl Frame Porch	0	90	0 0	0	0 %	0 %		4.1 & 1/2 STORY
23 Frame Garage	0	864	0 0	0	0 %	0 %		5.1 & 3/4 STORY
68 Wood Deck	0	99	0 0	0	0 %	0 %		6.2 & 1/2 STORY
21 Open Frame	0	92	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



Map Lot R06-044

Account 890

Location 95 OLD BATH ROAD

Card 1 Of 1 10/11/2023

TARRANCE, ALLEN M  
TARRANCE, WENDY L  
95 OLD BATH ROAD  
WISCASSET ME 04578

B636P384 B5269P212

Previous Owner  
SOULE, ROBERT S  
SOULE, INGEBORG K

BRUNSWICK ME 04011  
Sale Date: 6/15/2018

Inspection Witnessed By:

X

Date

No./Date	Description	Date Insp.

Notes:

'21 Per request combine M R7 Lot 93 with this lot.  
5/22/12-Bob Soule came in to say that he has not had a pool  
for a long time.  
10/9/14-Per survey brought in by Mr. Soule the acreage was  
adjusted from 12.00 acres to 13.04 acres.

WISCASSET

Property Data			Assessment Record						
Neighborhood <b>108 SOUTHWEST</b>			Year	Land	Buildings	Exempt	Total		
			2010	54,000	123,800	10,000	167,800		
Tree Growth Year <b>0</b>			2011	54,000	123,800	10,000	167,800		
FARM LAND YEAR <b>0</b>			2012	54,000	118,100	16,000	156,100		
OPEN SPACE YEAR <b>0</b>			2013	54,000	118,100	16,000	156,100		
Zone/Land Use <b>21 RURAL</b>			2014	54,000	118,100	16,000	156,100		
Secondary Zone			2015	55,000	118,100	16,000	157,100		
			2016	55,000	118,100	0	173,100		
Topography <b>1 Level</b>			2017	55,000	118,100	0	173,100		
1.Level	4.Below St	7.Steep	2018	55,000	118,100	0	173,100		
2.Rolling	5.Low	8.Rough	2019	55,000	118,100	0	173,100		
3.Above St	6.Swampy	9.	2020	55,000	118,100	25,000	148,100		
Utilities	<b>4 Drilled Well</b>	<b>3 Public Sewer</b>	2021	57,700	118,100	25,000	150,800		
1.Public	4.Dr Well	7.Cesspool	2022	57,700	118,100	24,000	151,800		
2.Water	5.DUG/LAKE	8.	2023	72,200	147,600	25,000	194,800		
3.Sewer	6.Septic	9.None	Land Data					Influence Codes	
Street <b>1 Paved</b>									
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 <b>0</b>				12.Delta Triangle			%	2.Neighborhood A	
CONSERV EASE <b>0</b>				13.Nabla Triangle			%	3.Topography	
Sale Data				14.Rear Land			%	4.Size/Shape	
				15.Front Foot			%	5.Access	
Price <b>174,000</b>						%	6.Restriction		
Sale Type	<b>2 Land &amp; Buildings</b>		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 <b>9 Unknown</b>						%	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	<b>1 Arms Length Sale</b>		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	1.00	100 %	0	36.Pasture 3
3.Distress	6.Exempt	9.Foreclose		23.Deep WF Size A	28	10.00	100 %	0	37.Softwood
Verified <b>5 Public Record</b>				Acres	29	4.74	100 %	0	38.Mixed Wood
				24.Base Waterfron			%	39.Hardwood	
1.Buyer	4.Agent	7.Family		25.Shallow WF Siz			%	40.Wasteland	
2.Seller	5.Pub Rec	8.Other	26.Base Water Inf			%	41.CAMP SITE		
3.Lender	6.MLS	9.	27.Influence W Si			%	42.Mobile Home Si		
			28.Rear Land 1-10	Total Acreage				15.74	43.Condo Site
			29.Rear Land 11-2						44.Site Improve
									45.CAMP SITE

# WISCASSET

Map Lot R06-044

Account 890

Location 95 OLD BATH ROAD

Card 1

Of 1

10/11/2023

Building Style <b>2 Ranch</b>	SF Bsmt Living <b>0</b>	Layout <b>1 Typical</b>
1.Conv. 5.Colonial 9.Other	Fin Bsmt Grade <b>0 0</b>	1.Typical 4. 7.
2.Ranch 6.Split 10.Double	HEARTH <b>0</b>	2.Inadeq 5. 8.
3.R Ranch 7.Mod/Cont 11.Multi	Heat Type <b>100% 1 Hot Water BB</b>	3. 6. 9.
4.Cape 8.Log 12.Cot.	1.HWBB 5.FWA 9.No Heat	Attic <b>9 None</b>
Dwelling Units <b>1</b>	2.HWCI 6.GravWA 10.	1.1/4 Fin 4.Full Fin 7.
Other Units <b>0</b>	3.H Pump 7.Electric 11.	2.1/2 Fin 5.F/Stair 8.
Stories <b>1 One Story</b>	4.Steam 8.F/Wall 12.	3.3/4 Fin 6. 9.None
1.1 4.1.5 7.	Cool Type <b>0% 9 None</b>	Insulation <b>1 Full</b>
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 <b>8 ALUM/VINYL</b>	3.H Pump 6. 9.None	3.Capped 6. 9.None
1.CLAP 5.T-111 9.OTHER	Kitchen Style <b>2 TYPICAL</b>	Unfinished % <b>0%</b>
2.WD SH 6.BR/STONE 10.	1.GOOD 4.Obsolete 7.	Grade & Factor <b>3 Average 105%</b>
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 <b>1 Asphalt Shingles</b>	Bath(s) Style <b>2 TYPICAL</b>	3.C Grade 6.AA Grade 9.Same
1.Asphalt 4.Composit 7.	1.GOOD 4.Obsolete 7.	SQFT (Footprint) <b>1350</b>
2.Slate 5.Wood 8.	2.TYPICAL 5. 8.	Condition <b>3 Below Average</b>
3.Metal 6.Other 9.	3.Old Type 6. 9.None	1.Poor 4.Avg 7.V G
SF Masonry Trim <b>0</b>	# Rooms <b>7</b>	2.Fair 5.Avg+ 8.Exc
OPEN-3-CUSTOM <b>0</b>	# Bedrooms <b>4</b>	3.Avg- 6.Good 9.Same
OPEN-4-CUSTOM <b>0</b>	# Full Baths <b>1</b>	Phys. % Good <b>0%</b>
Year Built <b>1968</b>	# Half Baths <b>0</b>	Funct. % Good <b>100%</b>
Year Remodeled <b>0</b>	# Addn Fixtures <b>0</b>	Functional Code <b>9 None</b>
Foundation <b>2 Concrete Block</b>	# Fireplaces <b>1</b>	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 <b>100%</b>
Basement <b>4 Full Basement</b>		Economic Code <b>None</b>
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 <b>1</b>		Entrance Code <b>1 Interior Inspect</b>
Wet Basement <b>1 Dry Basement</b>		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 <b>1 Owner</b>
		1.Owner 4.Agent 7.
		2.Relative 5.Estimate 8.
		3.Tenant 6.Other 9.

Date Inspected 10/11/2006

## Additions, Outbuildings & Improvements

Type	Year	Units	Grade	Cond	Phys.	Funct.	Sound Value	
1 ONE STORY	1968	720	3 100	3	0 %	80 %		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

S-ED 10X12

12 0

6 0

WD

1SF B

30 0

30 0

24 0

1SF B

44 0





Map Lot R06-045

Account 891

Location 83 OLD BATH ROAD

Card 1 Of 1 10/11/2023

GLEASON, JEFFREY  
WISCASSET ME 04578

B3409P217

Inspection Witnessed By:

X

Date

No./Date	Description	Date Insp.

Notes:

'21 Entered Tree Growth

2002-FORMER OWNER: FRANKLIN & BETTY GLEASON  
PREVIOUS BK1635 PG124

2005-COMBINED THIS LOT WITH LOT 45C FOR TOTAL ACRES  
OF 25.33. (45C NOW DELETED).

