

Map Lot R07-001

Account 3

Location 130 BIRCH POINT ROAD

Card 1 Of 1 10/11/2023

CENTRAL MAINE POWER CO.
c/o AVANGRID MANAGEMENT COMPANY-LOCAL TAXES
PORTLAND ME 04101

B439P377

Inspection Witnessed By:

X

Date

No./Date	Description	Date Insp.

Notes:

2002-CHANGED LOT NUMBER TO LOT 1 INSTEAD OF LOT 1/1
TO COINCIDE WITH THE TAX MAPS.
2004-SOLD RANCH HOUSE AND 2 ACRES BK3110 PG242

WISCASSET

Property Data

Neighborhood 109 SOUTHEAST		
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 1 All Public		
1.Public	4.Dr Well	7.Cesspool
2.Water	5.DUG/LAKE	8.
3.Sewer	6.Septic	9.None
Street 1 Paved		
1.Paved	4.Proposed	7.
2.Semi Imp	5.Private	8.
3.Gravel	6.Pub Eas	9.NoStreet
TREE GROWTH PLAN 0		
CONSERV EASE 0		
Sale Data		
Sale Date 12/01/1940		
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	62,100	0	0	62,100
2011	62,100	0	0	62,100
2012	62,100	0	0	62,100
2013	62,100	0	0	62,100
2014	62,100	0	0	62,100
2015	62,100	0	0	62,100
2016	62,100	0	0	62,100
2017	62,100	0	0	62,100
2018	62,100	0	0	62,100
2019	62,100	0	0	62,100
2020	62,100	0	0	62,100
2021	62,100	0	0	62,100
2022	62,100	0	0	62,100
2023	65,800	0	0	65,800

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
20		1.00	100	%	0	37.Softwood
21		1.00	100	%	0	38.Mixed Wood
28		10.00	100	%	0	39.Hardwood
29		5.81	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		16.81				

WISCASSET

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Account 3

Location 130 BIRCH POINT ROAD

Card 1 Of 1 10/11/2023

Building Style			SF Bsmt Living			Layout		
1.Conv.	5.Colonial	9.Other	Fin Bsmt Grade			1.Typical 4. 7.		
2.Ranch	6.Split	10.Double	HEARTH			2.Inadeq 5. 8.		
3.R Ranch	7.Mod/Cont	11.Multi	Heat Type 100%			3. 6. 9.		
4.Cape	8.Log	12.Cot.	1.HWBB 5.FWA 9.No Heat			Attic		
Dwelling Units			2.HWCI 6.GravWA 10.			1.1/4 Fin 4.Full Fin 7.		
Other Units			3.H Pump 7.Electric 11.			2.1/2 Fin 5.F/Stair 8.		
Stories			4.Steam 8.F/Wall 12.			3.3/4 Fin 6. 9.None		
1.1	4.1.5	7.	Cool Type 100%			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 5 Estimated		
Wet Basement						1.Interior 4.Vacant 7.		
1.Dry	4.	7.				2.Refusal 5.Estimate 8.		
2.Damp	5.	8.				3.Informed 6. 9.		
3.Wet	6.	9.				Information Code 5 Estimate		
						1.Owner 4.Agent 7.		
						2.Relative 5.Estimate 8.		
						3.Tenant 6.Other 9.		
Date Inspected 9/08/1998								
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 R07-001-A1

Account 2202

Location MASON STATION

Card 1 Of 1 10/11/2023

RCC ATLANTIC, INC. DBA VERIZON WIRELESS
ATTN: NETWORK REAL ESTATE
ADDISON TX 75001

RCC ATLANTIC, INC. DBA VERIZON WIRELESS ATTN: NETWORK REAL ESTATE ADDISON TX 75001			Property Data			Assessment Record				
			Neighborhood 109 SOUTHEAST			Year	Land	Buildings	Exempt	Total
			Tree Growth Year 0			2010	0	17,100	0	17,100
			FARM LAND YEAR 0			2011	0	17,100	0	17,100
			OPEN SPACE YEAR 0			2012	0	17,100	0	17,100
			Zone/Land Use 21 RURAL			2013	0	17,100	0	17,100
			Secondary Zone			2014	0	17,100	0	17,100
						2015	0	17,100	0	17,100
			Topography 1 Level			2016	0	17,100	0	17,100
			1.Level 4.Below St 7.Steep			2017	0	17,100	0	17,100
			2.Rolling 5.Low 8.Rough			2018	0	17,100	0	17,100
			3.Above St 6.Swampy 9.			2019	0	17,100	0	17,100
			Utilities 1 All Public			2020	0	17,100	0	17,100
			1.Public 4.Dr Well 7.Cesspool			2021	0	17,100	0	17,100
			2.Water 5.DUG/LAKE 8.			2022	0	17,100	0	17,100
			3.Sewer 6.Septic 9.None			2023	0	21,300	0	21,300
			Street 1 Paved			Land Data				
			Front Foot		Type	Effective		Influence		Influence Codes
						Frontage	Depth	Factor	Code	
Inspection Witnessed By:			11.Regular Lot 12.Delta Triangle 13.Nabla Triangle 14.Rear Land 15.Front Foot					%		1.Open Space
								%		2.Neighborhood A
X								%		3.Topography
								%		4.Size/Shape
Date								%		5.Access
								%		6.Restriction
No./Date			Description		Date Insp.			%		7.Corner/Locatio
								%		8.View/Environ
								%		9.Fract Share
								%		Acres
								%		30.Rear 20+
								%		31.Waterfront Rea
								%		32.Open Space
								%		33.RestrictEsm
Notes:								%		34.PASTURE 1
								%		35.HORTICULTURAL-
10/22/2009-Corrected to reflect equipment building 12 x 18= 216 sf, concrete shelter. Abatement form mailed.								%		36.Pasture 3
								%		37.Softwood
WISCASSET								%		38.Mixed Wood
								%		39.Hardwood
								%		40.Wasteland
								%		41.CAMP SITE
								%		42.Mobile Home Si
								%		43.Condo Site
						Total Acreage		0.00		44.Site Improve
										45.CAMP SITE
										46.PAVING/00

Inspection Witnessed By:

X

Date

No./Date	Description	Date Insp.

Notes:

10/22/2009-Corrected to reflect equipment building 12 x 18=
216 sf, concrete shelter. Abatement form mailed.

WISCASSET


WISCASSET

Map Lot R07-001-A1

Account 2202

Location MASON STATION

Card 1 Of 1 10/11/2023

Building Style			SF Bsmt Living			Layout		
1.Conv.	5.Colonial	9.Other	Fin Bsmt Grade			1.Typical	4.	7.
2.Ranch	6.Split	10.Double	HEARTH			2.Inadeq	5.	8.
3.R Ranch	7.Mod/Cont	11.Multi	Heat Type 100%			3.	6.	9.
4.Cape	8.Log	12.Cot.	1.HWBB	5.FWA	9.No Heat	Attic		
Dwelling Units			2.HWCI	6.GravWA	10.	1.1/4 Fin	4.Full Fin	7.
Other Units			3.H Pump	7.Electric	11.	2.1/2 Fin	5.F/Stair	8.
Stories			4.Steam	8.F/Wall	12.	3.3/4 Fin	6.	9.None
1.1	4.1.5	7.	Cool Type 100%			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.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
1 ONE STORY	1999	216	5 100	5	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 R07-001-B			Account 2318	Location 114 BIRCH POINT ROAD	Card 1	Of 1	10/11/2023					
VARNEY, SUSAN M RINES, ROBERT A WISCASSET ME 04578				Property Data		Assessment Record						
				Neighborhood 109 SOUTHEAST		Year	Land	Buildings	Exempt	Total		
				Tree Growth Year 0		2010	38,300	146,200	10,000	174,500		
				FARM LAND YEAR 0		2011	38,300	153,100	10,000	181,400		
				OPEN SPACE YEAR 0		2012	38,300	153,100	10,000	181,400		
B3110P242 B3600P98				Zone/Land Use 21 RURAL		2013	38,300	153,100	10,000	181,400		
Previous Owner VARNEY, ROSCOE C. J/T VARNEY, SUSAN M.				Secondary Zone		2014	38,300	153,100	10,000	181,400		
						2015	38,300	153,100	10,000	181,400		
WISCASSET ME 04578 Sale Date: 11/06/2011				Topography 1 Level		2016	38,300	153,100	15,000	176,400		
				1.Level 4.Below St 7.Steep		2017	38,300	153,100	20,000	171,400		
				2.Rolling 5.Low 8.Rough		2018	38,300	154,200	20,000	172,500		
				3.Above St 6.Swampy 9.		2019	38,300	154,200	20,000	172,500		
				Utilities 1 All Public		2020	38,300	154,200	25,000	167,500		
				1.Public 4.Dr Well 7.Cesspool		2021	38,300	154,200	25,000	167,500		
				2.Water 5.DUG/LAKE 8.		2022	38,300	154,200	24,000	168,500		
				3.Sewer 6.Septic 9.None		2023	47,900	192,700	25,000	215,600		
				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				11.Regular Lot						1.Open Space		
Sale Date 11/06/2011				12.Delta Triangle						2.Neighborhood A		
Price 125,000				13.Nabla Triangle						3.Topography		
Sale Type 2 Land & Buildings				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.				16.Regular Lot						7.Corner/Locatio		
Financing 9 Unknown				17.Secondary Site				%		8.View/Environ		
1.Convent 4.Seller 7.				18.Secondary Site				%		9.Fract Share		
2.FHA/VA 5.Private 8.				19.Condominium				%		Acres		
3.Assumed 6.Cash 9.Unknown				20.Base Homesite				%		30.Rear 20+		
Validity 1 Arms Length Sale				Fract. Acre		Acres/Sites				31.Waterfront Rea		
1.Valid 4.Split 7.Renovate				21.HS Size Adj		20	1.00	100	%	0	32.Open Space	
2.Related 5.Partial 8.Other				22.Base Waterfron		21	1.00	100	%	0	33.RestrictEsm	
3.Distress 6.Exempt 9.Foreclose				23.Deep WF Size A		28	1.00	100	%	0	34.PASTURE 1	
Verified 5 Public Record				Acres					%		35.HORTICULTURAL-	
1.Buyer 4.Agent 7.Family				24.Base Waterfron					%		36.Pasture 3	
2.Seller 5.Pub Rec 8.Other				25.Shallow WF Siz					%		37.Softwood	
3.Lender 6.MLS 9.				26.Base Water Inf					%		38.Mixed Wood	
				27.Influence W Si					%		39.Hardwood	
				28.Rear Land 1-10					%		40.Wasteland	
				29.Rear Land 11-2					%		41.CAMP SITE	
						Total Acreage		2.00			42.Mobile Home Si	
											43.Condo Site	
											44.Site Improve	
											45.CAMP SITE	
											46.PAVING/00	