WISCASSET

### Property Data

Neighborhood <b>108 SOUTHWEST</b>		
Tree Growth Year <b>0</b>		
FARM LAND YEAR <b>0</b>		
OPEN SPACE YEAR <b>0</b>		
Zone/Land Use <b>21 RURAL</b>		
Secondary Zone		
Topography <b>1 Level</b>		
1.Level	4.Below St	7.Steep
2.Rolling	5.Low	8.Rough
3.Above St	6.Swampy	9.
Utilities <b>4 Drilled Well 3 Public Sewer</b>		
1.Public	4.Dr Well	7.Cesspool
2.Water	5.DUG/LAKE	8.
3.Sewer	6.Septic	9.None
Street <b>1 Paved</b>		
1.Paved	4.Proposed	7.
2.Semi Imp	5.Private	8.
3.Gravel	6.Pub Eas	9.NoStreet
TREE GROWTH PLAN <b>0</b>		
CONSERV EASE <b>0</b>		
<b>Sale Data</b>		
Sale Date <b>2/27/2002</b>		
Price <b>69,000</b>		
Sale Type <b>1 Land Only</b>		
1.Land	4.Mobile	7.
2.L & B	5.Other	8.
3.Building	6.	9.
Financing <b>9 Unknown</b>		
1.Convent	4.Seller	7.
2.FHA/VA	5.Private	8.
3.Assumed	6.Cash	9.Unknown
Validity <b>2 Related Parties</b>		
1.Valid	4.Split	7.Renovate
2.Related	5.Partial	8.Other
3.Distress	6.Exempt	9.Foreclose
Verified <b>5 Public Record</b>		
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	65,200	75,500	10,000	130,700
2011	65,200	75,500	10,000	130,700
2012	65,200	75,500	10,000	130,700
2013	65,200	75,500	10,000	130,700
2014	65,200	75,500	10,000	130,700
2015	65,200	75,500	10,000	130,700
2016	65,200	75,500	15,000	125,700
2017	65,200	75,500	20,000	120,700
2018	65,200	75,500	20,000	120,700
2019	65,200	75,500	20,000	120,700
2020	65,200	75,500	25,000	115,700
2021	42,100	75,500	25,000	92,600
2022	41,700	75,500	24,000	93,200
2023	50,400	94,300	25,000	119,700

### 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
<b>Square Foot</b>		<b>Square Feet</b>				<b>Acres</b>
16.Regular Lot				%		30.Rear 20+
17.Secondary Site				%		31.Waterfront Rea
18.Secondary Site				%		32.Open Space
19.Condominium				%		33.RestrictEsm
20.Base Homesite				%		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
<b>Total Acreage</b>		<b>25.33</b>				

# WISCASSET

Map Lot R06-045



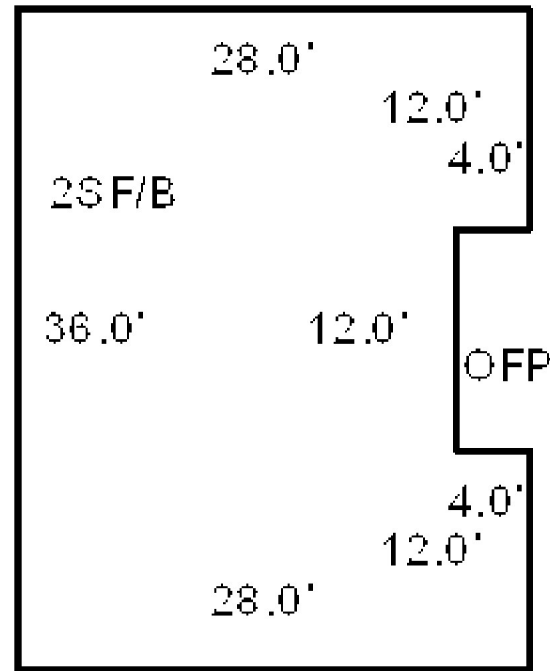
Account 891

Location 83 OLD BATH ROAD

Card 1

Of 1

10/11/2023

Building Style <b>1 Conventional</b>	SF Bsmt Living <b>0</b>	Layout <b>1 Typical</b>
1.Conv. 5.Colonial 9.Other	Fin Bsmt Grade <b>0 0</b>	1.Typical 4. 7.
2.Ranch 6.Split 10.Double	HEARTH <b>0</b>	2.Inadeq 5. 8.
3.R Ranch 7.Mod/Cont 11.Multi	Heat Type <b>100% 1 Hot Water BB</b>	3. 6. 9.
4.Cape 8.Log 12.Cot.	1.HWBB 5.FWA 9.No Heat	Attic <b>9 None</b>
Dwelling Units <b>1</b>	2.HWCI 6.GravWA 10.	1.1/4 Fin 4.Full Fin 7.
Other Units <b>0</b>	3.H Pump 7.Electric 11.	2.1/2 Fin 5.F/Stair 8.
Stories <b>4 One &amp; 1/2 Story</b>	4.Steam 8.F/Wall 12.	3.3/4 Fin 6. 9.None
1.1 4.1.5 7.	Cool Type <b>100% 9 None</b>	Insulation <b>1 Full</b>
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 <b>2 WOOD SHINGLE</b>	3.H Pump 6. 9.None	3.Capped 6. 9.None
1.CLAP 5.T-111 9.OTHER	Kitchen Style <b>2 TYPICAL</b>	Unfinished % <b>0%</b>
2.WD SH 6.BR/STONE 10.	1.GOOD 4.Obsolete 7.	Grade & Factor <b>4 Good 95%</b>
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 <b>1 Asphalt Shingles</b>	Bath(s) Style <b>2 TYPICAL</b>	3.C Grade 6.AA Grade 9.Same
1.Asphalt 4.Composit 7.	1.GOOD 4.Obsolete 7.	SQFT (Footprint) <b>960</b>
2.Slate 5.Wood 8.	2.TYPICAL 5. 8.	Condition <b>4 Average</b>
3.Metal 6.Other 9.	3.Old Type 6. 9.None	1.Poor 4.Avg 7.V G
SF Masonry Trim <b>0</b>	# Rooms <b>4</b>	2.Fair 5.Avg+ 8.Exc
OPEN-3-CUSTOM <b>0</b>	# Bedrooms <b>2</b>	3.Avg- 6.Good 9.Same
OPEN-4-CUSTOM <b>0</b>	# Full Baths <b>1</b>	Phys. % Good <b>0%</b>
Year Built <b>1999</b>	# Half Baths <b>0</b>	Funct. % Good <b>70%</b>
Year Remodeled <b>0</b>	# Addn Fixtures <b>0</b>	Functional Code <b>1 Incomplete</b>
Foundation <b>1 Concrete</b>	# Fireplaces <b>0</b>	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 <b>100%</b>
Basement <b>5 Crawl Space</b>		Economic Code <b>None</b>
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 <b>0</b>		Entrance Code <b>1 Interior Inspect</b>
Wet Basement <b>1 Dry Basement</b>		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 <b>1 Owner</b>
		1.Owner 4.Agent 7.
		2.Relative 5.Estimate 8.
		3.Tenant 6.Other 9.

Date Inspected 3/01/2007

## Additions, Outbuildings & Improvements

Type	Year	Units	Grade	Cond	Phys.	Funct.	Sound Value	
21 Open Frame	1999	48	3 100	4	0 %	100 %		1.ONE STORY FRAM
24 Frame Shed	2004	100	3 100	4	0 %	100 %		2.TWO STORY FRAM
					%	%		3.THREE STORY FR
					%	%		4.1 & 1/2 STORY
					%	%		5.1 & 3/4 STORY
					%	%		6.2 & 1/2 STORY
					%	%		21.Open Frame Por
					%	%		22.Encl Frame Por
					%	%		23.Frame Garage
					%	%		24.Frame Shed
					%	%		25.Frame Bay Wind
					%	%		26.1SFr Overhang
					%	%		27.Unfin Basement
					%	%		28.Unfinished Att
					%	%		29.Finished Attic



Map Lot R06-045-A

Account 892

Location 61 OLD BATH ROAD

Card 1 Of 1 10/11/2023

LEEMAN, SHARON F. FKA- SAWYER, SHARON F.  
P.O. BOX 361  
WISCASSET ME 04578

B1022P242

Inspection Witnessed By:

X

Date

No./Date	Description	Date Insp.

Notes:

WISCASSET

Property Data			Assessment Record					
Neighborhood <b>108 SOUTHWEST</b>  Tree Growth Year <b>0</b> FARM LAND YEAR <b>0</b> OPEN SPACE YEAR <b>0</b> Zone/Land Use <b>21 RURAL</b>  Secondary Zone  Topography <b>1 Level</b> 1.Level 4.Below St 7.Steep 2.Rolling 5.Low 8.Rough 3.Above St 6.Swampy 9. Utilities <b>4 Drilled Well 3 Public Sewer</b> 1.Public 4.Dr Well 7.Cesspool 2.Water 5.DUG/LAKE 8. 3.Sewer 6.Septic 9.None Street <b>1 Paved</b> 1.Paved 4.Proposed 7. 2.Semi Imp 5.Private 8. 3.Gravel 6.Pub Eas 9.NoStreet TREE GROWTH PLAN <b>0</b> CONSERV EASE <b>0</b>			Year	Land	Buildings	Exempt	Total	
			2010	33,300	100,100	10,000	123,400	
			2011	33,300	100,100	10,000	123,400	
			2012	33,300	100,100	10,000	123,400	
			2013	33,300	100,100	10,000	123,400	
			2014	33,300	100,100	10,000	123,400	
			2015	33,300	100,100	10,000	123,400	
			2016	33,300	100,100	15,000	118,400	
			2017	33,300	100,100	20,000	113,400	
			2018	33,300	100,100	20,000	113,400	
			2019	33,300	100,100	20,000	113,400	
			2020	33,300	100,100	25,000	108,400	
			2021	33,300	100,100	25,000	108,400	
			2022	33,300	100,100	24,000	109,400	
			2023	41,600	125,100	25,000	141,700	
			Land Data					
Front Foot  11.Regular Lot 12.Delta Triangle 13.Nabla Triangle 14.Rear Land 15.Front Foot  Square Foot  16.Regular Lot 17.Secondary Site 18.Secondary Site 19.Condominium 20.Base Homesite  Fract. Acre  21.HS Size Adj 22.Base Waterfron 23.Deep WF Size A Acres  24.Base Waterfron 25.Shallow WF Siz 26.Base Water Inf 27.Influence W Si 28.Rear Land 1-10 29.Rear Land 11-2			Type	Effective		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			
			Square Feet				8.View/Environ	
					%		9.Fract Share	
					%		Acres	
					%		30.Rear 20+	
					%		31.Waterfront Rea	
					%		32.Open Space	
					%		33.RestrictEsm	
					%		34.PASTURE 1	
			Acreage/Sites				35.HORTICULTURAL-	
			20	1.00	100	%	0	36.Pasture 3
			21	1.00	100	%	0	37.Softwood
			28	0.15	100	%	0	38.Mixed Wood
						%		39.Hardwood
						%		40.Wasteland
						%		41.CAMP SITE
						%		42.Mobile Home Si
			Total Acreage 1.15				43.Condo Site	
							44.Site Improve	
							45.CAMP SITE	


# WISCASSET

Map Lot R06-045-A

Account 892

Location 61 OLD BATH ROAD

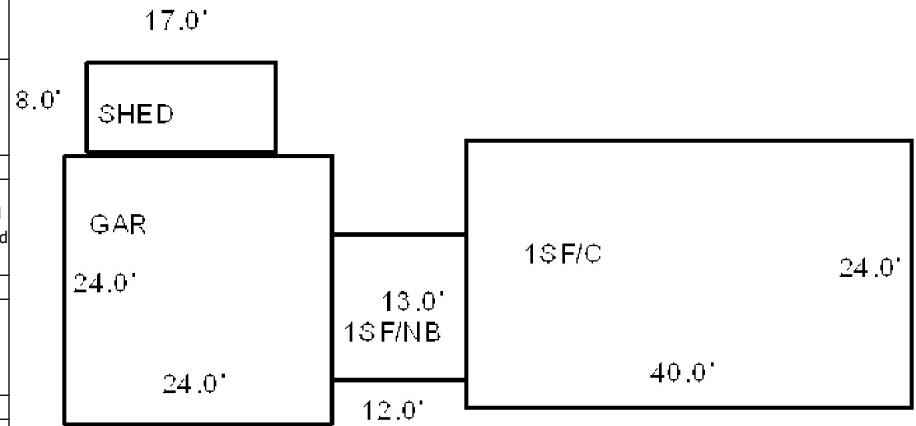
Card 1 Of 1 10/11/2023

Building Style <b>2 Ranch</b>	SF Bsmt Living <b>0</b>	Layout <b>1 Typical</b>
1.Conv. 5.Colonial 9.Other	Fin Bsmt Grade <b>0 0</b>	1.Typical 4. 7.
2.Ranch 6.Split 10.Double	HEARTH <b>0</b>	2.Inadeq 5. 8.
3.R Ranch 7.Mod/Cont 11.Multi	Heat Type <b>100% 1 Hot Water BB</b>	3. 6. 9.
4.Cape 8.Log 12.Cot.	1.HWBB 5.FWA 9.No Heat	Attic <b>9 None</b>
Dwelling Units <b>1</b>	2.HWCI 6.GravWA 10.	1.1/4 Fin 4.Full Fin 7.
Other Units <b>0</b>	3.H Pump 7.Electric 11.	2.1/2 Fin 5.F/Stair 8.
Stories <b>1 One Story</b>	4.Steam 8.F/Wall 12.	3.3/4 Fin 6. 9.None
1.1 4.1.5 7.	Cool Type <b>0% 9 None</b>	Insulation <b>1 Full</b>
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 <b>8 ALUM/VINYL</b>	3.H Pump 6. 9.None	3.Capped 6. 9.None
1.CLAP 5.T-111 9.OTHER	Kitchen Style <b>2 TYPICAL</b>	Unfinished % <b>0%</b>
2.WD SH 6.BR/STONE 10.	1.GOOD 4.Obsolete 7.	Grade & Factor <b>3 Average 105%</b>
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 <b>1 Asphalt Shingles</b>	Bath(s) Style <b>2 TYPICAL</b>	3.C Grade 6.AA Grade 9.Same
1.Asphalt 4.Composit 7.	1.GOOD 4.Obsolete 7.	SQFT (Footprint) <b>960</b>
2.Slate 5.Wood 8.	2.TYPICAL 5. 8.	Condition <b>4 Average</b>
3.Metal 6.Other 9.	3.Old Type 6. 9.None	1.Poor 4.Avg 7.V G
SF Masonry Trim <b>0</b>	# Rooms <b>5</b>	2.Fair 5.Avg+ 8.Exc
OPEN-3-CUSTOM <b>0</b>	# Bedrooms <b>2</b>	3.Avg- 6.Good 9.Same
OPEN-4-CUSTOM <b>0</b>	# Full Baths <b>2</b>	Phys. % Good <b>0%</b>
Year Built <b>1992</b>	# Half Baths <b>0</b>	Funct. % Good <b>100%</b>
Year Remodeled <b>0</b>	# Addn Fixtures <b>0</b>	Functional Code <b>9 None</b>
Foundation <b>1 Concrete</b>	# Fireplaces <b>0</b>	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 <b>100%</b>
Basement <b>5 Crawl Space</b>		Economic Code <b>None</b>
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 <b>0</b>		Entrance Code <b>1 Interior Inspect</b>
Wet Basement <b>1 Dry Basement</b>		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 <b>1 Owner</b>
		1.Owner 4.Agent 7.
		2.Relative 5.Estimate 8.
		3.Tenant 6.Other 9.

Date Inspected 2/28/2007

## Additions, Outbuildings & Improvements

Type	Year	Units	Grade	Cond	Phys.	Funct.	Sound Value	
1 ONE STORY	0	156	0 0	0	0 %	0 %		1.ONE STORY FRAM
23 Frame Garage	0	576	0 0	0	0 %	0 %		2.TWO STORY FRAM
24 Frame Shed	0	136	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



Map Lot		R06-045-B		Account	893	Location	71 OLD BATH ROAD		Card	1	Of	1	10/11/2023		
BLAIR, JUDITH E WISCASSET ME 04578  B4164P146 B4236P245						Property Data		Assessment Record							
						Neighborhood 108 SOUTHWEST		Year	Land	Buildings	Exempt	Total			
						Tree Growth Year 0		2010	39,000	92,400	10,000	121,400			
						FARM LAND YEAR 0		2011	39,000	92,400	10,000	121,400			
						OPEN SPACE YEAR 0		2012	39,000	92,400	10,000	121,400			
Previous Owner ROBISON, CRAIG J/T ROBISON, STEPHANIE C/O JUDITH BLAIR HAGGETT WISCASSET ME 04578 Sale Date: 6/25/2009						Zone/Land Use 21 RURAL		2013	39,000	92,400	10,000	121,400			
						Secondary Zone		2014	39,000	92,400	10,000	121,400			
								2015	39,000	92,400	10,000	121,400			
						Topography 2 Rolling		2016	39,000	92,400	15,000	116,400			
						1.Level 4.Below St 7.Steep 2.Rolling 5.Low 8.Rough 3.Above St 6.Swampy 9.		2017	39,000	92,400	20,000	111,400			
2018	39,000	92,400	20,000	111,400											
2019	39,000	92,400	20,000	111,400											
Previous Owner PEASE, RAY N. C/O ARLENE P. SMITH PO BOX 207 EAST MACHIAS ME 04630 Sale Date: 12/27/2002						Utilities 4 Drilled Well 3 Public Sewer		2020	39,000	92,400	25,000	106,400			
						1.Public 4.Dr Well 7.Cesspool 2.Water 5.DUG/LAKE 8. 3.Sewer 6.Septic 9.None		2021	39,000	92,400	25,000	106,400			
								2022	39,000	92,400	24,000	107,400			
Inspection Witnessed By:						Street 1 Paved		2023	48,800	129,800	25,000	153,600			
						1.Paved 4.Proposed 7. 2.Semi Imp 5.Private 8. 3.Gravel 6.Pub Eas 9.NoStreet		Land Data							
								Front Foot		Type	Effective		Influence		Influence Codes
										Frontage	Depth	Factor	Code		
						X  Date						11.Regular Lot			
12.Delta Triangle													2.Neighborhood A		
13.Nabla Triangle													3.Topography		
14.Rear Land													4.Size/Shape		
15.Front Foot													5.Access		
No./Date						Square Foot		Square Feet					6.Restriction		
						16.Regular Lot							7.Corner/Locatio		
						17.Secondary Site							8.View/Environ		
						18.Secondary Site							9.Fract Share		
						19.Condominium							Acres		
Date Insp.						20.Base Homesite							30.Rear 20+		
						Fract. Acre		Acreage/Sites						31.Waterfront Rea	
						21.HS Size Adj		20	1.00	100	%	0	32.Open Space		
						22.Base Waterfron		21	1.00	100	%	0	33.RestrictEsm		
						23.Deep WF Size A		28	3.00	100	%	0	34.PASTURE 1		
Notes:						Acres							35.HORTICULTURAL-		
						24.Base Waterfron								36.Pasture 3	
						25.Shallow WF Siz								37.Softwood	
						26.Base Water Inf								38.Mixed Wood	
						27.Influence W Si								39.Hardwood	
6/1/23 NAH- ADD 1sBFR AND WD. ADD BATH. 2001-SEND TO DAUGHTER IN EAST MACHIAS FROM NOW ON 2003-FORMER OWNER: RAY PEASE BK1126 PG68 TO DAUGHTER ARLENE SMITH BK2928 PG11 2010-Previous owner: Craig & Stephanie Robison BK2974 PG120, bought 12/27/02 for \$85,000. Also divorce decree releasing property to Judith B. Haggett. Per divorce decree name changed to: Judith Elizabeth Blair.						28.Rear Land 1-10		Total Acreage		4.00			40.Wasteland		
						29.Rear Land 11-2								41.CAMP SITE	
														42.Mobile Home Si	
														43.Condo Site	
														44.Site Improve	
WISCASSET													45.CAMP SITE		
														46.PAVING/00	