WISCASSET

Map Lot R07-001-B


Account 2318

Location 114 BIRCH POINT ROAD

Card 1

Of 1

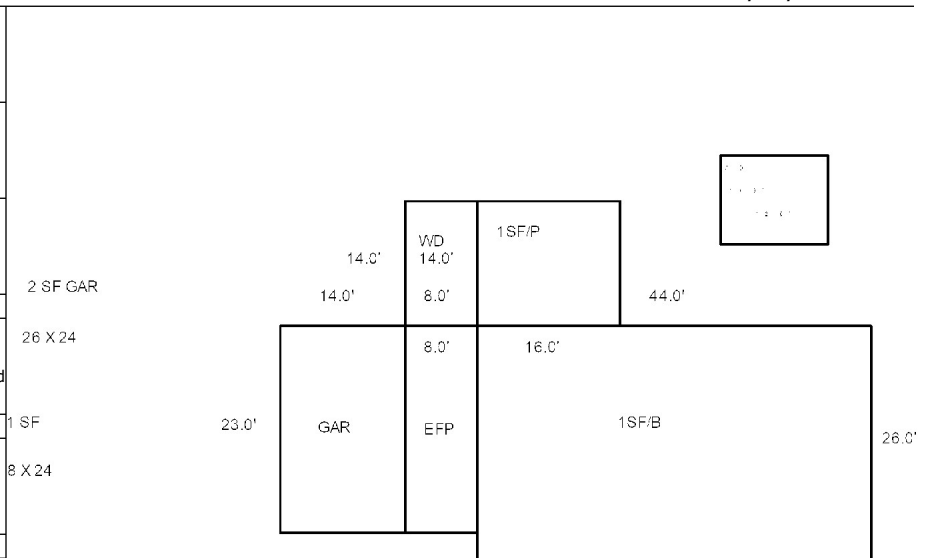
10/11/2023

Building Style 2 Ranch	SF Bsmt Living 0	Layout 1 Typical
1.Conv. 5.Colonial 9.Other	Fin Bsmt Grade 0 0	1.Typical 4. 7.
2.Ranch 6.Split 10.Double	HEARTH 0	2.Inadeq 5. 8.
3.R Ranch 7.Mod/Cont 11.Multi	Heat Type 100% 5 Forced Warm Air	3. 6. 9.
4.Cape 8.Log 12.Cot.	1.HWBB 5.FWA 9.No Heat	Attic 9 None
Dwelling Units 2	2.HWCI 6.GravWA 10.	1.1/4 Fin 4.Full Fin 7.
Other Units 0	3.H Pump 7.Electric 11.	2.1/2 Fin 5.F/Stair 8.
Stories 1 One Story	4.Steam 8.F/Wall 12.	3.3/4 Fin 6. 9.None
1.1 4.1.5 7.	Cool Type 0% 9 None	Insulation 1 Full
2.2 5.1.75 8.	1.Refrig 4.W&C Air 7.	1.Full 4.Minimal 7.
3.3 6.2.5 9.	2.Evapor 5. 8.	2.Heavy 5.Unknown 8.
Exterior Walls 8 ALUM/VINYL	3.H Pump 6. 9.None	3.Capped 6. 9.None
1.CLAP 5.T-111 9.OTHER	Kitchen Style 2 TYPICAL	Unfinished % 0%
2.WD SH 6.BR/STONE 10.	1.GOOD 4.Obsolete 7.	Grade & Factor 3 Average 105%
3.COMP 7.NOV 11.	2.TYPICAL 5. 8.	1.E Grade 4.B Grade 7.AA+ Grad
4.ASB/ASP 8.AL/VIN 12.	3.OLD TYPE 6. 9.None	2.D Grade 5.A Grade 8.AA++Grad
Roof Surface 1 Asphalt Shingles	Bath(s) Style 2 TYPICAL	3.C Grade 6.AA Grade 9.Same
1.Asphalt 4.Composit 7.	1.GOOD 4.Obsolete 7.	SQFT (Footprint) 1144
2.Slate 5.Wood 8.	2.TYPICAL 5. 8.	Condition 5 Above Average
3.Metal 6.Other 9.	3.Old Type 6. 9.None	1.Poor 4.Avg 7.V G
SF Masonry Trim 0	# Rooms 5	2.Fair 5.Avg+ 8.Exc
OPEN-3-CUSTOM 0	# Bedrooms 2	3.Avg- 6.Good 9.Same
OPEN-4-CUSTOM 0	# Full Baths 2	Phys. % Good 0%
Year Built 1960	# Half Baths 0	Funct. % Good 100%
Year Remodeled 2003	# Addn Fixtures 1	Functional Code 9 None
Foundation 1 Concrete	# Fireplaces 0	1.Incomp 4.SMALL 7.LAYOUT
1.Concrete 4.Wood 7.		2.O-Built 5.CDU 8.OTHER
2.C Block 5.Slab 8.		3.Defmaint 6.STYLE 9.None
3.Br/Stone 6.Piers 9.		Econ. % Good 100%
Basement 4 Full Basement		Economic Code None
1.1/4 Bmt 4.Full Bmt 7.		0.None 3.Services 9.None
2.1/2 Bmt 5.None 8.		1.Location 4.Traffic 8.
3.3/4 Bmt 6. 9.None		2.Encroach 8.Other 9.
Bsmt Gar # Cars 0		Entrance Code 1 Interior Inspect
Wet Basement 1 Dry Basement		1.Interior 4.Vacant 7.
1.Dry 4. 7.		2.Refusal 5.Estimate 8.
2.Damp 5. 8.		3.Informed 6. 9.
3.Wet 6. 9.		Information Code 1 Owner
		1.Owner 4.Agent 7.
		2.Relative 5.Estimate 8.
		3.Tenant 6.Other 9.

Date Inspected 2/22/2007

Additions, Outbuildings & Improvements

Type	Year	Units	Grade	Cond	Phys.	Funct.	Sound Value	
23 Frame Garage	0	322	0 0	0	0 %	100 %		1.ONE STORY FRAM
22 Encl Frame Porch	0	184	0 0	0	0 %	100 %		2.TWO STORY FRAM
1 ONE STORY	2006	224	0 0	0	0 %	95 %		3.THREE STORY FR
68 Wood Deck	2006	112	0 0	0	0 %	0 %		4.1 & 1/2 STORY
21 Open Frame	0	18	0 0	0	0 %	0 %		5.1 & 3/4 STORY
87 FIN APT/1 ST	2009	624	3 100	4	0 %	100 %		6.2 & 1/2 STORY
22 Encl Frame Porch	2010	192	3 100	4	0 %	95 %		21.Open Frame Por
68 Wood Deck	2017	120	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



CHEWONKI FOUNDATION, INC. WISCASSET ME 04578			Property Data			Assessment Record						
			Neighborhood 109 SOUTHEAST			Year	Land	Buildings	Exempt	Total		
			Tree Growth Year 0			2010	670,700	0	670,700	0		
			FARM LAND YEAR 0			2011	670,700	0	670,700	0		
			OPEN SPACE YEAR 0			2012	670,700	0	670,700	0		
B4032P269 B4034P312 B4841P160			Zone/Land Use 11 SHORE RES PROTEC			2013	670,700	0	670,700	0		
Previous Owner STETSON, THOMAS B.,TRUSTEE OMEGA TRUST			Secondary Zone			2014	670,700	0	670,700	0		
			Topography 2 Rolling			2015	670,700	0	670,700	0		
			1.Level 4.Below St 7.Steep 2.Rolling 5.Low 8.Rough 3.Above St 6.Swampy 9.			2016	670,700	0	670,700	0		
			Utilities 9 NoWater/NoSewer			2017	670,700	0	670,700	0		
			1.Public 4.Dr Well 7.Cesspool 2.Water 5.DUG/LAKE 8. 3.Sewer 6.Septic 9.None			2018	670,700	0	670,700	0		
5 WEST STREET BATH ME 04530 Sale Date: 8/01/2008			Street 1 Paved			2019	670,700	0	670,700	0		
Previous Owner STETSON, THOMAS B.,ANNE T. & ETHAN			1.Paved 4.Proposed 7. 2.Semi Imp 5.Private 8. 3.Gravel 6.Pub Eas 9.NoStreet			2020	670,700	0	670,700	0		
			TREE GROWTH PLAN 0			2021	670,700	0	670,700	0		
			CONSERV EASE 0			2022	670,700	0	670,700	0		
			Sale Date 8/01/2008			2023	838,300	0	838,300	0		
			Price 250,000			Land Data						
Inspection Witnessed By:			Sale Data			Front Foot	Type	Effective		Influence		Influence Codes
			Sale Date 8/01/2008					Frontage	Depth	Factor	Code	
			Price 250,000							%		
			Sale Type 1 Land Only							%		
			1.Land 4.Mobile 7. 2.L & B 5.Other 8. 3.Building 6. 9.							%		
X			Financing 9 Unknown			Square Foot		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							%		
			Verified 5 Public Record							%		
Notes: 2000 - ONLY RECEIVED PROBATE RECORDS ON RICHMOND WHITE B2553P0037 2001 TAXES - RECEIVED DEED TO TRANSFER 1/3 SHARE TO CHEWONKI BK2594 PG0001 FORMER BK1829 PG0258 THIS 9.66 REPRESENTS THE 1/3 SHARE RETAINED 9/7/01 THOMAS STETSON 5 WEST STREET BATH, ME 04530 2004-PREVIOUS OWNER: THOMAS, ANNE, & ETHAN STETSON BK2630 PG84. ANNE & ETHAN SOLD THEIR WISCASSET ME 04578 2009-Former owner: Thomas Stetson Omega Trust BK2056			1.Buyer 4.Agent 7.Family 2.Seller 5.Pub Rec 8.Other 3.Lender 6.MLS 9.			Fract. Acre		Acreage/Sites				
								22	1.00	100 %	0	
								23	1.00	100 %	0	
								31	28.32	100 %	0	
										%		
WISCASSET ME 04578						Acres						
										%		
										%		
										%		
										%		
2009-Former owner: Thomas Stetson Omega Trust BK2056						Total Acreage		29.32				

WISCASSET

Map Lot R07-002

Account 900

Location BIRCH POINT ROAD

Card 1 Of 1 10/11/2023

Building Style			SF Bsmt Living			Layout		
1.Conv.	5.Colonial	9.Other	Fin Bsmt Grade			1.Typical	4.	7.
2.Ranch	6.Split	10.Double	HEARTH			2.Inadeq	5.	8.
3.R Ranch	7.Mod/Cont	11.Multi	Heat Type 100%			3.	6.	9.
4.Cape	8.Log	12.Cot.	1.HWBB	5.FWA	9.No Heat	Attic		
Dwelling Units			2.HWCI	6.GravWA	10.	1.1/4 Fin	4.Full Fin	7.
Other Units			3.H Pump	7.Electric	11.	2.1/2 Fin	5.F/Stair	8.
Stories			4.Steam	8.F/Wall	12.	3.3/4 Fin	6.	9.None
1.1	4.1.5	7.	Cool Type 0%			Insulation		
2.2	5.1.75	8.	1.Refrig	4.W&C Air	7.	1.Full	4.Minimal	7.
3.3	6.2.5	9.	2.Evapor	5.	8.	2.Heavy	5.Unknown	8.
Exterior Walls			3.H Pump	6.	9.None	3.Capped	6.	9.None
1.CLAP	5.T-111	9.OTHER	Kitchen Style			Unfinished %		
2.WD SH	6.BR/STONE	10.	1.GOOD	4.Obsolete	7.	Grade & Factor		
3.COMP	7.NOV	11.	2.TYPICAL	5.	8.	1.E Grade	4.B Grade	7.AA+ Grad
4.ASB/ASP	8.AL/VIN	12.	3.OLD TYPE	6.	9.None	2.D Grade	5.A Grade	8.AA++Grad
Roof Surface			Bath(s) Style			3.C Grade	6.AA Grade	9.Same
1.Asphalt	4.Composit	7.	1.GOOD	4.Obsolete	7.	SQFT (Footprint)		
2.Slate	5.Wood	8.	2.TYPICAL	5.	8.	Condition		
3.Metal	6.Other	9.	3.Old Type	6.	9.None	1.Poor	4.Avg	7.V G
SF Masonry Trim			# Rooms			2.Fair	5.Avg+	8.Exc
OPEN-3-CUSTOM			# Bedrooms			3.Avg-	6.Good	9.Same
OPEN-4-CUSTOM			# Full Baths			Phys. % Good		
Year Built			# Half Baths			Funct. % Good		
Year Remodeled			# Addn Fixtures			Functional Code		
Foundation			# Fireplaces			1.Incomp	4.SMALL	7.LAYOUT
1.Concrete	4.Wood	7.				2.O-Built	5.CDU	8.OTHER
2.C Block	5.Slab	8.				3.Defmait	6.STYLE	9.None
3.Br/Stone	6.Piers	9.				Econ. % Good		
Basement						Economic Code		
1.1/4 Bmt	4.Full Bmt	7.				0.None	3.Services	9.None
2.1/2 Bmt	5.None	8.				1.Location	4.Traffic	8.
3.3/4 Bmt	6.	9.None				2.Encroach	8.Other	9.
Bsmt Gar # Cars						Entrance Code 4 Unoccupied		
Wet Basement						1.Interior	4.Vacant	7.
1.Dry	4.	7.				2.Refusal	5.Estimate	8.
2.Damp	5.	8.				3.Informed	6.	9.
3.Wet	6.	9.				Information Code 5 Estimate		
Date Inspected 2/06/2007			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

CHEWONKI FOUNDATION, INC.
WISCASSET ME 04578

CHEWONKI FOUNDATION, INC. WISCASSET ME 04578			Property Data			Assessment Record							
			Neighborhood 109 SOUTHEAST			Year	Land	Buildings		Exempt	Total		
			Tree Growth Year 0			2010	1,480,500	0		1,480,500	0		
			FARM LAND YEAR 0			2011	1,480,500	0		1,480,500	0		
B1758P127			OPEN SPACE YEAR 0			2012	1,480,500	0		1,480,500	0		
			Zone/Land Use 11 SHORE RES PROTEC			2013	1,480,500	0		1,480,500	0		
			Secondary Zone			2014	1,480,500	0		1,480,500	0		
			Topography 1 Level			2015	1,480,500	0		1,480,500	0		
			1.Level 4.Below St 7.Steep 2.Rolling 5.Low 8.Rough 3.Above St 6.Swampy 9.			2016	1,480,500	0		1,480,500	0		
			Utilities 9 NoWater/NoSewer			2017	1,480,500	0		1,480,500	0		
			1.Public 4.Dr Well 7.Cesspool 2.Water 5.DUG/LAKE 8. 3.Sewer 6.Septic 9.None			2018	1,480,500	0		1,480,500	0		
			Street 1 Paved			2019	1,480,500	0		1,480,500	0		
			1.Paved 4.Proposed 7. 2.Semi Imp 5.Private 8. 3.Gravel 6.Pub Eas 9.NoStreet			2020	1,480,500	0		1,480,500	0		
			TREE GROWTH PLAN 0			2021	1,480,500	0		1,480,500	0		
			CONSERV EASE 0			2022	1,480,500	0		1,480,500	0		
			Sale Data			2023	1,850,600	0		1,850,600	0		
			Sale Date			Land Data							
X			Price			Front Foot		Type	Effective		Influence		Influence Codes
			Sale Type						Frontage	Depth	Factor	Code	
			1.Land 4.Mobile 7. 2.L & B 5.Other 8. 3.Building 6. 9.										
			Financing										
Notes:			1.Convent 4.Seller 7. 2.FHA/VA 5.Private 8. 3.Assumed 6.Cash 9.Unknown			Square Foot		Square Feet					
			Validity										
			1.Valid 4.Split 7.Renovate 2.Related 5.Partial 8.Other 3.Distress 6.Exempt 9.Foreclose										
			Verified										
WISCASSET			1.Buyer 4.Agent 7.Family 2.Seller 5.Pub Rec 8.Other 3.Lender 6.MLS 9.			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										