# WISCASSET

Map Lot R06-045-B



Account 893

Location 71 OLD BATH ROAD

Card 1

Of 1

10/11/2023

Building Style <b>2 Ranch</b>	SF Bsmt Living <b>0</b>	Layout <b>1 Typical</b>
1.Conv. 5.Colonial 9.Other	Fin Bsmt Grade <b>0 0</b>	1.Typical 4. 7.
2.Ranch 6.Split 10.Double	HEARTH <b>0</b>	2.Inadeq 5. 8.
3.R Ranch 7.Mod/Cont 11.Multi	Heat Type <b>100% 5 Forced Warm Air</b>	3. 6. 9.
4.Cape 8.Log 12.Cot.	1.HWBB 5.FWA 9.No Heat	Attic <b>9 None</b>
Dwelling Units <b>1</b>	2.HWCI 6.GravWA 10.	1.1/4 Fin 4.Full Fin 7.
Other Units <b>0</b>	3.H Pump 7.Electric 11.	2.1/2 Fin 5.F/Stair 8.
Stories <b>1 One Story</b>	4.Steam 8.F/Wall 12.	3.3/4 Fin 6. 9.None
1.1 4.1.5 7.	Cool Type <b>0% 9 None</b>	Insulation <b>1 Full</b>
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 <b>1 CLAPBOARD</b>	3.H Pump 6. 9.None	3.Capped 6. 9.None
1.CLAP 5.T-111 9.OTHER	Kitchen Style <b>2 TYPICAL</b>	Unfinished % <b>0%</b>
2.WD SH 6.BR/STONE 10.	1.GOOD 4.Obsolete 7.	Grade & Factor <b>3 Average 105%</b>
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 <b>1 Asphalt Shingles</b>	Bath(s) Style <b>2 TYPICAL</b>	3.C Grade 6.AA Grade 9.Same
1.Asphalt 4.Composit 7.	1.GOOD 4.Obsolete 7.	SQFT (Footprint) <b>1056</b>
2.Slate 5.Wood 8.	2.TYPICAL 5. 8.	Condition <b>4 Average</b>
3.Metal 6.Other 9.	3.Old Type 6. 9.None	1.Poor 4.Avg 7.V G
SF Masonry Trim <b>0</b>	# Rooms <b>5</b>	2.Fair 5.Avg+ 8.Exc
OPEN-3-CUSTOM <b>0</b>	# Bedrooms <b>3</b>	3.Avg- 6.Good 9.Same
OPEN-4-CUSTOM <b>0</b>	# Full Baths <b>2</b>	Phys. % Good <b>0%</b>
Year Built <b>1963</b>	# Half Baths <b>0</b>	Funct. % Good <b>100%</b>
Year Remodeled <b>0</b>	# Addn Fixtures <b>0</b>	Functional Code <b>9 None</b>
Foundation <b>2 Concrete Block</b>	# Fireplaces <b>0</b>	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 <b>100%</b>
Basement <b>4 Full Basement</b>		Economic Code <b>None</b>
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 <b>0</b>		Entrance Code <b>5 Estimated</b>
Wet Basement <b>1 Dry Basement</b>		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 <b>5 Estimate</b>
		1.Owner 4.Agent 7.
		2.Relative 5.Estimate 8.
		3.Tenant 6.Other 9.

Date Inspected 2/28/2007

## Additions, Outbuildings & Improvements

Type	Year	Units	Grade	Cond	Phys.	Funct.	Sound Value	
21 Open Frame	0	80	0 0	0	0 %	0 %		1.ONE STORY FRAM
23 Frame Garage	0	480	3 100	4	0 %	100 %		2.TWO STORY FRAM
11 1	2022	144	0 0	4	0 %	100 %		3.THREE STORY FR
68 Wood Deck	2022	100	0 0	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 20X24





SHEPHERD, MARY E  
74 OLD BATH ROAD  
WISCASSET ME 04578

Property Data			Assessment Record							
Neighborhood    108 SOUTHWEST			Year	Land	Buildings	Exempt	Total			
			2010	41,000	94,300	10,000	125,300			
Tree Growth Year        0			2011	41,000	94,300	10,000	125,300			
FARM LAND YEAR            0			2012	41,000	94,300	10,000	125,300			
OPEN SPACE YEAR           0			2013	41,000	94,300	10,000	125,300			
Zone/Land Use        21 RURAL			2014	41,000	94,300	10,000	125,300			
			2015	41,000	94,300	10,000	125,300			
Secondary Zone			2016	41,000	94,300	15,000	120,300			
Topography                7 Steep			2017	41,000	94,300	20,000	115,300			
			2018	41,000	94,300	26,000	109,300			
1.Level	4.Below St	7.Steep	2019	41,000	94,300	26,000	109,300			
2.Rolling	5.Low	8.Rough								
3.Above St	6.Swampy	9.	2020	41,000	94,300	31,000	104,300			
Utilities    4 Drilled Well    3 Public Sewer			2021	41,000	94,300	31,000	104,300			
			2022	41,000	94,300	29,760	105,540			
Street        1 Paved			2023	51,300	117,900	31,000	138,200			
			Land Data							
1.Paved			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
TREE GROWTH PLAN            0			Square Foot	Square Feet				Acres		
CONSERV   EASE            0			Fract. Acre		Acreage/Sites					
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.								

Inspection Witnessed By:

X

Date

No./Date	Description	Date Insp.

Notes:

# WISCASSET

# WISCASSET

Map Lot R06-046

Account 894

Location 74 OLD BATH ROAD

Card 1

Of 1

10/11/2023

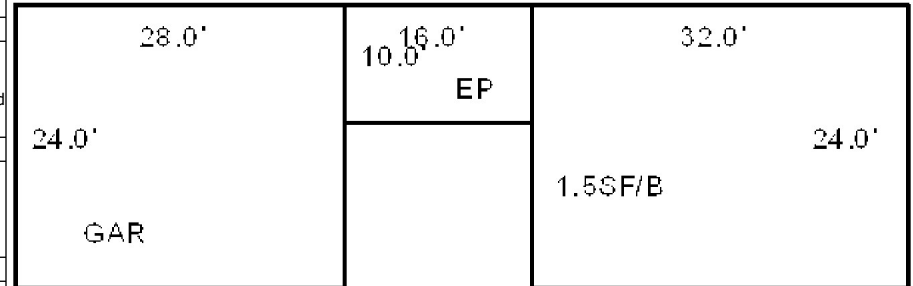
Building Style <b>4 Cape Cod</b>	SF Bsmt Living <b>0</b>	Layout <b>1 Typical</b>
1.Conv. 5.Colonial 9.Other	Fin Bsmt Grade <b>0 0</b>	1.Typical 4. 7.
2.Ranch 6.Split 10.Double	HEARTH <b>1</b>	2.Inadeq 5. 8.
3.R Ranch 7.Mod/Cont 11.Multi	Heat Type <b>50% 1 Hot Water BB</b>	3. 6. 9.
4.Cape 8.Log 12.Cot.	1.HWBB 5.FWA 9.No Heat	Attic <b>9 None</b>
Dwelling Units <b>1</b>	2.HWCI 6.GravWA 10.	1.1/4 Fin 4.Full Fin 7.
Other Units <b>0</b>	3.H Pump 7.Electric 11.	2.1/2 Fin 5.F/Stair 8.
Stories <b>4 One &amp; 1/2 Story</b>	4.Steam 8.F/Wall 12.	3.3/4 Fin 6. 9.None
1.1 4.1.5 7.	Cool Type <b>0% 9 None</b>	Insulation <b>1 Full</b>
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 <b>1 CLAPBOARD</b>	3.H Pump 6. 9.None	3.Capped 6. 9.None
1.CLAP 5.T-111 9.OTHER	Kitchen Style <b>2 TYPICAL</b>	Unfinished % <b>0%</b>
2.WD SH 6.BR/STONE 10.	1.GOOD 4.Obsolete 7.	Grade & Factor <b>4 Good 95%</b>
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 <b>1 Asphalt Shingles</b>	Bath(s) Style <b>2 TYPICAL</b>	3.C Grade 6.AA Grade 9.Same
1.Asphalt 4.Composit 7.	1.GOOD 4.Obsolete 7.	SQFT (Footprint) <b>768</b>
2.Slate 5.Wood 8.	2.TYPICAL 5. 8.	Condition <b>4 Average</b>
3.Metal 6.Other 9.	3.Old Type 6. 9.None	1.Poor 4.Avg 7.V G
SF Masonry Trim <b>0</b>	# Rooms <b>6</b>	2.Fair 5.Avg+ 8.Exc
OPEN-3-CUSTOM <b>0</b>	# Bedrooms <b>3</b>	3.Avg- 6.Good 9.Same
OPEN-4-CUSTOM <b>0</b>	# Full Baths <b>1</b>	Phys. % Good <b>0%</b>
Year Built <b>1971</b>	# Half Baths <b>0</b>	Funct. % Good <b>95%</b>
Year Remodeled <b>0</b>	# Addn Fixtures <b>0</b>	Functional Code <b>9 None</b>
Foundation <b>1 Concrete</b>	# Fireplaces <b>0</b>	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 <b>100%</b>
Basement <b>4 Full Basement</b>		Economic Code <b>None</b>
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 <b>0</b>		Entrance Code <b>1 Interior Inspect</b>
Wet Basement <b>2 Damp Basement</b>		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 <b>1 Owner</b>
		1.Owner 4.Agent 7.
		2.Relative 5.Estimate 8.
		3.Tenant 6.Other 9.

Date Inspected 3/08/2007

## Additions, Outbuildings & Improvements

Type	Year	Units	Grade	Cond	Phys.	Funct.	Sound Value	
22 Encl Frame Porch	1993	160	0 0	0	0 %	0 %		1.ONE STORY FRAM
23 Frame Garage	1993	672	0 0	0	0 %	0 %		2.TWO STORY FRAM
24 Frame Shed	1989	96	2 100	3	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 8X12



Map Lot		R06-047		Account	895	Location	80 OLD BATH ROAD		Card	1	Of	1	10/11/2023									
FOX, CHRISTOPHER M 805 HIGH STREET BATH ME 04530  B5665P241						Property Data		Assessment Record														
						Neighborhood		108 SOUTHWEST		Year	Land	Buildings	Exempt	Total								
						Tree Growth Year		0		2010	35,400	113,800	0	149,200								
						FARM LAND YEAR		0		2011	35,400	113,800	0	149,200								
						OPEN SPACE YEAR		0		2012	35,400	113,800	0	149,200								
Previous Owner MORSE, SARAH J/T MORSE, AARON C/O CHRIS FOXX BATH ME 04530 Sale Date: 2/18/2021						Zone/Land Use		21 RURAL		2013	35,400	113,800	0	149,200								
						Secondary Zone		2014	35,400	113,800	0	149,200										
								2015	35,400	113,800	0	149,200										
								Topography		3 Above Street 7 Steep		2016	35,400	113,800	0	149,200						
						1.Level 2.Rolling 3.Above St		4.Below St		7.Steep		2017	35,400	113,800	0	149,200						
5.Low		8.Rough		2018	35,400			113,800	0	149,200												
6.Swampy		9.		2019	35,400			113,800	0	149,200												
12560 INGENUITY DRIVE ORLANDO FL 32826 Sale Date: 8/29/2008						Utilities		4 Drilled Well 3 Public Sewer		2020	35,400	113,800	0	149,200								
						1.Public 2.Water 3.Sewer		4.Dr Well		7.Cesspool		2021	35,400	113,800	0	149,200						
								5.DUG/LAKE		8.		2022	35,400	113,800	0	149,200						
								6.Septic		9.None		2023	44,300	142,200	0	186,500						
						Street		1 Paved		Land Data												
1.Paved 2.Semi Imp 3.Gravel		4.Proposed		7.				Front Foot		Type	Effective		Influence		Influence Codes							
		5.Private		8.							Frontage	Depth	Factor	Code								
		6.Pub Eas		9.NoStreet																		
Inspection Witnessed By:						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				
						Sale Date		2/18/2021		14.Rear Land								4.Size/Shape				
						Price		97,151		15.Front Foot								5.Access				
X  Date						Sale Type		2 Land & Buildings		Square Foot		Square Feet						8.View/Environ				
						1.Land		4.Mobile												7.		
						2.L & B		5.Other												8.		
						3.Building		6.												9.		
						Financing		9 Unknown														
Notes: 2004-PREVIOUS OWNER: KENNETH & KIM STUART BK2306 PG216 2007-PLANIMETER CHECK SHOWED 2.2 ACRES NOT 2.56 AS PREVIOUSLY THOUGHT. 2008-FORECLOSURE DEED TO FEDERAL NATIONAL MORTGAGE ASSOC. 2009-Previous owner: Federal National Morgage Assoc. (Secretary of Veterans Affairs) BK3916 PG14 who acquired on 10/2/07 for \$145,000 BK4047 PG0211, then sold to Morse for \$150,000						1.Convent		4.Seller		7.		16.Regular Lot							9.Fract Share			
						2.FHA/VA		5.Private		8.		17.Secondary Site									Acres	
						3.Assumed		6.Cash		9.Unknown		18.Secondary Site									30.Rear 20+	
						Validity		3 Distressed Sale		19.Condominium											31.Waterfront Rea	
						1.Valid		4.Split		7.Renovate		20.Base Homesite										32.Open Space
WISCONSASSET						2.Related		5.Partial		8.Other		21.HS Size Adj		20	1.00	100	%	0	33.RestrictEsm			
						3.Distress		6.Exempt		9.Foreclose		22.Base Waterfron		21	1.00	100	%	0			34.PASTURE 1	
						Verified		5 Public Record		23.Deep WF Size A		Acres		28	1.20	100	%	0				35.HORTICULTURAL-
										24.Base Waterfron										36.Pasture 3		
										25.Shallow WF Siz											37.Softwood	
1.Buyer		4.Agent		7.Family		26.Base Water Inf											38.Mixed Wood					
2.Seller		5.Pub Rec		8.Other		27.Influence W Si												39.Hardwood				
3.Lender		6.MLS		9.		28.Rear Land 1-10													40.Wasteland			
						29.Rear Land 11-2														41.CAMP SITE		
								Fract. Acre				Acreage/Sites								42.Mobile Home Si		
								21.HS Size Adj		20	1.00	100	%	0						43.Condo Site		
								22.Base Waterfron		21	1.00	100	%	0						44.Site Improve		
								23.Deep WF Size A		28	1.20	100	%	0						45.CAMP SITE		
								Acres												46.PAVING/00		
								24.Base Waterfron														
								25.Shallow WF Siz														
								26.Base Water Inf														
								27.Influence W Si														
								28.Rear Land 1-10														
								29.Rear Land 11-2														
												Total Acreage		2.20								