WISCASSET

Map Lot R07-002-A

Account 901

Location BIRCH POINT ROAD

Card 1 Of 1 10/11/2023

Building Style			SF Bsmt Living			Layout		
1.Conv.	5.Colonial	9.Other	Fin Bsmt Grade			1.Typical	4.	7.
2.Ranch	6.Split	10.Double	HEARTH			2.Inadeq	5.	8.
3.R Ranch	7.Mod/Cont	11.Multi	Heat Type 100%			3.	6.	9.
4.Cape	8.Log	12.Cot.	1.HWBB	5.FWA	9.No Heat	Attic		
Dwelling Units			2.HWCI	6.GravWA	10.	1.1/4 Fin	4.Full Fin	7.
Other Units			3.H Pump	7.Electric	11.	2.1/2 Fin	5.F/Stair	8.
Stories			4.Steam	8.F/Wall	12.	3.3/4 Fin	6.	9.None
1.1	4.1.5	7.	Cool Type 0%			Insulation		
2.2	5.1.75	8.	1.Refrig	4.W&C Air	7.	1.Full	4.Minimal	7.
3.3	6.2.5	9.	2.Evapor	5.	8.	2.Heavy	5.Unknown	8.
Exterior Walls			3.H Pump	6.	9.None	3.Capped	6.	9.None
1.CLAP	5.T-111	9.OTHER	Kitchen Style			Unfinished %		
2.WD SH	6.BR/STONE	10.	1.GOOD	4.Obsolete	7.	Grade & Factor		
3.COMP	7.NOV	11.	2.TYPICAL	5.	8.	1.E Grade	4.B Grade	7.AA+ Grad
4.ASB/ASP	8.AL/VIN	12.	3.OLD TYPE	6.	9.None	2.D Grade	5.A Grade	8.AA++Grad
Roof Surface			Bath(s) Style			3.C Grade	6.AA Grade	9.Same
1.Asphalt	4.Composit	7.	1.GOOD	4.Obsolete	7.	SQFT (Footprint)		
2.Slate	5.Wood	8.	2.TYPICAL	5.	8.	Condition		
3.Metal	6.Other	9.	3.Old Type	6.	9.None	1.Poor	4.Avg	7.V G
SF Masonry Trim			# Rooms			2.Fair	5.Avg+	8.Exc
OPEN-3-CUSTOM			# Bedrooms			3.Avg-	6.Good	9.Same
OPEN-4-CUSTOM			# Full Baths			Phys. % Good		
Year Built			# Half Baths			Funct. % Good		
Year Remodeled			# Addn Fixtures			Functional Code		
Foundation			# Fireplaces			1.Incomp	4.SMALL	7.LAYOUT
1.Concrete	4.Wood	7.				2.O-Built	5.CDU	8.OTHER
2.C Block	5.Slab	8.				3.Defmait	6.STYLE	9.None
3.Br/Stone	6.Piers	9.				Econ. % Good		
Basement						Economic Code		
1.1/4 Bmt	4.Full Bmt	7.				0.None	3.Services	9.None
2.1/2 Bmt	5.None	8.				1.Location	4.Traffic	8.
3.3/4 Bmt	6.	9.None				2.Encroach	8.Other	9.
Bsmt Gar # Cars						Entrance Code 4 Unoccupied		
Wet Basement						1.Interior	4.Vacant	7.
1.Dry	4.	7.				2.Refusal	5.Estimate	8.
2.Damp	5.	8.				3.Informed	6.	9.
3.Wet	6.	9.				Information Code 5 Estimate		
Date Inspected 2/06/2007						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 R07-003

Account 902

Location 160 BIRCH POINT ROAD

Card 1 Of 1 10/11/2023

WILLIAMS ASSOCIATES LLC.
20 JOHNSON LANE
WESTPORT ISLAND ME 04578

B5950P241

Previous Owner
GRANT, WILLIAM E

6178 E 85TH STREET
NEWAYGO MI 49337 8635
Sale Date: 10/21/2022

Inspection Witnessed By:

X

Date

No./Date	Description	Date Insp.

Notes:

6/6/23 NO ONE AROUND- ALL OLD BUILDINGS GONE -MVR.
M&L NEW HSE START.

WISCASSET

Property Data

Neighborhood	109 SOUTHEAST		
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	10/21/2022		
Price	67,000		
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	43,300	0	81,800
2011	38,500	43,300	0	81,800
2012	38,500	43,300	0	81,800
2013	38,500	43,300	0	81,800
2014	38,500	43,300	0	81,800
2015	38,500	43,300	0	81,800
2016	38,500	43,300	0	81,800
2017	38,500	43,300	0	81,800
2018	38,500	43,300	0	81,800
2019	38,500	43,300	0	81,800
2020	38,500	43,300	0	81,800
2021	38,500	43,300	0	81,800
2022	38,500	43,300	0	81,800
2023	48,100	36,700	0	84,800

Land Data

Front Foot	Type	Effective		Influence		Influence Codes
		Frontage	Depth	Factor	Code	
11.Regular Lot				%		1.Open Space
12.Delta Triangle				%		2.Neighborhood A
13.Nabla Triangle				%		3.Topography
14.Rear Land				%		4.Size/Shape
15.Front Foot				%		5.Access
				%		6.Restriction
				%		7.Corner/Locatio
				%		8.View/Environ
				%		9.Fract Share
				%		Acres
				%		30.Rear 20+
				%		31.Waterfront Rea
				%		32.Open Space
				%		33.RestrictEsm
				%		34.PASTURE 1
				%		35.HORTICULTURAL-
				%		36.Pasture 3
				%		37.Softwood
				%		38.Mixed Wood
				%		39.Hardwood
				%		40.Wasteland
				%		41.CAMP SITE
				%		42.Mobile Home Si
				%		43.Condo Site
				%		44.Site Improve
				%		45.CAMP SITE
				%		46.PAVING/00
Total Acreage		2.10				

WISCASSET

Map Lot R07-003



Account 902

Location 160 BIRCH POINT ROAD

Card 1

Of 1

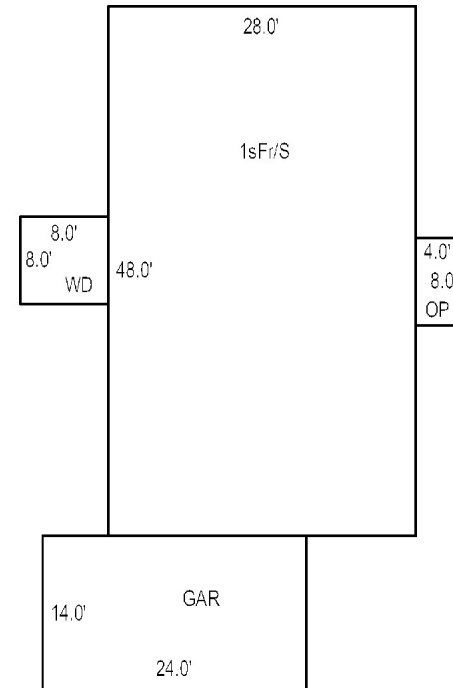
10/11/2023

Building Style 2 Ranch	SF Bsmt Living 0	Layout 1 Typical
1.Conv. 5.Colonial 9.Other	Fin Bsmt Grade 0 0	1.Typical 4. 7.
2.Ranch 6.Split 10.Double	HEARTH 0	2.Inadeq 5. 8.
3.R Ranch 7.Mod/Cont 11.Multi	Heat Type 100% 1 Hot Water BB	3. 6. 9.
4.Cape 8.Log 12.Cot.	1.HWBB 5.FWA 9.No Heat	Attic 9 None
Dwelling Units 1	2.HWCI 6.GravWA 10.	1.1/4 Fin 4.Full Fin 7.
Other Units 0	3.H Pump 7.Electric 11.	2.1/2 Fin 5.F/Stair 8.
Stories 1 One Story	4.Steam 8.F/Wall 12.	3.3/4 Fin 6. 9.None
1.1 4.1.5 7.	Cool Type 0% 9 None	Insulation 1 Full
2.2 5.1.75 8.	1.Refrig 4.W&C Air 7.	1.Full 4.Minimal 7.
3.3 6.2.5 9.	2.Evapor 5. 8.	2.Heavy 5.Unknown 8.
Exterior Walls 8 ALUM/VINYL	3.H Pump 6. 9.None	3.Capped 6. 9.None
1.CLAP 5.T-111 9.OTHER	Kitchen Style 2 TYPICAL	Unfinished % 0%
2.WD SH 6.BR/STONE 10.	1.GOOD 4.Obsolete 7.	Grade & Factor 3 Average 100%
3.COMP 7.NOV 11.	2.TYPICAL 5. 8.	1.E Grade 4.B Grade 7.AA+ Grad
4.ASB/ASP 8.AL/VIN 12.	3.OLD TYPE 6. 9.None	2.D Grade 5.A Grade 8.AA++Grad
Roof Surface 1 Asphalt Shingles	Bath(s) Style 2 TYPICAL	3.C Grade 6.AA Grade 9.Same
1.Asphalt 4.Composit 7.	1.GOOD 4.Obsolete 7.	SQFT (Footprint) 1344
2.Slate 5.Wood 8.	2.TYPICAL 5. 8.	Condition 4 Average
3.Metal 6.Other 9.	3.Old Type 6. 9.None	1.Poor 4.Avg 7.V G
SF Masonry Trim 0	# Rooms 0	2.Fair 5.Avg+ 8.Exc
OPEN-3-CUSTOM 0	# Bedrooms 0	3.Avg- 6.Good 9.Same
OPEN-4-CUSTOM 0	# Full Baths 2	Phys. % Good 0%
Year Built 2022	# Half Baths 0	Funct. % Good 25%
Year Remodeled 0	# Addn Fixtures 0	Functional Code 1 Incomplete
Foundation 5 Concrete Slab	# Fireplaces 0	1.Incomp 4.SMALL 7.LAYOUT
1.Concrete 4.Wood 7.		2.O-Built 5.CDU 8.OTHER
2.C Block 5.Slab 8.		3.Defmaint 6.STYLE 9.None
3.Br/Stone 6.Piers 9.		Econ. % Good 100%
Basement 9 No Basement		Economic Code None
1.1/4 Bmt 4.Full Bmt 7.		0.None 3.Services 9.None
2.1/2 Bmt 5.None 8.		1.Location 4.Traffic 8.
3.3/4 Bmt 6. 9.None		2.Encroach 8.Other 9.
Bsmt Gar # Cars 0		Entrance Code 1 Interior Inspect
Wet Basement 9 No Basement		1.Interior 4.Vacant 7.
1.Dry 4. 7.		2.Refusal 5.Estimate 8.
2.Damp 5. 8.		3.Informed 6. 9.
3.Wet 6. 9.		Information Code 2 Relative
		1.Owner 4.Agent 7.
		2.Relative 5.Estimate 8.
		3.Tenant 6.Other 9.

Date Inspected 3/09/2007

Additions, Outbuildings & Improvements

Type	Year	Units	Grade	Cond	Phys.	Funct.	Sound Value	
21 Open Frame	0	32	0 0	0	0 %	0 %		1.ONE STORY FRAM
68 Wood Deck	0	64	0 0	0	0 %	0 %		2.TWO STORY FRAM
23 Frame Garage	0	336	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		R07-005	Account	903	Location	198 BIRCH POINT ROAD		Card	1	Of	1	10/11/2023																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																															
TURNER, SANDRA L 11 E. HOUGHTON ST. MADISON ME 04950					Property Data		Assessment Record																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																				
					Neighborhood 109 SOUTHEAST		Year	Land	Buildings	Exempt	Total																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																
					Tree Growth Year 0		2010	41,100	101,500	0	142,600																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																
					FARM LAND YEAR 0		2011	41,100	101,500	0	142,600																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																
					OPEN SPACE YEAR 0		2012	41,100	101,500	0	142,600																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																
B5427P63					Zone/Land Use 21 RURAL	2013	41,100	101,500	0	142,600																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																	
Previous Owner ROBERTS, LEOLA BETH ROBERTS, CORRIE MELLOR 1619 ALNA ROAD ALNA ME 04535 Sale Date: 8/30/2019					Secondary Zone	2014	41,100	76,500	0	117,600																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																	
						2015	41,100	76,500	0	117,600																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																	
					Topography 2 Rolling		2016	41,100	76,500	0	117,600																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																
Previous Owner ECKERT JR., LAWRENCE H J/T ECKERT, SHERI D					1.Level	4.Below St	7.Steep	2017	41,100	114,900	0	156,000																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																															
					2.Rolling	5.Low	8.Rough	2018	41,100	114,900	0	156,000																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																															
					3.Above St	6.Swampy	9.	2019	41,100	114,900	0	156,000																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																															
					Utilities 4 Drilled Well 3 Public Sewer		2020	41,100	109,300	0	150,400																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																
					1.Public	4.Dr Well	7.Cesspool	2021	41,100	129,000	0	170,100																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																															
WISCASSET ME 04578 Sale Date: 2/01/2019					2.Water	5.DUG/LAKE	8.	2022	41,100	129,000	0	170,100																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																															
					3.Sewer	6.Septic	9.None	2023	51,400	161,300	0	212,700																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																															
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					1.Paved	4.Proposed	7.	Front Foot	Type	Effective		Influence		Influence Codes																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																													
					2.Semi Imp	5.Private	8.			Frontage	Depth	Factor	Code																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																														
3.Gravel	6.Pub Eas	9.NoStreet	11.Regular Lot				1.Open Space																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																				
TREE GROWTH PLAN 0		12.Delta Triangle					2.Neighborhood A																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																				
CONSERV EASE 0		13.Nabla Triangle					3.Topography																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																				
Sale Data					14.Rear Land						4.Size/Shape																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																
Sale Date 8/30/2019					15.Front Foot					5.Access																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																	
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1.Land	4.Mobile	7.																6.Restriction																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																									
2.L & B	5.Other	8.																7.Corner/Locatio																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																									
3.Building	6.	9.																8.View/Environ																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																									
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1.Convent					16.Regular Lot																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																						