# WISCASSET

Map Lot R06-047

Account 895

Location 80 OLD BATH ROAD

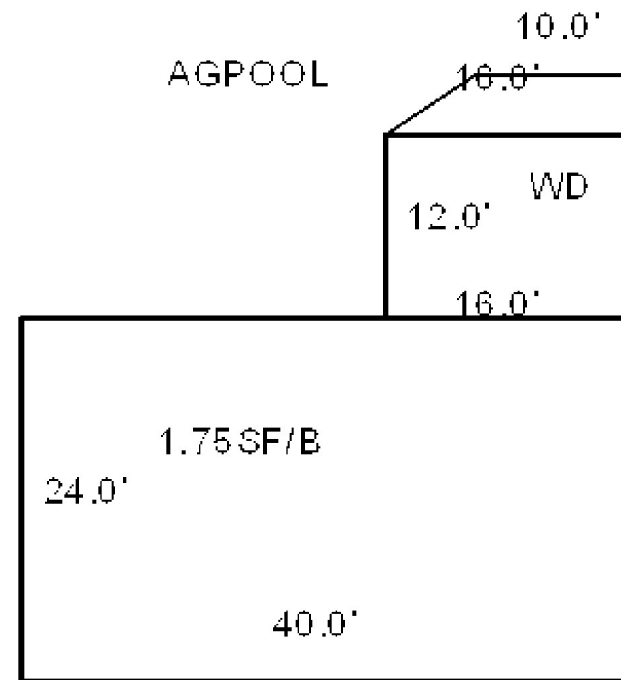
Card 1 Of 1 10/11/2023

Building Style <b>4 Cape Cod</b>	SF Bsmt Living <b>0</b>	Layout <b>1 Typical</b>
1.Conv. 5.Colonial 9.Other	Fin Bsmt Grade <b>0 0</b>	1.Typical 4. 7.
2.Ranch 6.Split 10.Double	HEARTH <b>0</b>	2.Inadeq 5. 8.
3.R Ranch 7.Mod/Cont 11.Multi	Heat Type <b>100% 8 Floor/Wall Unit</b>	3. 6. 9.
4.Cape 8.Log 12.Cot.	1.HWBB 5.FWA 9.No Heat	Attic <b>9 None</b>
Dwelling Units <b>1</b>	2.HWCI 6.GravWA 10.	1.1/4 Fin 4.Full Fin 7.
Other Units <b>0</b>	3.H Pump 7.Electric 11.	2.1/2 Fin 5.F/Stair 8.
Stories <b>5 One &amp; 3/4 Story</b>	4.Steam 8.F/Wall 12.	3.3/4 Fin 6. 9.None
1.1 4.1.5 7.	Cool Type <b>0% 9 None</b>	Insulation <b>1 Full</b>
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 <b>1 CLAPBOARD</b>	3.H Pump 6. 9.None	3.Capped 6. 9.None
1.CLAP 5.T-111 9.OTHER	Kitchen Style <b>2 TYPICAL</b>	Unfinished % <b>0%</b>
2.WD SH 6.BR/STONE 10.	1.GOOD 4.Obsolete 7.	Grade & Factor <b>3 Average 105%</b>
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 <b>1 Asphalt Shingles</b>	Bath(s) Style <b>2 TYPICAL</b>	3.C Grade 6.AA Grade 9.Same
1.Asphalt 4.Composit 7.	1.GOOD 4.Obsolete 7.	SQFT (Footprint) <b>960</b>
2.Slate 5.Wood 8.	2.TYPICAL 5. 8.	Condition <b>4 Average</b>
3.Metal 6.Other 9.	3.Old Type 6. 9.None	1.Poor 4.Avg 7.V G
SF Masonry Trim <b>0</b>	# Rooms <b>6</b>	2.Fair 5.Avg+ 8.Exc
OPEN-3-CUSTOM <b>0</b>	# Bedrooms <b>3</b>	3.Avg- 6.Good 9.Same
OPEN-4-CUSTOM <b>0</b>	# Full Baths <b>2</b>	Phys. % Good <b>0%</b>
Year Built <b>1991</b>	# Half Baths <b>0</b>	Funct. % Good <b>100%</b>
Year Remodeled <b>0</b>	# Addn Fixtures <b>0</b>	Functional Code <b>9 None</b>
Foundation <b>1 Concrete</b>	# Fireplaces <b>0</b>	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 <b>100%</b>
Basement <b>4 Full Basement</b>		Economic Code <b>None</b>
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 <b>0</b>		Entrance Code <b>1 Interior Inspect</b>
Wet Basement <b>1 Dry Basement</b>		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 <b>1 Owner</b>
		1.Owner 4.Agent 7.
		2.Relative 5.Estimate 8.
		3.Tenant 6.Other 9.

Date Inspected 3/01/2007

## Additions, Outbuildings & Improvements

Type	Year	Units	Grade	Cond	Phys.	Funct.	Sound Value	
68 Wood Deck	0	244	0 0	0	0 %	0 %		1.ONE STORY FRAM
					%	%		2.TWO STORY FRAM
					%	%		3.THREE STORY FR
					%	%		4.1 & 1/2 STORY
					%	%		5.1 & 3/4 STORY
					%	%		6.2 & 1/2 STORY
					%	%		21.Open Frame Por
					%	%		22.Encl Frame Por
					%	%		23.Frame Garage
					%	%		24.Frame Shed
					%	%		25.Frame Bay Wind
					%	%		26.1SFr Overhang
					%	%		27.Unfin Basement
					%	%		28.Unfinished Att
					%	%		29.Finished Attic



Map Lot		R06-047-A	Account	896	Location	84 OLD BATH ROAD		Card	1	Of	1	10/11/2023	
ALLEN, RICHARD T 84 OLD BATH ROAD WISCASSET ME 04578  B5519P177					Property Data		Assessment Record						
					Neighborhood 108 SOUTHWEST		Year	Land	Buildings	Exempt	Total		
					Tree Growth Year 0		2010	33,200	115,100	10,000	138,300		
					FARM LAND YEAR 0		2011	33,200	115,100	10,000	138,300		
					OPEN SPACE YEAR 0		2012	33,200	115,100	10,000	138,300		
Previous Owner OWEN, TRENTON K  84 OLD BATH ROAD WISCASSET ME 04578 Sale Date: 5/14/2020					Zone/Land Use 21 RURAL		2013	33,200	115,100	10,000	138,300		
					Secondary Zone		2014	33,200	115,100	10,000	138,300		
							2015	33,200	115,100	0	148,300		
					Topography 1 Level		2016	33,200	115,100	0	148,300		
					1.Level 4.Below St 7.Steep 2.Rolling 5.Low 8.Rough 3.Above St 6.Swampy 9.		2017	33,200	115,100	0	148,300		
2018	33,200	115,100	0	148,300									
Previous Owner TILAS, MATTHEW R. (J/T) TILAS, MARCY R. C/O TRENTON K. OWENS WISCASSET ME 04578 Sale Date: 5/14/2014					Utilities 4 Drilled Well 3 Public Sewer		2019	33,200	115,100	0	148,300		
					1.Public 4.Dr Well 7.Cesspool 2.Water 5.DUG/LAKE 8. 3.Sewer 6.Septic 9.None		2020	33,200	115,100	0	148,300		
							2021	33,200	115,100	0	148,300		
					Street 1 Paved		2022	33,200	115,100	0	148,300		
							2023	41,500	143,900	0	185,400		
Inspection Witnessed By:					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 Improveveme 45.CAMP SITE 46.PAVING/00	
Frontage	Depth	Factor	Code										
		%											
		%											
		%											
		%											
		%											
		%											
		%											
		%											
X  Date					Square Foot  16.Regular Lot 17.Secondary Site 18.Secondary Site 19.Condominium 20.Base Homesite			Square Feet					
									%				
									%				
									%				
									%				
									%				
									%				
									%				
									%				
									%				
Notes: 2002-FORMER OWNER: MARK D. BARTON PREVIOUS BK2447 PG271 2002- TO ROBERT B. ELDREDGE ONLY (BK2738 PG19) 2005-FORMER OWNER: ROBERT & GUANJIE ELDREDGE BK2830 PG248 - \$131,000. 2007-PLANIMETER CHECK SHOWED 1.2 ACRES NOT 1.8 ACRES AS PREVIOUSLY THOUGHT. 5/14/14-Former owner: Matthew & Marcy Tilas, bought 5/13/04 for \$157,000, BK 3287 PG 43, sold 5/14/14 for \$156,500. WISCASSET					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	1.00	100	%	0	
								29	0.20	100	%	0	
										%			
										%			
										%			
										%			
										%			
										%			
No./Date		Description	Date Insp.	Total Acreage 1.20									



# WISCASSET

Map Lot R06-047-A


Account 896

Location 84 OLD BATH ROAD

Card 1

Of 1

10/11/2023

Building Style <b>3 Raised Ranch</b>	SF Bsmt Living <b>672</b>	Layout <b>1 Typical</b>
1.Conv. 5.Colonial 9.Other	Fin Bsmt Grade <b>9 100</b>	1.Typical 4. 7.
2.Ranch 6.Split 10.Double	HEARTH <b>0</b>	2.Inadeq 5. 8.
3.R Ranch 7.Mod/Cont 11.Multi	Heat Type <b>100% 1 Hot Water BB</b>	3. 6. 9.
4.Cape 8.Log 12.Cot.	1.HWBB 5.FWA 9.No Heat	Attic <b>9 None</b>
Dwelling Units <b>1</b>	2.HWCI 6.GravWA 10.	1.1/4 Fin 4.Full Fin 7.
Other Units <b>0</b>	3.H Pump 7.Electric 11.	2.1/2 Fin 5.F/Stair 8.
Stories <b>1 One Story</b>	4.Steam 8.F/Wall 12.	3.3/4 Fin 6. 9.None
1.1 4.1.5 7.	Cool Type <b>0% 9 None</b>	Insulation <b>1 Full</b>
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 <b>2 WOOD SHINGLE</b>	3.H Pump 6. 9.None	3.Capped 6. 9.None
1.CLAP 5.T-111 9.OTHER	Kitchen Style <b>2 TYPICAL</b>	Unfinished % <b>0%</b>
2.WD SH 6.BR/STONE 10.	1.GOOD 4.Obsolete 7.	Grade & Factor <b>3 Average 105%</b>
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 <b>1 Asphalt Shingles</b>	Bath(s) Style <b>2 TYPICAL</b>	3.C Grade 6.AA Grade 9.Same
1.Asphalt 4.Composit 7.	1.GOOD 4.Obsolete 7.	SQFT (Footprint) <b>960</b>
2.Slate 5.Wood 8.	2.TYPICAL 5. 8.	Condition <b>4 Average</b>
3.Metal 6.Other 9.	3.Old Type 6. 9.None	1.Poor 4.Avg 7.V G
SF Masonry Trim <b>0</b>	# Rooms <b>6</b>	2.Fair 5.Avg+ 8.Exc
OPEN-3-CUSTOM <b>0</b>	# Bedrooms <b>3</b>	3.Avg- 6.Good 9.Same
OPEN-4-CUSTOM <b>0</b>	# Full Baths <b>2</b>	Phys. % Good <b>0%</b>
Year Built <b>1972</b>	# Half Baths <b>1</b>	Funct. % Good <b>100%</b>
Year Remodeled <b>0</b>	# Addn Fixtures <b>0</b>	Functional Code <b>9 None</b>
Foundation <b>1 Concrete</b>	# Fireplaces <b>0</b>	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 <b>100%</b>
Basement <b>4 Full Basement</b>		Economic Code <b>None</b>
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 <b>0</b>		Entrance Code <b>1 Interior Inspect</b>
Wet Basement <b>1 Dry Basement</b>		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 <b>1 Owner</b>
		1.Owner 4.Agent 7.
		2.Relative 5.Estimate 8.
		3.Tenant 6.Other 9.