WISCASSET

Map Lot R07-005


Account 903

Location 198 BIRCH POINT ROAD

Card 1

Of 1

10/11/2023

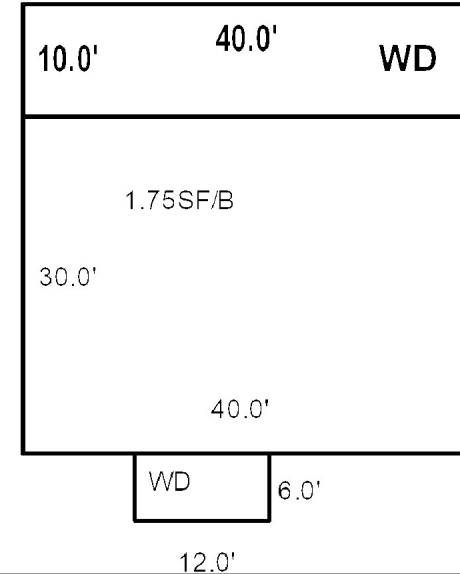
Building Style 1 Conventional	SF Bsmt Living 0	Layout 1 Typical
1.Conv. 5.Colonial 9.Other	Fin Bsmt Grade 0 0	1.Typical 4. 7.
2.Ranch 6.Split 10.Double	HEARTH 0	2.Inadeq 5. 8.
3.R Ranch 7.Mod/Cont 11.Multi	Heat Type 50% 1 Hot Water BB	3. 6. 9.
4.Cape 8.Log 12.Cot.	1.HWBB 5.FWA 9.No Heat	Attic 3 3/4 Finished
Dwelling Units 1	2.HWCI 6.GravWA 10.	1.1/4 Fin 4.Full Fin 7.
Other Units 0	3.H Pump 7.Electric 11.	2.1/2 Fin 5.F/Stair 8.
Stories 5 One & 3/4 Story	4.Steam 8.F/Wall 12.	3.3/4 Fin 6. 9.None
1.1 4.1.5 7.	Cool Type 0% 9 None	Insulation 1 Full
2.2 5.1.75 8.	1.Refrig 4.W&C Air 7.	1.Full 4.Minimal 7.
3.3 6.2.5 9.	2.Evapor 5. 8.	2.Heavy 5.Unknown 8.
Exterior Walls 8 ALUM/VINYL	3.H Pump 6. 9.None	3.Capped 6. 9.None
1.CLAP 5.T-111 9.OTHER	Kitchen Style 2 TYPICAL	Unfinished % 10%
2.WD SH 6.BR/STONE 10.	1.GOOD 4.Obsolete 7.	Grade & Factor 3 Average 105%
3.COMP 7.NOV 11.	2.TYPICAL 5. 8.	1.E Grade 4.B Grade 7.AA+ Grad
4.ASB/ASP 8.AL/VIN 12.	3.OLD TYPE 6. 9.None	2.D Grade 5.A Grade 8.AA++Grad
Roof Surface 1 Asphalt Shingles	Bath(s) Style 2 TYPICAL	3.C Grade 6.AA Grade 9.Same
1.Asphalt 4.Composit 7.	1.GOOD 4.Obsolete 7.	SQFT (Footprint) 1200
2.Slate 5.Wood 8.	2.TYPICAL 5. 8.	Condition 5 Above Average
3.Metal 6.Other 9.	3.Old Type 6. 9.None	1.Poor 4.Avg 7.V G
SF Masonry Trim 0	# Rooms 14	2.Fair 5.Avg+ 8.Exc
OPEN-3-CUSTOM 0	# Bedrooms 6	3.Avg- 6.Good 9.Same
OPEN-4-CUSTOM 0	# Full Baths 1	Phys. % Good 0%
Year Built 1900	# Half Baths 0	Funct. % Good 100%
Year Remodeled 0	# Addn Fixtures 1	Functional Code 9 None
Foundation 2 Concrete Block	# Fireplaces 0	1.Incomp 4.SMALL 7.LAYOUT
1.Concrete 4.Wood 7.		2.O-Built 5.CDU 8.OTHER
2.C Block 5.Slab 8.		3.Defmaint 6.STYLE 9.None
3.Br/Stone 6.Piers 9.		Econ. % Good 100%
Basement 4 Full Basement		Economic Code None
1.1/4 Bmt 4.Full Bmt 7.		0.None 3.Services 9.None
2.1/2 Bmt 5.None 8.		1.Location 4.Traffic 8.
3.3/4 Bmt 6. 9.None		2.Encroach 8.Other 9.
Bsmt Gar # Cars 2		Entrance Code 5 Estimated
Wet Basement 3 Wet Basement		1.Interior 4.Vacant 7.
1.Dry 4. 7.		2.Refusal 5.Estimate 8.
2.Damp 5. 8.		3.Informed 6. 9.
3.Wet 6. 9.		Information Code 5 Estimate
		1.Owner 4.Agent 7.
		2.Relative 5.Estimate 8.
		3.Tenant 6.Other 9.

Date Inspected 2/06/2007

Additions, Outbuildings & Improvements

Type	Year	Units	Grade	Cond	Phys.	Funct.	Sound Value
68 Wood Deck	1985	72	3 100	4	0 %	100 %	
68 Wood Deck	2020	400	3 100	4	0 %	100 %	
					%	%	
					%	%	
					%	%	
					%	%	
					%	%	
					%	%	
					%	%	
					%	%	
					%	%	

SHED 10X12



Map Lot		R07-006		Account		904		Location		224 BIRCH POINT ROAD		Card		1		Of		1		10/11/2023			
SALVITTI, VINCENT F 224 BIRCH POINT ROAD WISCASSET ME 04578				Property Data				Assessment Record															
				Neighborhood				109 SOUTHEAST				Year		Land		Buildings		Exempt		Total			
				Tree Growth Year				0				2010		36,800		168,100		16,000		188,900			
				FARM LAND YEAR				0				2011		36,800		168,100		0		204,900			
B5916P310				OPEN SPACE YEAR				0				2012		36,800		168,100		0		204,900			
Previous Owner ROUNTREE, JIMMY D ROUNTREE, LAURIE L 224 BIRCH POINT ROAD WISCASSET ME 04578 Sale Date: 8/02/2022				Zone/Land Use				21 RURAL				2013		36,800		168,100		10,000		194,900			
				Secondary Zone				2014		36,800		168,100		10,000		194,900							
								2015		36,800		168,100		10,000		194,900							
				Topography				4 Below Street				2016		36,800		168,100		15,000		189,900			
				Previous Owner HAMILTON, CHARLES C. 224 BIRCH POINT ROAD WISCASSET ME 04578 Sale Date: 1/09/2018				1.Level		4.Below St		7.Steep		2017		36,800		168,100		20,000		184,900	
2.Rolling		5.Low						8.Rough		2018		36,800		168,100		0		204,900					
3.Above St		6.Swampy						9.		2019		36,800		168,100		0		204,900					
Utilities								2 Public Water		3 Public Sewer		2020		36,800		168,100		31,000		173,900			
1.Public		4.Dr Well						7.Cesspool		2021		36,800		168,100		31,000		173,900					
2.Water		5.DUG/LAKE		8.		2022		36,800		168,100		29,760		175,140									
3.Sewer		6.Septic		9.None		2023		46,000		210,200		0		256,200									
Previous Owner WEARE, WILLIAM R. J/T WEARE, JACQUELINE E. C/O CHARLES HAMILTON WISCASSET ME 04578 Sale Date: 10/05/2011				Street				1 Paved				Land Data											
				1.Paved		4.Proposed		7.															
				2.Semi Imp		5.Private		8.		Front Foot		Type		Effective		Influence		Influence Codes					
				3.Gravel		6.Pub Eas		9.NoStreet						Frontage		Depth				Factor		Code	
				TREE GROWTH PLAN				0				11.Regular Lot								1.Open Space			
Inspection Witnessed By:				CONSERV EASE				0				12.Delta Triangle						2.Neighborhood A					
				Sale Data				13.Nabla Triangle										3.Topography					
								14.Rear Land										4.Size/Shape					
				Sale Date				8/02/2022				15.Front Foot								5.Access			
				Price				435,000												6.Restriction			
X				Sale Type				2 Land & Buildings				Square Foot		Square Feet						Acres			
				1.Land		4.Mobile		7.															
				2.L & B		5.Other		8.															
				3.Building		6.		9.															
				Financing				9 Unknown															
Notes:				1.Convent		4.Seller		7.										7.Corner/Locatio					
				2.FHA/VA		5.Private		8.										8.View/Environ					
				3.Assumed		6.Cash		9.Unknown										9.Fract Share					
				Validity				1 Arms Length Sale												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							
2002-FORMER OWNER: PATTI DAVIGNON PREVIOUS BK2234 PG42 2003-FORMER OWNER: KRISTIN DOTY & MARC DURNIN BK2727 PG209, sold for \$189,000 in 2002. 08/07/08-Called and said moved to Boothbay. Remove homestead and vet. ex. in 2009. 2009-Called after recieving bill to say that Wiscasset is still the homestead property. 2012-Previous owner: William & Jacqueline Weare BK2870 WISCASSET				Verified				5 Public Record												34.PASTURE 1			
				1.Buyer		4.Agent		7.Family														35.HORTICULTURAL-	
				2.Seller		5.Pub Rec		8.Other														36.Pasture 3	
				3.Lender		6.MLS		9.														37.Softwood	
																						38.Mixed Wood	
																				39.Hardwood			
																				40.Wasteland			
																				41.CAMP SITE			
																				42.Mobile Home Si			
																				43.Condo Site			
																				44.Site Improve			
																				45.CAMP SITE			
																				46.PAVING/00			


WISCASSET

Map Lot R07-006

Account 904

Location 224 BIRCH POINT ROAD

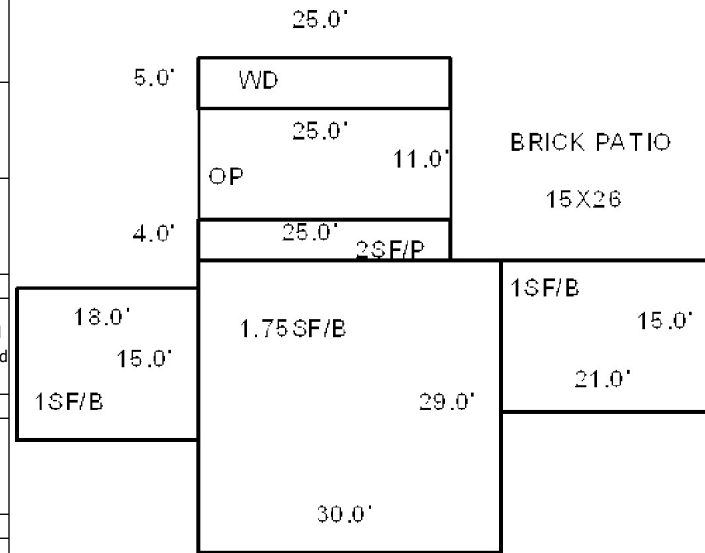
Card 1 Of 1 10/11/2023

Building Style 4 Cape Cod	SF Bsmt Living 192	Layout 1 Typical
1.Conv. 5.Colonial 9.Other	Fin Bsmt Grade 2 100	1.Typical 4. 7.
2.Ranch 6.Split 10.Double	HEARTH 0	2.Inadeq 5. 8.
3.R Ranch 7.Mod/Cont 11.Multi	Heat Type 100% 1 Hot Water BB	3. 6. 9.
4.Cape 8.Log 12.Cot.	1.HWBB 5.FWA 9.No Heat	Attic 9 None
Dwelling Units 1	2.HWCI 6.GravWA 10.	1.1/4 Fin 4.Full Fin 7.
Other Units 0	3.H Pump 7.Electric 11.	2.1/2 Fin 5.F/Stair 8.
Stories 5 One & 3/4 Story	4.Steam 8.F/Wall 12.	3.3/4 Fin 6. 9.None
1.1 4.1.5 7.	Cool Type 0% 9 None	Insulation 1 Full
2.2 5.1.75 8.	1.Refrig 4.W&C Air 7.	1.Full 4.Minimal 7.
3.3 6.2.5 9.	2.Evapor 5. 8.	2.Heavy 5.Unknown 8.
Exterior Walls 2 WOOD SHINGLE	3.H Pump 6. 9.None	3.Capped 6. 9.None
1.CLAP 5.T-111 9.OTHER	Kitchen Style 1 GOOD	Unfinished % 0%
2.WD SH 6.BR/STONE 10.	1.GOOD 4.Obsolete 7.	Grade & Factor 4 Good 95%
3.COMP 7.NOV 11.	2.TYPICAL 5. 8.	1.E Grade 4.B Grade 7.AA+ Grad
4.ASB/ASP 8.AL/VIN 12.	3.OLD TYPE 6. 9.None	2.D Grade 5.A Grade 8.AA++Grad
Roof Surface 1 Asphalt Shingles	Bath(s) Style 1 GOOD	3.C Grade 6.AA Grade 9.Same
1.Asphalt 4.Composit 7.	1.GOOD 4.Obsolete 7.	SQFT (Footprint) 870
2.Slate 5.Wood 8.	2.TYPICAL 5. 8.	Condition 6 Good
3.Metal 6.Other 9.	3.Old Type 6. 9.None	1.Poor 4.Avg 7.V G
SF Masonry Trim 0	# Rooms 7	2.Fair 5.Avg+ 8.Exc
OPEN-3-CUSTOM 0	# Bedrooms 4	3.Avg- 6.Good 9.Same
OPEN-4-CUSTOM 0	# Full Baths 2	Phys. % Good 0%
Year Built 1929	# Half Baths 0	Funct. % Good 100%
Year Remodeled 0	# Addn Fixtures 0	Functional Code 9 None
Foundation 2 Concrete Block	# Fireplaces 1	1.Incomp 4.SMALL 7.LAYOUT
1.Concrete 4.Wood 7.		2.O-Built 5.CDU 8.OTHER
2.C Block 5.Slab 8.		3.Defmaint 6.STYLE 9.None
3.Br/Stone 6.Piers 9.		Econ. % Good 100%
Basement 1 1/4 Basement		Economic Code None
1.1/4 Bmt 4.Full Bmt 7.		0.None 3.Services 9.None
2.1/2 Bmt 5.None 8.		1.Location 4.Traffic 8.
3.3/4 Bmt 6. 9.None		2.Encroach 8.Other 9.
Bsmt Gar # Cars 0		Entrance Code 1 Interior Inspect
Wet Basement 3 Wet Basement		1.Interior 4.Vacant 7.
1.Dry 4. 7.		2.Refusal 5.Estimate 8.
2.Damp 5. 8.		3.Informed 6. 9.
3.Wet 6. 9.		Information Code 1 Owner
		1.Owner 4.Agent 7.
		2.Relative 5.Estimate 8.
		3.Tenant 6.Other 9.

Date Inspected 3/08/2007

Additions, Outbuildings & Improvements

Type	Year	Units	Grade	Cond	Phys.	Funct.	Sound Value	
11 1	0	315	0 0	0	0 %	0 %		1.ONE STORY FRAM
11 1	0	270	0 0	0	0 %	0 %		2.TWO STORY FRAM
21 Open Frame	1980	275	0 100	0	0 %	100 %		3.THREE STORY FR
68 Wood Deck	1980	125	0 100	0	0 %	100 %		4.1 & 1/2 STORY
23 Frame Garage	1965	352	2 100	3	0 %	100 %		5.1 & 3/4 STORY
2 TWO STORY	0	100	0 0	0	0 %	0 %		6.2 & 1/2 STORY
57 Brick Deck	1980	390	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



GARAGE 22X16



Map Lot R07-007

Account 2002

Location BIRCH POINT ROAD

Card 1 Of 1 10/11/2023

GROVER, ROBERT C
WISCASSET ME 04578

B1820P224

Inspection Witnessed By:

X

Date

No./Date	Description	Date Insp.

Notes:

WISCASSET

Property Data			Assessment Record				
Neighborhood 109 SOUTHEAST			Year	Land	Buildings	Exempt	Total
			2010	64,300	0	0	64,300
Tree Growth Year 0			2011	64,300	0	0	64,300
FARM LAND YEAR 0			2012	64,300	0	0	64,300
OPEN SPACE YEAR 0			2013	64,300	0	0	64,300
Zone/Land Use 21 RURAL			2014	64,300	0	0	64,300
Secondary Zone			2015	64,300	0	0	64,300
			2016	64,300	0	0	64,300
Topography 1 Level			2017	64,300	0	0	64,300
1.Level	4.Below St	7.Steep	2018	64,300	0	0	64,300
2.Rolling	5.Low	8.Rough	2019	64,300	0	0	64,300
3.Above St	6.Swampy	9.	2020	64,300	0	0	64,300
Utilities 9 NoWater/NoSewer			2021	64,300	0	0	64,300
1.Public	4.Dr Well	7.Cesspool	2022	64,300	0	0	64,300
2.Water	5.DUG/LAKE	8.	2023	80,400	0	0	80,400
3.Sewer	6.Septic	9.None					
Street 1 Paved							
1.Paved	4.Proposed	7.					
2.Semi Imp	5.Private	8.					
3.Gravel	6.Pub Eas	9.NoStreet					
TREE GROWTH PLAN 0							
CONSERV EASE 0							
Sale Data							
Sale Date							
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.					


WISCASSET

Map Lot R07-007

Account 2002

Location BIRCH POINT ROAD

Card 1 Of 1 10/11/2023

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

GROVER, TIMOTHY E
P.O. BOX 4387
MEDFORD OR 97501

B1820P222

Property Data			Assessment Record				
Neighborhood 109 SOUTHEAST			Year	Land	Buildings	Exempt	Total
			2010	59,300	0	0	59,300
Tree Growth Year 0			2011	59,300	0	0	59,300
FARM LAND YEAR 0			2012	59,300	0	0	59,300
OPEN SPACE YEAR 0			2013	59,300	0	0	59,300
Zone/Land Use 21 RURAL			2014	59,300	0	0	59,300
Secondary Zone			2015	59,300	0	0	59,300
			2016	59,300	0	0	59,300
Topography 4 Below Street			2017	59,300	0	0	59,300
1.Level	4.Below St	7.Steep	2018	59,300	0	0	59,300
2.Rolling	5.Low	8.Rough	2019	59,300	0	0	59,300
3.Above St	6.Swampy	9.	2020	59,300	0	0	59,300
Utilities 9 NoWater/NoSewer			2021	59,300	0	0	59,300
1.Public	4.Dr Well	7.Cesspool	2022	59,300	0	0	59,300
2.Water	5.DUG/LAKE	8.	2023	74,100	0	0	74,100
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.					

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 Improveme
				%		45.CAMP SITE
				%		46.PAVING/00
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Inspection Witnessed By:

X

Date

No./Date	Description	Date Insp.

Notes:

2005-CORRECTED THIS PROPERTY TO 14 ACRES PER SOULE'S OFFICE AND DEED 1820-222. THE REMAINING 19 ACRES BELONGS TO FATHER, ROBERT.

WISCASSET

WISCASSET

Map Lot R07-007-A

Account 905

Location BIRCH POINT ROAD

Card 1 Of 1 10/11/2023

Building Style			SF Bsmt Living			Layout		
1.Conv.	5.Colonial	9.Other	Fin Bsmt Grade			1.Typical 4. 7.		
2.Ranch	6.Split	10.Double	HEARTH			2.Inadeq 5. 8.		
3.R Ranch	7.Mod/Cont	11.Multi	Heat Type 100%			3. 6. 9.		
4.Cape	8.Log	12.Cot.	1.HWBB 5.FWA 9.No Heat			Attic		
Dwelling Units			2.HWCI 6.GravWA 10.			1.1/4 Fin 4.Full Fin 7.		
Other Units			3.H Pump 7.Electric 11.			2.1/2 Fin 5.F/Stair 8.		
Stories			4.Steam 8.F/Wall 12.			3.3/4 Fin 6. 9.None		
1.1	4.1.5	7.	Cool Type 0%			Insulation		
2.2	5.1.75	8.	1.Refrig 4.W&C Air 7.			1.Full 4.Minimal 7.		
3.3	6.2.5	9.	2.Evapor 5. 8.			2.Heavy 5.Unknown 8.		
Exterior Walls			3.H Pump 6. 9.None			3.Capped 6. 9.None		
1.CLAP	5.T-111	9.OTHER	Kitchen Style			Unfinished %		
2.WD SH	6.BR/STONE	10.	1.GOOD 4.Obsolete 7.			Grade & Factor		
3.COMP	7.NOV	11.	2.TYPICAL 5. 8.			1.E Grade 4.B Grade 7.AA+ Grad		
4.ASB/ASP	8.AL/VIN	12.	3.OLD TYPE 6. 9.None			2.D Grade 5.A Grade 8.AA++Grad		
Roof Surface			Bath(s) Style			3.C Grade 6.AA Grade 9.Same		
1.Asphalt	4.Composit	7.	1.GOOD 4.Obsolete 7.			SQFT (Footprint)		
2.Slate	5.Wood	8.	2.TYPICAL 5. 8.			Condition		
3.Metal	6.Other	9.	3.Old Type 6. 9.None			1.Poor 4.Avg 7.V G		
SF Masonry Trim			# Rooms			2.Fair 5.Avg+ 8.Exc		
OPEN-3-CUSTOM			# Bedrooms			3.Avg- 6.Good 9.Same		
OPEN-4-CUSTOM			# Full Baths			Phys. % Good		
Year Built			# Half Baths			Funct. % Good		
Year Remodeled			# Addn Fixtures			Functional Code		
Foundation			# Fireplaces			1.Incomp 4.SMALL 7.LAYOUT		
1.Concrete	4.Wood	7.				2.O-Built 5.CDU 8.OTHER		
2.C Block	5.Slab	8.				3.Defmait 6.STYLE 9.None		
3.Br/Stone	6.Piers	9.				Econ. % Good		
Basement						Economic Code		
1.1/4 Bmt	4.Full Bmt	7.				0.None 3.Services 9.None		
2.1/2 Bmt	5.None	8.				1.Location 4.Traffic 8.		
3.3/4 Bmt	6.	9.None				2.Encroach 8.Other 9.		
Bsmt Gar # Cars						Entrance Code 5 Estimated		
Wet Basement						1.Interior 4.Vacant 7.		
1.Dry	4.	7.				2.Refusal 5.Estimate 8.		
2.Damp	5.	8.	3.Informed 6. 9.					
3.Wet	6.	9.	Information Code 5 Estimate					
			1.Owner 4.Agent 7.					
			2.Relative 5.Estimate 8.					
			3.Tenant 6.Other 9.					
Date Inspected 2/06/2007								
Additions, Outbuildings & Improvements								1.ONE STORY FRAM
Type	Year	Units	Grade	Cond	Phys.	Funct.	Sound Value	2.TWO STORY FRAM
					%	%		3.THREE STORY FR
					%	%		4.1 & 1/2 STORY
					%	%		5.1 & 3/4 STORY
					%	%		6.2 & 1/2 STORY
					%	%		21.Open Frame Por
					%	%		22.Encl Frame Por
					%	%		23.Frame Garage
					%	%		24.Frame Shed
					%	%		25.Frame Bay Wind
					%	%		26.1SFr Overhang
					%	%		27.Unfin Basement
					%	%		28.Unfinished Att
					%	%		29.Finished Attic

Map Lot R07-008			Account 906			Location 32 JB'S WAY			Card 1		Of 1		10/11/2023		
BRYANT, THOMAS E BRYANT, KATHLEEN M WISCASSET ME 04578						Property Data			Assessment Record						
						Neighborhood 109 SOUTHEAST			Year	Land	Buildings	Exempt	Total		
						Tree Growth Year 0			2010	46,300	299,400	10,000	335,700		
						FARM LAND YEAR 0			2011	46,300	299,400	10,000	335,700		
						OPEN SPACE YEAR 0			2012	50,100	299,400	0	349,500		
B4413P300						Zone/Land Use 21 RURAL			2013	50,100	299,400	10,000	339,500		
Previous Owner BAILEY JR., JOHN E. 32 JB'S WAY						Secondary Zone			2014	50,100	445,800	10,000	485,900		
									2015	50,100	448,100	10,000	488,200		
WISCASSET ME 04578						Topography 2 Rolling			2016	50,100	448,100	15,000	483,200		
Sale Date: 6/24/2011						1.Level 4.Below St 7.Steep			2017	50,100	448,100	20,000	478,200		
Previous Owner AMES, JOHN A.						2.Rolling 5.Low 8.Rough			2018	50,100	374,900	20,000	405,000		
						3.Above St 6.Swampy 9.			2019	50,100	374,900	20,000	405,000		
PO BOX 221 WISCASSET ME 04578						Utilities 1 All Public			2020	50,100	374,900	25,000	400,000		
						1.Public 4.Dr Well 7.Cesspool			2021	50,100	374,900	25,000	400,000		
Sale Date: 9/25/2003						2.Water 5.DUG/LAKE 8.			2022	50,100	374,900	24,000	401,000		
						3.Sewer 6.Septic 9.None			2023	62,600	468,700	25,000	506,300		
						Street 5 Private									
						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															

WISCASSET

Map Lot R07-008

Account 906

Location 32 JB'S WAY

Card 1

Of 1

10/11/2023

Building Style 2 Ranch	SF Bsmt Living 939	Layout 1 Typical
1.Conv. 5.Colonial 9.Other	Fin Bsmt Grade 2 100	1.Typical 4. 7.
2.Ranch 6.Split 10.Double	HEARTH 0	2.Inadeq 5. 8.
3.R Ranch 7.Mod/Cont 11.Multi	Heat Type 100% 1 Hot Water BB	3. 6. 9.
4.Cape 8.Log 12.Cot.	1.HWBB 5.FWA 9.No Heat	Attic 9 None
Dwelling Units 1	2.HWCI 6.GravWA 10.	1.1/4 Fin 4.Full Fin 7.
Other Units 0	3.H Pump 7.Electric 11.	2.1/2 Fin 5.F/Stair 8.
Stories 1 One Story	4.Steam 8.F/Wall 12.	3.3/4 Fin 6. 9.None
1.1 4.1.5 7.	Cool Type 0% 9 None	Insulation 1 Full
2.2 5.1.75 8.	1.Refrig 4.W&C Air 7.	1.Full 4.Minimal 7.
3.3 6.2.5 9.	2.Evapor 5. 8.	2.Heavy 5.Unknown 8.
Exterior Walls 8 ALUM/VINYL	3.H Pump 6. 9.None	3.Capped 6. 9.None
1.CLAP 5.T-111 9.OTHER	Kitchen Style 2 TYPICAL	Unfinished % 0%
2.WD SH 6.BR/STONE 10.	1.GOOD 4.Obsolete 7.	Grade & Factor 4 Good 100%
3.COMP 7.NOV 11.	2.TYPICAL 5. 8.	1.E Grade 4.B Grade 7.AA+ Grad
4.ASB/ASP 8.AL/VIN 12.	3.OLD TYPE 6. 9.None	2.D Grade 5.A Grade 8.AA++Grad
Roof Surface 3 Sheet Metal	Bath(s) Style 2 TYPICAL	3.C Grade 6.AA Grade 9.Same
1.Asphalt 4.Composit 7.	1.GOOD 4.Obsolete 7.	SQFT (Footprint) 2170
2.Slate 5.Wood 8.	2.TYPICAL 5. 8.	Condition 4 Average
3.Metal 6.Other 9.	3.Old Type 6. 9.None	1.Poor 4.Avg 7.V G
SF Masonry Trim 0	# Rooms 6	2.Fair 5.Avg+ 8.Exc
OPEN-3-CUSTOM 0	# Bedrooms 3	3.Avg- 6.Good 9.Same
OPEN-4-CUSTOM 0	# Full Baths 3	Phys. % Good 0%
Year Built 2004	# Half Baths 0	Funct. % Good 100%
Year Remodeled 0	# Addn Fixtures 2	Functional Code 9 None
Foundation 1 Concrete	# Fireplaces 0	1.Incomp 4.SMALL 7.LAYOUT
1.Concrete 4.Wood 7.		2.O-Built 5.CDU 8.OTHER
2.C Block 5.Slab 8.		3.Defmaint 6.STYLE 9.None
3.Br/Stone 6.Piers 9.		Econ. % Good 100%
Basement 4 Full Basement		Economic Code None
1.1/4 Bmt 4.Full Bmt 7.		0.None 3.Services 9.None
2.1/2 Bmt 5.None 8.		1.Location 4.Traffic 8.
3.3/4 Bmt 6. 9.None		2.Encroach 8.Other 9.
Bsmt Gar # Cars 0		Entrance Code 1 Interior Inspect
Wet Basement 1 Dry Basement		1.Interior 4.Vacant 7.
1.Dry 4. 7.		2.Refusal 5.Estimate 8.
2.Damp 5. 8.		3.Informed 6. 9.
3.Wet 6. 9.		Information Code 1 Owner
		1.Owner 4.Agent 7.
		2.Relative 5.Estimate 8.
		3.Tenant 6.Other 9.