Date Inspected 3/01/2007

## Additions, Outbuildings & Improvements

Type	Year	Units	Grade	Cond	Phys.	Funct.	Sound Value	
68 Wood Deck	0	200	0 0	0	0 %	0 %		1.ONE STORY FRAM
26 1SFr Overhang	0	34	0 0	0	0 %	0 %		2.TWO STORY FRAM
23 Frame Garage	0	576	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

10.0'

20.0'

WD

GARAGE 24X24

24.0'

1SF/B

40.0'





Map Lot R06-048

Account 897

Location 94 OLD BATH ROAD

Card 1 Of 1 10/11/2023

WOODMAN, DANIEL B  
WISCASSET ME 04578

B2040P136

Inspection Witnessed By:

X

Date

No./Date	Description	Date Insp.

Notes:  
2005-OLD MOBILE HOME GONE.

WISCASSET

Property Data			Assessment Record														
Neighborhood <b>108 SOUTHWEST</b>  Tree Growth Year <b>0</b> FARM LAND YEAR <b>0</b> OPEN SPACE YEAR <b>0</b>			Year	Land		Buildings		Exempt	Total								
			2010	35,000		109,900		10,000	134,900								
			2011	35,000		109,900		10,000	134,900								
			2012	35,000		109,900		10,000	134,900								
Zone/Land Use <b>21 RURAL</b>			2013	35,000		109,900		10,000	134,900								
Secondary Zone			2014	35,000		109,900		10,000	134,900								
			2015	35,000		109,900		10,000	134,900								
Topography <b>1 Level</b>			2016	35,000		109,900		15,000	129,900								
1.Level	4.Below St	7.Steep	2017	35,000		109,900		20,000	124,900								
2.Rolling	5.Low	8.Rough	2018	35,000		109,900		20,000	124,900								
3.Above St	6.Swampy	9.	2019	35,000		109,900		20,000	124,900								
Utilities	<b>4 Drilled Well</b>	<b>3 Public Sewer</b>	2020	35,000		109,900		25,000	119,900								
1.Public	4.Dr Well	7.Cesspool	2021	35,000		109,900		25,000	119,900								
2.Water	5.DUG/LAKE	8.	2022	35,000		109,900		24,000	120,900								
3.Sewer	6.Septic	9.None	2023	43,800		137,400		25,000	156,200								
Street <b>1 Paved</b>  1.Paved			Land Data														
										Front Foot		Type	Effective		Influence		Influence Codes
													Frontage	Depth	Factor	Code	
										TREE GROWTH PLAN <b>0</b>		11.Regular Lot				%	
CONSERV EASE <b>0</b>		12.Delta Triangle				%		2.Neighborhood A									
Sale Data		13.Nabla Triangle				%		3.Topography									
		14.Rear Land				%		4.Size/Shape									
		15.Front Foot				%		5.Access									
						%		6.Restriction									
Price <b>6,000</b>		Square Foot				%		7.Corner/Locatio									
Sale Type <b>1 Land Only</b>				Square Feet				8.View/Environ									
1.Land						%		9.Fract Share									
2.L & B						%		Acres									
3.Building		16.Regular Lot				%		30.Rear 20+									
Financing <b>9 Unknown</b>		17.Secondary Site				%		31.Waterfront Rea									
		18.Secondary Site				%		32.Open Space									
		19.Condominium				%		33.RestrictEsm									
		20.Base Homesite				%		34.PASTURE 1									
1.Convent		Fract. Acre		Acreage/Sites				35.HORTICULTURAL-									
2.FHA/VA				20	1.00	100	%	0	36.Pasture 3								
3.Assumed				21	1.00	100	%	0	37.Softwood								
				28	1.00	100	%	0	38.Mixed Wood								
Validity <b>7 Renovations</b>		Acres				%		39.Hardwood									
1.Valid						%		40.Wasteland									
2.Related						%		41.CAMP SITE									
3.Distress						%		42.Mobile Home Si									
Verified <b>5 Public Record</b>		Total Acreage <b>2.00</b>															
1.Buyer																	
2.Seller																	
3.Lender																	

# WISCASSET

Map Lot R06-048

Account 897

Location 94 OLD BATH ROAD

Card 1 Of 1 10/11/2023

Building Style <b>2 Ranch</b>	SF Bsmt Living <b>0</b>	Layout <b>1 Typical</b>
1.Conv. 5.Colonial 9.Other	Fin Bsmt Grade <b>0 0</b>	1.Typical 4. 7.
2.Ranch 6.Split 10.Double	HEARTH <b>0</b>	2.Inadeq 5. 8.
3.R Ranch 7.Mod/Cont 11.Multi	Heat Type <b>100% 5 Forced Warm Air</b>	3. 6. 9.
4.Cape 8.Log 12.Cot.	1.HWBB 5.FWA 9.No Heat	Attic <b>9 None</b>
Dwelling Units <b>1</b>	2.HWCI 6.GravWA 10.	1.1/4 Fin 4.Full Fin 7.
Other Units <b>0</b>	3.H Pump 7.Electric 11.	2.1/2 Fin 5.F/Stair 8.
Stories <b>1 One Story</b>	4.Steam 8.F/Wall 12.	3.3/4 Fin 6. 9.None
1.1 4.1.5 7.	Cool Type <b>100% 9 None</b>	Insulation <b>1 Full</b>
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 <b>8 ALUM/VINYL</b>	3.H Pump 6. 9.None	3.Capped 6. 9.None
1.CLAP 5.T-111 9.OTHER	Kitchen Style <b>2 TYPICAL</b>	Unfinished % <b>0%</b>
2.WD SH 6.BR/STONE 10.	1.GOOD 4.Obsolete 7.	Grade & Factor <b>3 Average 105%</b>
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 <b>1 Asphalt Shingles</b>	Bath(s) Style <b>2 TYPICAL</b>	3.C Grade 6.AA Grade 9.Same
1.Asphalt 4.Composit 7.	1.GOOD 4.Obsolete 7.	SQFT (Footprint) <b>1176</b>
2.Slate 5.Wood 8.	2.TYPICAL 5. 8.	Condition <b>4 Average</b>
3.Metal 6.Other 9.	3.Old Type 6. 9.None	1.Poor 4.Avg 7.V G
SF Masonry Trim <b>0</b>	# Rooms <b>5</b>	2.Fair 5.Avg+ 8.Exc
OPEN-3-CUSTOM <b>0</b>	# Bedrooms <b>3</b>	3.Avg- 6.Good 9.Same
OPEN-4-CUSTOM <b>0</b>	# Full Baths <b>1</b>	Phys. % Good <b>0%</b>
Year Built <b>2004</b>	# Half Baths <b>1</b>	Funct. % Good <b>100%</b>
Year Remodeled <b>0</b>	# Addn Fixtures <b>0</b>	Functional Code <b>9 None</b>
Foundation <b>1 Concrete</b>	# Fireplaces <b>0</b>	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 <b>100%</b>
Basement <b>4 Full Basement</b>		Economic Code <b>None</b>
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 <b>0</b>		Entrance Code <b>5 Estimated</b>
Wet Basement <b>1 Dry Basement</b>		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 <b>5 Estimate</b>
		1.Owner 4.Agent 7.
		2.Relative 5.Estimate 8.
		3.Tenant 6.Other 9.

Date Inspected 3/01/2007

## Additions, Outbuildings & Improvements

Type	Year	Units	Grade	Cond	Phys.	Funct.	Sound Value	
68 Wood Deck	2004	144	3 100	4	0 %	100 %		1.ONE STORY FRAM
24 Frame Shed	1988	224	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

SHED 10X8

SHED 12X12

15.0'

8.0' WD

1 SF/B

28.0'

42.0'



Map Lot   R06-049

Account   898

Location   WILLOW LANE

Card   1   Of   1   10/11/2023

FOYE, LOIS E  
46 WILLOW LANE  
WISCASSET ME 04578

B2002P88

Property Data

Neighborhood   **103 RURAL WEST**

Tree Growth Year   **0**

FARM LAND YEAR   **0**

OPEN SPACE YEAR   **0**

Zone/Land Use   **16 RESIDENTIAL**

Secondary Zone

Topography   **1 Level**

1.Level   4.Below St   7.Steep

2.Rolling   5.Low   8.Rough

3.Above St   6.Swampy   9.