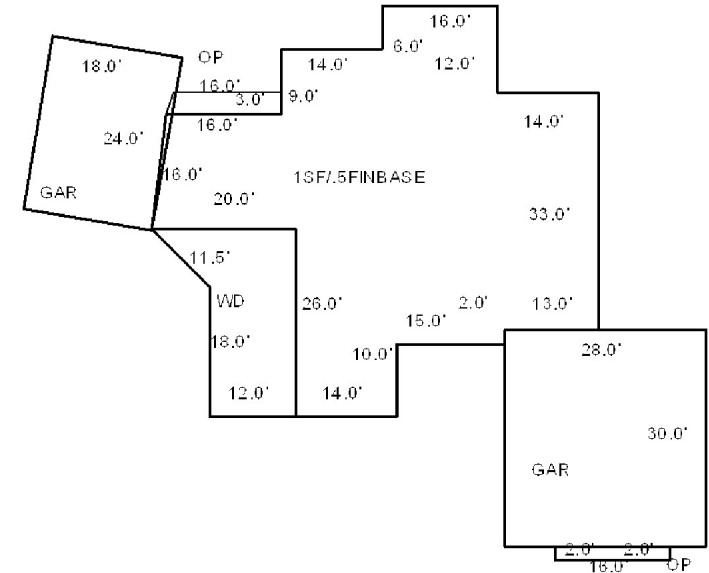
Date Inspected 3/09/2007

Additions, Outbuildings & Improvements

Type	Year	Units	Grade	Cond	Phys.	Funct.	Sound Value	
31 OPEN	2004	53	4 100	0	0 %	100 %		1.ONE STORY FRAM
23 Frame Garage	0	840	0 0	0	0 %	100 %		2.TWO STORY FRAM
23 Frame Garage	0	432	0 0	0	0 %	100 %		3.THREE STORY FR
21 Open Frame	0	64	0 0	0	0 %	100 %		4.1 & 1/2 STORY
68 Wood Deck	0	404	0 0	0	0 %	100 %		5.1 & 3/4 STORY
24 Frame Shed	1998	72	3 100	0	0 %	100 %		6.2 & 1/2 STORY
21 Open Frame	2004	24	3 100	0	0 %	0 %		21.Open Frame Por
24 Frame Shed	2004	96	3 100	0	0 %	0 %		22.Encl Frame Por
79 2 STORY	2014	2880	4 100	5	0 %	50 %		23.Frame Garage
					%	%		24.Frame Shed
								25.Frame Bay Wind
								26.1SFr Overhang
								27.Unfin Basement
								28.Unfinished Att
								29.Finished Attic

PLAYHOUSE 12X6

PLAYHOUSE 12X8




WISCASSET

Map Lot R07-008-A

Account 2027

Location 264 BIRCH POINT ROAD

Card 1 Of 2 10/11/2023

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

Date Inspected 1/06/2007

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		R07-008-A		Account	2027	Location		2 JB'S WAY		Card	2	Of	2	10/11/2023					
COHEN, ALLEN S J/T COHEN, MELISSA V BOOTHBAY HARBOR ME 04538						Property Data			Assessment Record										
						Neighborhood 109 SOUTHEAST			Year	Land	Buildings	Exempt	Total						
						Tree Growth Year 0			2010	0	71,000	0	71,000						
						FARM LAND YEAR 0			2011	0	71,000	0	71,000						
						OPEN SPACE YEAR 0			2012	0	71,000	0	71,000						
B3569P41						Zone/Land Use 21 RURAL			2013	0	71,000	0	71,000						
						Secondary Zone			2014	0	53,600	0	53,600						
									2015	0	134,400	0	134,400						
						Topography 1 Level			2016	0	91,900	0	91,900						
						1.Level 4.Below St 7.Steep 2.Rolling 5.Low 8.Rough 3.Above St 6.Swampy 9.			2017	0	91,900	0	91,900						
									2018	0	91,900	0	91,900						
									Utilities 1 All Public			2019	0	91,900	0	91,900			
						1.Public 4.Dr Well 7.Cesspool 2.Water 5.DUG/LAKE 8. 3.Sewer 6.Septic 9.None			2020	0	91,900	0	91,900						
									2021	0	91,900	0	91,900						
									2022	0	91,900	0	91,900						
						Street 1 Paved			2023	0	101,000	0	101,000						
						Inspection Witnessed By:						11.Regular Lot 12.Delta Triangle 13.Nabla Triangle 14.Rear Land 15.Front Foot			Land Data				
															Front Foot		Type	Effective	
Frontage	Depth	Factor	Code																
		%																	
		%																	
X												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 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	
																%			
																%			
																%			
																%			
Notes: '15 Mobile Home @ JB way has been removed as of April 1st.Add Warehouse addition. 2006-THIS IS THE YELLOW MOBILE HOME, WAREHOUSE AND BOX TRAILER CODED AS SHED. 2014-Mobile home no longer inhabitable per State Fire Marshal, now coded as shed, removed deck and other shed.						Fract. Acre		Acreege/Sites											
										%									
										%									
										%									
										%									
						WISCASSET						Total Acreage		0.00					

WISCASSET


Map Lot R07-008-A

Account 2027

Location 2 JB'S WAY

Card 2 Of 2

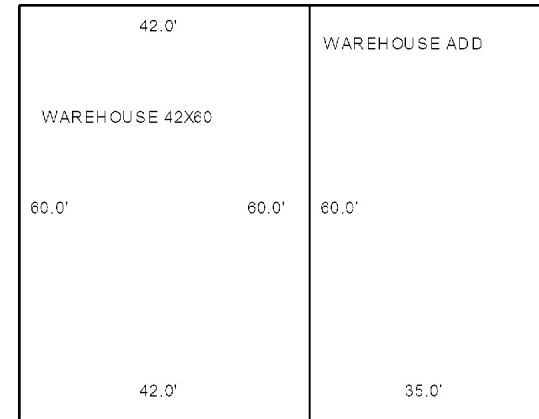
10/11/2023

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

Date Inspected 1/06/2007

Additions, Outbuildings & Improvements

Type	Year	Units	Grade	Cond	Phys.	Funct.	Sound Value	
267 WAREHOUSE	1997	2520	3 100	4	0 %	50 %		1.ONE STORY FRAM
267 WAREHOUSE	2014	2100	3 100	4	0 %	50 %		2.TWO STORY FRAM
24 Frame Shed	0				%	%	2,500	3.THREE STORY FR
24 Frame Shed	0				%	%	2,500	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



BOXTRAILER SHED 40X8



Map Lot R07-009

Account 907

Location BIRCH POINT ROAD

Card 1 Of 1 10/11/2023

WRIGHT, ANN
WISCASSET ME 04578

B4643P94 B4931P206

Previous Owner
DICKSON, PRISCILLA S. (HEIRS)
366 BIRCH POINT ROAD

WISCASSET ME 04578
Sale Date: 3/25/2013

Inspection Witnessed By:

X

Date

No./Date	Description	Date Insp.

Notes:

2013-Mrs. Dickson passed away February 26, 2013, leaving property to daughter, Ann Wright, per probate record BK4643 PG94.

WISCASSET

Property Data

Neighborhood	109 SOUTHEAST		
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	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	10/01/1995		
Price	24,900		
Sale Type	1 Land Only		
1.Land	4.Mobile	7.	
2.L & B	5.Other	8.	
3.Building	6.	9.	
Financing	9 Unknown		
1.Convent	4.Seller	7.	
2.FHA/VA	5.Private	8.	
3.Assumed	6.Cash	9.Unknown	
Validity	2 Related Parties		
1.Valid	4.Split	7.Renovate	
2.Related	5.Partial	8.Other	
3.Distress	6.Exempt	9.Foreclose	
Verified	5 Public Record		
1.Buyer	4.Agent	7.Family	
2.Seller	5.Pub Rec	8.Other	
3.Lender	6.MLS	9.	

Assessment Record

Year	Land	Buildings	Exempt	Total
2010	56,300	0	0	56,300
2011	56,300	0	0	56,300
2012	56,300	0	0	56,300
2013	56,300	0	0	56,300
2014	56,300	0	0	56,300
2015	56,300	0	0	56,300
2016	56,300	0	0	56,300
2017	56,300	0	0	56,300
2018	56,300	0	0	56,300
2019	56,300	0	0	56,300
2020	56,300	0	0	56,300
2021	56,300	0	0	56,300
2022	56,300	0	0	56,300
2023	70,400	0	0	70,400

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		11.00				

WISCASSET

Map Lot R07-009

Account 907

Location BIRCH POINT ROAD

Card 1 Of 1 10/11/2023

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

Map Lot R07-010

Account 908

Location 288 BIRCH POINT ROAD

Card 1 Of 2 10/11/2023

REGO, BEVERLY C (J/T)
ELWELL, LARRY S
C/O BEVERLY C. ELWELL
WISCASSET ME 04578

B2559P236

Inspection Witnessed By:

X

Date

No./Date	Description	Date Insp.

Notes:

2001 JOINT TENANCY WITH ELWELL PREVIOUS BK1013
PG0160. NEW MOBILE HOME IN 2001.

WISCASSET

Property Data

Neighborhood	109 SOUTHEAST		
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	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	5/01/2000		
Price	16,000		
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	43,700	50,900	10,000	84,600
2011	43,700	50,900	10,000	84,600
2012	43,700	50,900	10,000	84,600
2013	43,700	50,900	10,000	84,600
2014	43,700	50,900	10,000	84,600
2015	43,700	50,900	10,000	84,600
2016	43,700	50,900	15,000	79,600
2017	43,700	50,900	20,000	74,600
2018	43,700	50,900	20,000	74,600
2019	43,700	50,900	20,000	74,600
2020	43,700	50,900	25,000	69,600
2021	43,700	50,900	25,000	69,600
2022	43,700	50,900	24,000	70,600
2023	54,600	63,600	25,000	93,200

Land Data

Front Foot	Type	Effective		Influence		Influence Codes
		Frontage	Depth	Factor	Code	
11.Regular Lot				%		1.Open Space
12.Delta Triangle				%		2.Neighborhood A
13.Nabla Triangle				%		3.Topography
14.Rear Land				%		4.Size/Shape
15.Front Foot				%		5.Access
				%		6.Restriction
				%		7.Corner/Locatio
				%		8.View/Environ
				%		9.Fract Share
				%		Acres
				%		30.Rear 20+
				%		31.Waterfront Rea
				%		32.Open Space
				%		33.RestrictEsm
				%		34.PASTURE 1
				%		35.HORTICULTURAL-
				%		36.Pasture 3
				%		37.Softwood
				%		38.Mixed Wood
				%		39.Hardwood
				%		40.Wasteland
				%		41.CAMP SITE
				%		42.Mobile Home Si
				%		43.Condo Site
				%		44.Site Improve
				%		45.CAMP SITE
				%		46.PAVING/00
Total Acreage		4.70				



WISCASSET

Map Lot R07-010

Account 908

Location 288 BIRCH POINT ROAD

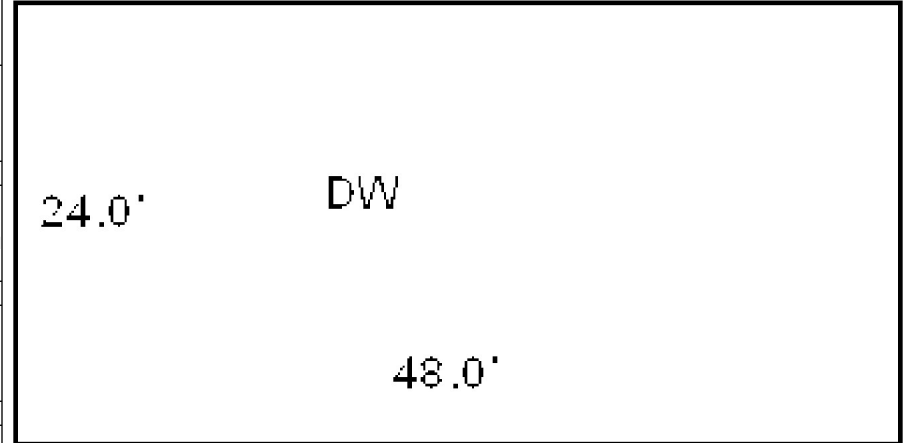
Card 1 Of 2 10/11/2023

Building Style 10 Double Wide	SF Bsmt Living 0	Layout 1 Typical
1.Conv. 5.Colonial 9.Other	Fin Bsmt Grade 0 0	1.Typical 4. 7.
2.Ranch 6.Split 10.Double	HEARTH 0	2.Inadeq 5. 8.
3.R Ranch 7.Mod/Cont 11.Multi	Heat Type 100% 5 Forced Warm Air	3. 6. 9.
4.Cape 8.Log 12.Cot.	1.HWBB 5.FWA 9.No Heat	Attic 9 None
Dwelling Units 1	2.HWCI 6.GravWA 10.	1.1/4 Fin 4.Full Fin 7.
Other Units 0	3.H Pump 7.Electric 11.	2.1/2 Fin 5.F/Stair 8.
Stories 1 One Story	4.Steam 8.F/Wall 12.	3.3/4 Fin 6. 9.None
1.1 4.1.5 7.	Cool Type 0% 9 None	Insulation 4 Minimal
2.2 5.1.75 8.	1.Refrig 4.W&C Air 7.	1.Full 4.Minimal 7.
3.3 6.2.5 9.	2.Evapor 5. 8.	2.Heavy 5.Unknown 8.
Exterior Walls 8 ALUM/VINYL	3.H Pump 6. 9.None	3.Capped 6. 9.None
1.CLAP 5.T-111 9.OTHER	Kitchen Style 2 TYPICAL	Unfinished % 0%
2.WD SH 6.BR/STONE 10.	1.GOOD 4.Obsolete 7.	Grade & Factor 2 Fair 100%
3.COMP 7.NOV 11.	2.TYPICAL 5. 8.	1.E Grade 4.B Grade 7.AA+ Grad
4.ASB/ASP 8.AL/VIN 12.	3.OLD TYPE 6. 9.None	2.D Grade 5.A Grade 8.AA++Grad
Roof Surface 1 Asphalt Shingles	Bath(s) Style 2 TYPICAL	3.C Grade 6.AA Grade 9.Same
1.Asphalt 4.Composit 7.	1.GOOD 4.Obsolete 7.	SQFT (Footprint) 1152
2.Slate 5.Wood 8.	2.TYPICAL 5. 8.	Condition 4 Average
3.Metal 6.Other 9.	3.Old Type 6. 9.None	1.Poor 4.Avg 7.V G
SF Masonry Trim 0	# Rooms 5	2.Fair 5.Avg+ 8.Exc
OPEN-3-CUSTOM 0	# Bedrooms 3	3.Avg- 6.Good 9.Same
OPEN-4-CUSTOM 0	# Full Baths 2	Phys. % Good 0%
Year Built 2000	# Half Baths 0	Funct. % Good 100%
Year Remodeled 0	# Addn Fixtures 0	Functional Code 9 None
Foundation 5 Concrete Slab	# Fireplaces 0	1.Incomp 4.SMALL 7.LAYOUT
1.Concrete 4.Wood 7.		2.O-Built 5.CDU 8.OTHER
2.C Block 5.Slab 8.		3.Defmaint 6.STYLE 9.None
3.Br/Stone 6.Piers 9.		Econ. % Good 100%
Basement 9 No Basement		Economic Code None
1.1/4 Bmt 4.Full Bmt 7.		0.None 3.Services 9.None
2.1/2 Bmt 5.None 8.		1.Location 4.Traffic 8.
3.3/4 Bmt 6. 9.None		2.Encroach 8.Other 9.
Bsmt Gar # Cars 0		Entrance Code 1 Interior Inspect
Wet Basement 9 No Basement		1.Interior 4.Vacant 7.
1.Dry 4. 7.		2.Refusal 5.Estimate 8.
2.Damp 5. 8.		3.Informed 6. 9.
3.Wet 6. 9.		Information Code 1 Owner
		1.Owner 4.Agent 7.
		2.Relative 5.Estimate 8.
		3.Tenant 6.Other 9.

Date Inspected 2/06/2007

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 R07-010

Account 908

Location 288A BIRCH POINT ROAD

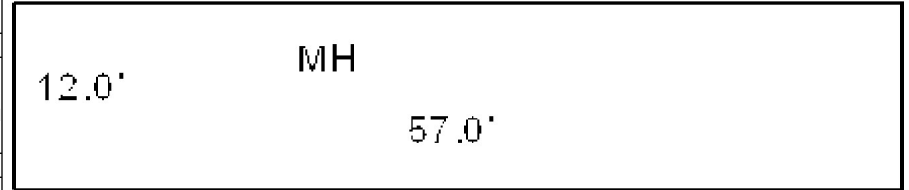
Card 2 Of 2 10/11/2023

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

Date Inspected 2/06/2007

Additions, Outbuildings & Improvements

Type	Year	Units	Grade	Cond	Phys.	Funct.	Sound Value	
997 12' Mobile	1968	12x57	2 100	1	0 %	40 %		1.ONE STORY FRAM
					%	%		2.TWO STORY FRAM
					%	%		3.THREE STORY FR
					%	%		4.1 & 1/2 STORY
					%	%		5.1 & 3/4 STORY
					%	%		6.2 & 1/2 STORY
					%	%		21.Open Frame Por
					%	%		22.Encl Frame Por
					%	%		23.Frame Garage
					%	%		24.Frame Shed
					%	%		25.Frame Bay Wind
					%	%		26.1SFr Overhang
					%	%		27.Unfin Basement
					%	%		28.Unfinished Att
					%	%		29.Finished Attic



Map Lot R07-011

Account 909

Location 294 BIRCH POINT ROAD

Card 1 Of 1 10/11/2023

JOHANSSON, PETER
PO BOX 8670
PORTLAND ME 04104

B4276P79 B4997P222

Previous Owner
BARTER, CHRISTINA M. J/T
BARTER, CORY A.

WISCASSET ME 04578
Sale Date: 4/22/2016

Previous Owner
GOODMAN, LOUIS L. J/T
COONEY, JILL
C/O CHRISTINA BARTER
WISCASSET ME 04578
Sale Date: 5/11/2010

Previous Owner
GOODMAN, LOUIS L.
294 BIRCH POINT ROAD

WISCASSET ME 04578

Inspection Witnessed By:

X

Date

No./Date	Description	Date Insp.

Notes:

2004-PREVIOUS OWNER: LOUIS GOODMAN BK1258 PG2
BOUGHT IN 2003 FOR \$52,000.
2010-Previous owner: Louis Goodman & Jill Cooney BK3206
PG54.

WISCASSET

Property Data			Assessment Record								
Neighborhood 109 SOUTHEAST			Year	Land	Buildings	Exempt	Total				
			2010	37,500	88,800	10,000	116,300				
Tree Growth Year 0			2011	37,500	88,800	0	126,300				
FARM LAND YEAR 0			2012	37,500	88,800	10,000	116,300				
OPEN SPACE YEAR 0											
Zone/Land Use 21 RURAL			2013	37,500	88,800	10,000	116,300				
Secondary Zone			2014	37,500	88,800	10,000	116,300				
			2015	37,500	88,800	10,000	116,300				
Topography 1 Level			2016	37,500	88,800	15,000	111,300				
1.Level	4.Below St	7.Steep	2017	37,500	88,800	0	126,300				
2.Rolling	5.Low	8.Rough	2018	37,500	88,800	0	126,300				
3.Above St	6.Swampy	9.	2019	37,500	88,800	0	126,300				
Utilities	4 Drilled Well	3 Public Sewer									
1.Public	4.Dr Well	7.Cesspool	2020	37,500	88,800	0	126,300				
2.Water	5.DUG/LAKE	8.	2021	37,500	88,800	0	126,300				
3.Sewer	6.Septic	9.None	2022	37,500	88,800	0	126,300				
Street 1 Paved			2023	46,800	111,000	0	157,800				
1.Paved	4.Proposed	7.									
2.Semi Imp	5.Private	8.	Land Data								
3.Gravel	6.Pub Eas	9.NoStreet									
TREE GROWTH PLAN 0			Front Foot	Type	Effective		Influence		Influence Codes		
CONSERV EASE 0					Frontage	Depth	Factor	Code			
Sale Data					11.Regular Lot			%			1.Open Space
					12.Delta Triangle			%			2.Neighborhood A
					13.Nabla Triangle			%			3.Topography
					14.Rear Land			%			4.Size/Shape
Sale Date	4/22/2016		15.Front Foot			%		5.Access			
Price	134,000					%		6.Restriction			
Sale Type	2 Land & Buildings		Square Foot		Square Feet				7.Corner/Locatio		
1.Land	4.Mobile	7.					%		8.View/Environ		
2.L & B	5.Other	8.					%		9.Fract Share		
3.Building	6.	9.					%		Acres		
Financing	9 Unknown						%		30.Rear 20+		
	1.Convent	4.Seller			7.			%		31.Waterfront Rea	
	2.FHA/VA	5.Private			8.			%		32.Open Space	
3.Assumed	6.Cash	9.Unknown						%		33.RestrictEsm	
Validity	1 Arms Length Sale		Fract. Acre		Acreage/Sites				34.PASTURE 1		
1.Valid	4.Split	7.Renovate			20	1.00	100	%	0	35.HORTICULTURAL-	
2.Related	5.Partial	8.Other			21	1.00	100	%	0	36.Pasture 3	
3.Distress	6.Exempt	9.Foreclose			28	0.58	100	%	0	37.Softwood	
Verified	5 Public Record							%		38.Mixed Wood	
	1.Buyer	4.Agent			7.Family				%		39.Hardwood
	2.Seller	5.Pub Rec			8.Other				%		40.Wasteland
	3.Lender	6.MLS			9.				%		41.CAMP SITE
			29.Rear Land 11-2		Total Acreage 1.58				42.Mobile Home Si		
										43.Condo Site	
										44.Site Improve	
										45.CAMP SITE	
										46.PAVING/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

WISCASSET

Map Lot R07-011

Account 909

Location 294 BIRCH POINT ROAD

Card 1

Of 1

10/11/2023

Building Style 1 Conventional	SF Bsmt Living 0	Layout 1 Typical
1.Conv. 5.Colonial 9.Other	Fin Bsmt Grade 0 0	1.Typical 4. 7.
2.Ranch 6.Split 10.Double	HEARTH 0	2.Inadeq 5. 8.
3.R Ranch 7.Mod/Cont 11.Multi	Heat Type 100% 5 Forced Warm Air	3. 6. 9.
4.Cape 8.Log 12.Cot.	1.HWBB 5.FWA 9.No Heat	Attic 9 None
Dwelling Units 1	2.HWCI 6.GravWA 10.	1.1/4 Fin 4.Full Fin 7.
Other Units 0	3.H Pump 7.Electric 11.	2.1/2 Fin 5.F/Stair 8.
Stories 5 One & 3/4 Story	4.Steam 8.F/Wall 12.	3.3/4 Fin 6. 9.None
1.1 4.1.5 7.	Cool Type 0% 9 None	Insulation 1 Full
2.2 5.1.75 8.	1.Refrig 4.W&C Air 7.	1.Full 4.Minimal 7.
3.3 6.2.5 9.	2.Evapor 5. 8.	2.Heavy 5.Unknown 8.
Exterior Walls 8 ALUM/VINYL	3.H Pump 6. 9.None	3.Capped 6. 9.None
1.CLAP 5.T-111 9.OTHER	Kitchen Style 2 TYPICAL	Unfinished % 0%
2.WD SH 6.BR/STONE 10.	1.GOOD 4.Obsolete 7.	Grade & Factor 3 Average 100%
3.COMP 7.NOV 11.	2.TYPICAL 5. 8.	1.E Grade 4.B Grade 7.AA+ Grad
4.ASB/ASP 8.AL/VIN 12.	3.OLD TYPE 6. 9.None	2.D Grade 5.A Grade 8.AA++Grad
Roof Surface 1 Asphalt Shingles	Bath(s) Style 2 TYPICAL	3.C Grade 6.AA Grade 9.Same
1.Asphalt 4.Composit 7.	1.GOOD 4.Obsolete 7.	SQFT (Footprint) 682
2.Slate 5.Wood 8.	2.TYPICAL 5. 8.	Condition 5 Above Average
3.Metal 6.Other 9.	3.Old Type 6. 9.None	1.Poor 4.Avg 7.V G
SF Masonry Trim 0	# Rooms 5	2.Fair 5.Avg+ 8.Exc
OPEN-3-CUSTOM 0	# Bedrooms 2	3.Avg- 6.Good 9.Same
OPEN-4-CUSTOM 0	# Full Baths 2	Phys. % Good 0%
Year Built 1910	# Half Baths 0	Funct. % Good 100%
Year Remodeled 0	# Addn Fixtures 0	Functional Code 9 None
Foundation 3 Brick &/or Stone	# Fireplaces 0	1.Incomp 4.SMALL 7.LAYOUT
1.Concrete 4.Wood 7.		2.O-Built 5.CDU 8.OTHER
2.C Block 5.Slab 8.		3.Defmaint 6.STYLE 9.None
3.Br/Stone 6.Piers 9.		Econ. % Good 100%
Basement 4 Full Basement		Economic Code None
1.1/4 Bmt 4.Full Bmt 7.		0.None 3.Services 9.None
2.1/2 Bmt 5.None 8.		1.Location 4.Traffic 8.
3.3/4 Bmt 6. 9.None		2.Encroach 8.Other 9.
Bsmt Gar # Cars 0		Entrance Code 1 Interior Inspect
Wet Basement 3 Wet Basement		1.Interior 4.Vacant 7.
1.Dry 4. 7.		2.Refusal 5.Estimate 8.
2.Damp 5. 8.		3.Informed 6. 9.
3.Wet 6. 9.		Information Code 1 Owner
		1.Owner 4.Agent 7.
		2.Relative 5.Estimate 8.
		3.Tenant 6.Other 9.

Date Inspected 2/06/2007

Additions, Outbuildings & Improvements

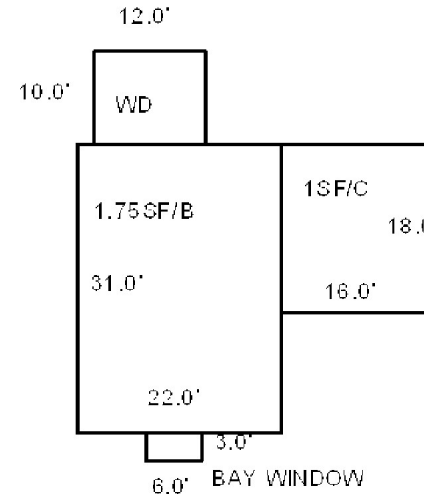
Type	Year	Units	Grade	Cond	Phys.	Funct.	Sound Value
1 ONE STORY	0	288	0 0	0	0 %	0 %	
25 Frame Bay	0	18	0 0	0	0 %	0 %	
68 Wood Deck	1990	120	3 100	3	0 %	100 %	
24 Frame Shed	1980	576	2 100	3	0 %	100 %	
24 Frame Shed	1980	288	2 100	3	0 %	100 %	
24 Frame Shed	1980	308	2 100	3	0 %	100 %	
24 Frame Shed	1980	117	2 100	3	0 %	100 %	
					%	%	
					%	%	
					%	%	

\$HED 16X36

\$HED 14X22

\$HED 12X24

\$HED 9X13



Map Lot R07-011-A

Account 910

Location 300 BIRCH POINT ROAD

Card 1 Of 1 10/11/2023

JOHNSON, ERIC C
JOHNSON, JOCELYN S
WOOLWICH ME 04579

B1363P41

Inspection Witnessed By:

X

Date

No./Date	Description	Date Insp.