Utilities   **9 NoWater/NoSewer**

1.Public   4.Dr Well   7.Cesspool

2.Water   5.DUG/LAKE   8.

3.Sewer   6.Septic   9.None

Street   **1 Paved**

1.Paved   4.Proposed   7.

2.Semi Imp   5.Private   8.

3.Gravel   6.Pub Eas   9.NoStreet

TREE GROWTH PLAN   **0**

CONSERV EASE   **0**

Sale Data

Sale Date

Price

Sale Type

1.Land   4.Mobile   7.

2.L & B   5.Other   8.

3.Building   6.   9.

Financing

1.Convent   4.Seller   7.

2.FHA/VA   5.Private   8.

3.Assumed   6.Cash   9.Unknown

Validity

1.Valid   4.Split   7.Renovate

2.Related   5.Partial   8.Other

3.Distress   6.Exempt   9.Foreclose

Verified

1.Buyer   4.Agent   7.Family

2.Seller   5.Pub Rec   8.Other

3.Lender   6.MLS   9.

Assessment Record

Year

Land

Buildings

Exempt

Total

2010

45,000

0

0

45,000

2011

45,000

0

0

45,000

2012

45,000

0

0

45,000

2013

45,000

0

0

45,000

2014

45,000

0

0

45,000

2015

45,000

0

0

45,000

2016

45,000

0

0

45,000

2017

45,000

0

0

45,000

2018

45,000

0

0

45,000

2019

45,000

0

0

45,000

2020

45,000

0

0

45,000

2021

45,000

0

0

45,000

2022

45,000

0

0

45,000

2023

56,300

0

0

56,300

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

%

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

Square Foot

Square Feet

16.Regular Lot

%

17.Secondary Site

%

18.Secondary Site

%

19.Condominium

%

20.Base Homesite

%

Fract. Acre

Acres

21.HS Size Adj

20

1.00

100

%

0

22.Base Waterfron

21

1.00

100

%

0

23.Deep WF Size A

28

2.70

100

%

0

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

3.70

Inspection Witnessed By:

X

Date

No./Date

Description

Date Insp.

Notes:

WISCASSET

**WISCASSET**

Map Lot R06-049

Account 898

Location WILLOW LANE

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 <b>100%</b>			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 <b>100%</b>			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 <b>4 Unoccupied</b>		
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 <b>5 Estimate</b>					
Date Inspected			1.Owner 4.Agent 7.			2.Relative 5.Estimate 8.		
			2.Relative 5.Estimate 8.			3.Tenant 6.Other 9.		
<b>Additions, Outbuildings &amp; Improvements</b>								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 R06-050

Account 899

Location 37 RUMERILL ROAD

Card 1 Of 1 10/11/2023

WISCASSET, TOWN OF  
GREENLAWN CEMETERY  
WISCASSET ME 04578

B566P160 B861P637

Inspection Witnessed By:

X

Date

No./Date	Description	Date Insp.

Notes:

2009-Added 2 acres to this lot per deed bk566 pg160, now 30.90 acres

WISCASSET

### Property Data

Neighborhood <b>103 RURAL WEST</b>		
Tree Growth Year <b>0</b>		
FARM LAND YEAR <b>0</b>		
OPEN SPACE YEAR <b>0</b>		
Zone/Land Use <b>21 RURAL</b>		
Secondary Zone		
Topography <b>2 Rolling</b>		
1.Level	4.Below St	7.Steep
2.Rolling	5.Low	8.Rough
3.Above St	6.Swampy	9.
Utilities <b>9 NoWater/NoSewer</b>		
1.Public	4.Dr Well	7.Cesspool
2.Water	5.DUG/LAKE	8.
3.Sewer	6.Septic	9.None
Street <b>1 Paved</b>		
1.Paved	4.Proposed	7.
2.Semi Imp	5.Private	8.
3.Gravel	6.Pub Eas	9.NoStreet
TREE GROWTH PLAN <b>0</b>		
CONSERV EASE <b>0</b>		
<b>Sale Data</b>		
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	74,600	0	74,600	0
2011	74,600	0	74,600	0
2012	74,600	0	74,600	0
2013	74,600	0	74,600	0
2014	74,600	0	74,600	0
2015	74,600	0	74,600	0
2016	74,600	0	74,600	0
2017	74,600	0	74,600	0
2018	74,600	0	74,600	0
2019	74,600	0	74,600	0
2020	74,600	0	74,600	0
2021	74,600	0	74,600	0
2022	74,600	0	74,600	0
2023	93,200	0	93,200	0

### Land Data

Front Foot	Type	Effective		Influence		Influence Codes
		Frontage	Depth	Factor	Code	
11.Regular Lot				%		1.Open Space
12.Delta Triangle				%		2.Neighborhood A
13.Nabla Triangle				%		3.Topography
14.Rear Land				%		4.Size/Shape
15.Front Foot				%		5.Access
				%		6.Restriction
				%		7.Corner/Locatio
				%		8.View/Environ
				%		9.Fract Share
				%		<b>Acres</b>
				%		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
		<b>Total Acreage</b>		30.90		

**WISCASSET**

Map Lot R06-050

Account 899

Location 37 RUMERILL 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 <b>100%</b>			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 <b>100%</b>			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 <b>4 Unoccupied</b>		
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 <b>5 Estimate</b>		
						1.Owner 4.Agent 7.		
						2.Relative 5.Estimate 8.		
						3.Tenant 6.Other 9.		
Date Inspected 1/25/2007								
<b>Additions, Outbuildings &amp; Improvements</b>								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



Card 1 Of 1 10/11/2023

# WISCASSET

Property Data			Assessment Record						
Neighborhood <b>108 SOUTHWEST</b>			Year	Land	Buildings	Exempt	Total		
			2023	102,500	0	0	102,500		
Tree Growth Year <b>0</b>									
FARM LAND YEAR									
OPEN SPACE YEAR									
Zone/Land Use <b>21 RURAL</b>									
Secondary Zone									
Topography <b>2 Rolling</b>									
1.Level	4.Below St	7.Steep							
2.Rolling	5.Low	8.Rough							
3.Above St	6.Swampy	9.							
Utilities									
1.Public	4.Dr Well	7.Cesspool							
2.Water	5.DUG/LAKE	8.							
3.Sewer	6.Septic	9.None							
Street <b>1 Paved</b>									
1.Paved	4.Proposed	7.	<b>Land Data</b>						
2.Semi Imp	5.Private	8.							
3.Gravel	6.Pub Eas	9.NoStreet							
TREE GROWTH PLAN <b>0</b>			<b>Front Foot</b>  11.Regular Lot 12.Delta Triangle 13.Nabla Triangle 14.Rear Land 15.Front Foot	<b>Type</b>	<b>Effective</b>		<b>Influence</b>		<b>Influence Codes</b> 1.Open Space 2.Neighborhood A 3.Topography 4.Size/Shape 5.Access 6.Restriction 7.Corner/Locatio 8.View/Environ 9.Fract Share <b>Acres</b> 30.Rear 20+ 31.Waterfront Rea 32.Open Space 33.RestrictEsm 34.PASTURE 1 35.HORTICULTURAL- 36.Pasture 3 37.Softwood 38.Mixed Wood 39.Hardwood 40.Wasteland 41.CAMP SITE 42.Mobile Home Si 43.Condo Site 44.Site Improveme 45.CAMP SITE 46.PAVING/00
CONSERV EASE <b>0</b>					Frontage	Depth	Factor	Code	
<b>Sale Data</b>									
Sale Date									
Price									
Sale Type									
1.Land	4.Mobile	7.	<b>Square Foot</b>  16.Regular Lot 17.Secondary Site 18.Secondary Site 19.Condominium 20.Base Homesite	<b>Square Feet</b>					
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			<b>Fract. Acre</b> 21.HS Size Adj 22.Base Waterfron 23.Deep WF Size A <b>Acres</b> 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	<b>Acreege/Sites</b>					
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	10.00	100 %	0		
Verified				29	10.00	100 %	0		
1.Buyer	4.Agent	7.Family		30	38.00	100 %	0		
2.Seller	5.Pub Rec	8.Other			%				
3.Lender	6.MLS	9.			%				
			<b>Total Acreage</b>		59.00				


# WISCASSET

Map Lot R06-051

Account 2763

Location OLD BATH 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 <b>100%</b>			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 <b>100%</b>			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 <b>0</b>		
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 <b>0</b>		
						1.Owner 4.Agent 7.		
						2.Relative 5.Estimate 8.		
						3.Tenant 6.Other 9.		

Date Inspected

## Additions, Outbuildings & Improvements

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