Notes:

WISCASSET

Property Data			Assessment Record								
Neighborhood 109 SOUTHEAST			Year	Land	Buildings	Exempt	Total				
			2010	55,000	190,100	0	245,100				
Tree Growth Year 0			2011	55,000	190,100	0	245,100				
FARM LAND YEAR 0			2012	55,000	190,100	0	245,100				
OPEN SPACE YEAR 0			2013	55,000	190,100	0	245,100				
Zone/Land Use 21 RURAL			2014	55,000	190,100	0	245,100				
			2015	55,000	190,100	0	245,100				
Secondary Zone			2016	55,000	190,100	0	245,100				
Topography 1 Level			2017	55,000	190,100	0	245,100				
			2018	55,000	190,100	0	245,100				
1.Level 4.Below St 7.Steep			2019	55,000	190,100	0	245,100				
2.Rolling 5.Low 8.Rough			2020	55,000	190,100	0	245,100				
3.Above St 6.Swampy 9.			2021	55,000	190,100	0	245,100				
Utilities 4 Drilled Well 3 Public Sewer			2022	55,000	190,100	0	245,100				
1.Public 4.Dr Well 7.Cesspool			2023	58,200	208,000	0	266,200				
2.Water 5.DUG/LAKE 8.			Land Data								
3.Sewer 6.Septic 9.None											
Street 1 Paved			Front Foot	Type	Effective		Influence		Influence Codes		
1.Paved 4.Proposed 7.					Frontage	Depth	Factor	Code			
2.Semi Imp 5.Private 8.				11.Regular Lot			%		1.Open Space		
3.Gravel 6.Pub Eas 9.NoStreet				12.Delta Triangle			%		2.Neighborhood A		
TREE GROWTH PLAN 0				13.Nabla Triangle			%		3.Topography		
CONSERV EASE 0				14.Rear Land			%		4.Size/Shape		
Sale Data				15.Front Foot			%		5.Access		
Sale Date			Square Foot		Square Feet				6.Restriction		
Price								%		7.Corner/Locatio	
Sale Type				Fract. Acre	47	1.00		100	%	0	8.View/Environ
1.Land 4.Mobile 7.						48	0.99		100	%	0
2.L & B 5.Other 8.									%		30.Rear 20+
3.Building 6. 9.								%		31.Waterfront Rea	
Financing								%		32.Open Space	
1.Convent 4.Seller 7.							%		33.RestrictEsm		
2.FHA/VA 5.Private 8.							%		34.PASTURE 1		
3.Assumed 6.Cash 9.Unknown						%		35.HORTICULTURAL-			
Validity			Acres	Acreage/Sites						36.Pasture 3	
1.Valid 4.Split 7.Renovate							%		37.Softwood		
2.Related 5.Partial 8.Other							%		38.Mixed Wood		
3.Distress 6.Exempt 9.Foreclose							%		39.Hardwood		
Verified							%		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.			Total Acreage		0.99				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
- 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 R07-011-A

Account 910

Location 300 BIRCH POINT ROAD

Card 1 Of 1 10/11/2023

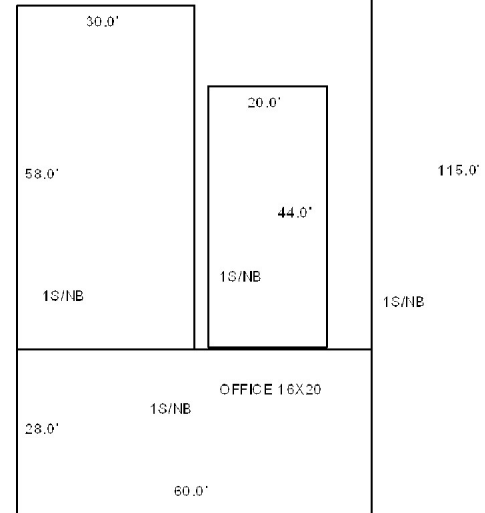
Building Style	SF Bsmt Living	Layout
1.Conv. 5.Colonial 9.Other	Fin Bsmt Grade	1.Typical 4. 7.
2.Ranch 6.Split 10.Double	HEARTH	2.Inadeq 5. 8.
3.R Ranch 7.Mod/Cont 11.Multi	Heat Type 100%	3. 6. 9.
4.Cape 8.Log 12.Cot.	1.HWBB 5.FWA 9.No Heat	Attic
Dwelling Units	2.HWCI 6.GravWA 10.	1.1/4 Fin 4.Full Fin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

Date Inspected 2/16/2007

Additions, Outbuildings & Improvements

Type	Year	Units	Grade	Cond	Phys.	Funct.	Sound Value	
242 MAN	1950	1680	2 100	3	0 %	100 %		1.ONE STORY FRAM
29 Finished Attic	0	320	2 100	3	0 %	100 %		2.TWO STORY FRAM
24 Frame Shed	0	144	2 100	3	0 %	100 %		3.THREE STORY FR
38 UA/Fr/B	1950	814	2 100	3	0 %	100 %		4.1 & 1/2 STORY
242 MAN	1996	1740	2 100	3	0 %	100 %		5.1 & 3/4 STORY
242 MAN	1996	880	2 100	3	0 %	100 %		6.2 & 1/2 STORY
261 WAREHOUSE	1950	2415	2 100	3	0 %	100 %		21.Open Frame Por
					%	%		22.Encl Frame Por
					%	%		23.Frame Garage
					%	%		24.Frame Shed
					%	%		25.Frame Bay Wind
					%	%		26.1SFr Overhang
					%	%		27.Unfin Basement
					%	%		28.Unfinished Att
					%	%		29.Finished Attic

SHED 12X12



WAREHOUSE NOT
HEATED



WISCASSET

Map Lot R07-012


Account 911

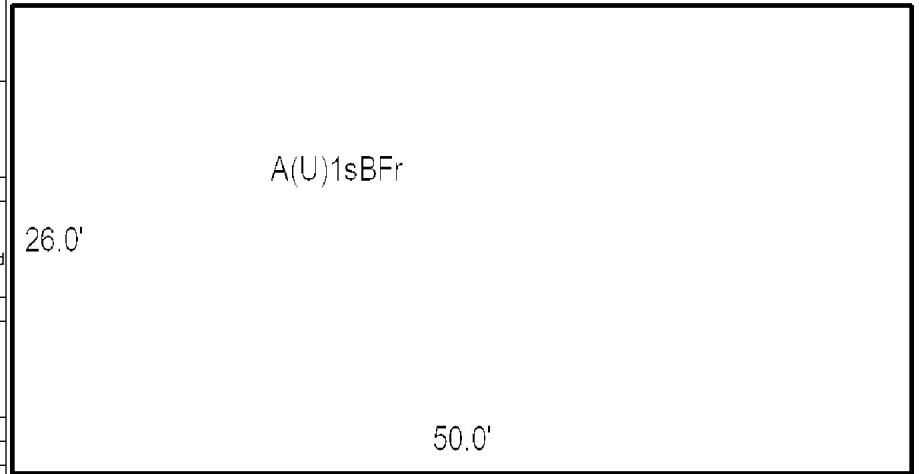
Location 4 PINE NEEDLE DRIVE

Card 1

Of 1

10/11/2023

Building Style 4 Cape Cod	SF Bsmt Living 0	Layout 1 Typical
1.Conv. 5.Colonial 9.Other	Fin Bsmt Grade 0 0	1.Typical 4. 7.
2.Ranch 6.Split 10.Double	HEARTH 0	2.Inadeq 5. 8.
3.R Ranch 7.Mod/Cont 11.Multi	Heat Type 100% 5 Forced Warm Air	3. 6. 9.
4.Cape 8.Log 12.Cot.	1.HWBB 5.FWA 9.No Heat	Attic 5 Floor & Stairs
Dwelling Units 1	2.HWCI 6.GravWA 10.	1.1/4 Fin 4.Full Fin 7.
Other Units 0	3.H Pump 7.Electric 11.	2.1/2 Fin 5.F/Stair 8.
Stories 1 One Story	4.Steam 8.F/Wall 12.	3.3/4 Fin 6. 9.None
1.1 4.1.5 7.	Cool Type 0% 9 None	Insulation 1 Full
2.2 5.1.75 8.	1.Refrig 4.W&C Air 7.	1.Full 4.Minimal 7.
3.3 6.2.5 9.	2.Evapor 5. 8.	2.Heavy 5.Unknown 8.
Exterior Walls 8 ALUM/VINYL	3.H Pump 6. 9.None	3.Capped 6. 9.None
1.CLAP 5.T-111 9.OTHER	Kitchen Style 2 TYPICAL	Unfinished % 0%
2.WD SH 6.BR/STONE 10.	1.GOOD 4.Obsolete 7.	Grade & Factor 3 Average 100%
3.COMP 7.NOV 11.	2.TYPICAL 5. 8.	1.E Grade 4.B Grade 7.AA+ Grad
4.ASB/ASP 8.AL/VIN 12.	3.OLD TYPE 6. 9.None	2.D Grade 5.A Grade 8.AA++Grad
Roof Surface 1 Asphalt Shingles	Bath(s) Style 2 TYPICAL	3.C Grade 6.AA Grade 9.Same
1.Asphalt 4.Composit 7.	1.GOOD 4.Obsolete 7.	SQFT (Footprint) 1300
2.Slate 5.Wood 8.	2.TYPICAL 5. 8.	Condition 4 Average
3.Metal 6.Other 9.	3.Old Type 6. 9.None	1.Poor 4.Avg 7.V G
SF Masonry Trim 0	# Rooms 0	2.Fair 5.Avg+ 8.Exc
OPEN-3-CUSTOM 0	# Bedrooms 3	3.Avg- 6.Good 9.Same
OPEN-4-CUSTOM 0	# Full Baths 2	Phys. % Good 0%
Year Built 2019	# Half Baths 0	Funct. % Good 100%
Year Remodeled 0	# Addn Fixtures 0	Functional Code 9 None
Foundation 1 Concrete	# Fireplaces 0	1.Incomp 4.SMALL 7.LAYOUT
1.Concrete 4.Wood 7.	 <p>TRIO Software A Division of Harris Computer Systems</p>	2.O-Built 5.CDU 8.OTHER
2.C Block 5.Slab 8.		3.Defmait 6.STYLE 9.None
3.Br/Stone 6.Piers 9.		Econ. % Good 100%
Basement 4 Full Basement		Economic Code None
1.1/4 Bmt 4.Full Bmt 7.		0.None 3.Services 9.None
2.1/2 Bmt 5.None 8.		1.Location 4.Traffic 8.
3.3/4 Bmt 6. 9.None		2.Encroach 8.Other 9.
Bsmt Gar # Cars 0		Entrance Code 4 Unoccupied
Wet Basement 1 Dry Basement		1.Interior 4.Vacant 7.
1.Dry 4. 7.		2.Refusal 5.Estimate 8.
2.Damp 5. 8.	3.Informed 6. 9.	
3.Wet 6. 9.	Information Code 5 Estimate	
	1.Owner 4.Agent 7.	
	2.Relative 5.Estimate 8.	
	3.Tenant 6.Other 9.	



Date Inspected

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


WISCASSET

Map Lot R07-012-A

Account 912

Location 32 PINE NEEDLE DRIVE

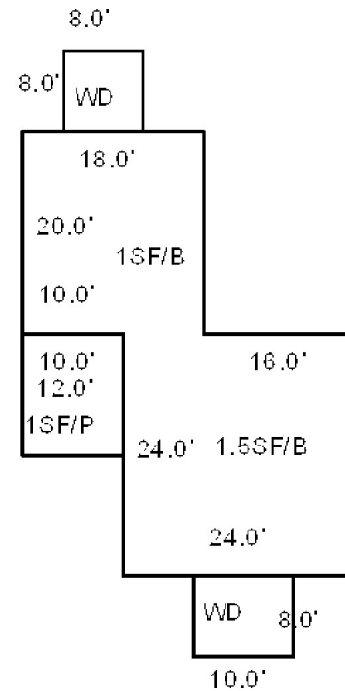
Card 1 Of 1 10/11/2023

Building Style 8 Log	SF Bsmt Living 0	Layout 1 Typical
1.Conv. 5.Colonial 9.Other	Fin Bsmt Grade 0 0	1.Typical 4. 7.
2.Ranch 6.Split 10.Double	HEARTH 0	2.Inadeq 5. 8.
3.R Ranch 7.Mod/Cont 11.Multi	Heat Type 100% 1 Hot Water BB	3. 6. 9.
4.Cape 8.Log 12.Cot.	1.HWBB 5.FWA 9.No Heat	Attic 4 Full Finished
Dwelling Units 1	2.HWCI 6.GravWA 10.	1.1/4 Fin 4.Full Fin 7.
Other Units 0	3.H Pump 7.Electric 11.	2.1/2 Fin 5.F/Stair 8.
Stories 1 One Story	4.Steam 8.F/Wall 12.	3.3/4 Fin 6. 9.None
1.1 4.1.5 7.	Cool Type 0% 9 None	Insulation 1 Full
2.2 5.1.75 8.	1.Refrig 4.W&C Air 7.	1.Full 4.Minimal 7.
3.3 6.2.5 9.	2.Evapor 5. 8.	2.Heavy 5.Unknown 8.
Exterior Walls 9 OTHER	3.H Pump 6. 9.None	3.Capped 6. 9.None
1.CLAP 5.T-111 9.OTHER	Kitchen Style 2 TYPICAL	Unfinished % 0%
2.WD SH 6.BR/STONE 10.	1.GOOD 4.Obsolete 7.	Grade & Factor 4 Good 95%
3.COMP 7.NOV 11.	2.TYPICAL 5. 8.	1.E Grade 4.B Grade 7.AA+ Grad
4.ASB/ASP 8.AL/VIN 12.	3.OLD TYPE 6. 9.None	2.D Grade 5.A Grade 8.AA++Grad
Roof Surface 1 Asphalt Shingles	Bath(s) Style 2 TYPICAL	3.C Grade 6.AA Grade 9.Same
1.Asphalt 4.Composit 7.	1.GOOD 4.Obsolete 7.	SQFT (Footprint) 936
2.Slate 5.Wood 8.	2.TYPICAL 5. 8.	Condition 4 Average
3.Metal 6.Other 9.	3.Old Type 6. 9.None	1.Poor 4.Avg 7.V G
SF Masonry Trim 0	# Rooms 7	2.Fair 5.Avg+ 8.Exc
OPEN-3-CUSTOM 0	# Bedrooms 4	3.Avg- 6.Good 9.Same
OPEN-4-CUSTOM 0	# Full Baths 1	Phys. % Good 0%
Year Built 1972	# Half Baths 0	Funct. % Good 100%
Year Remodeled 1980	# Addn Fixtures 0	Functional Code 9 None
Foundation 1 Concrete	# Fireplaces 0	1.Incomp 4.SMALL 7.LAYOUT
1.Concrete 4.Wood 7.		2.O-Built 5.CDU 8.OTHER
2.C Block 5.Slab 8.		3.Defmaint 6.STYLE 9.None
3.Br/Stone 6.Piers 9.		Econ. % Good 100%
Basement 4 Full Basement		Economic Code None
1.1/4 Bmt 4.Full Bmt 7.		0.None 3.Services 9.None
2.1/2 Bmt 5.None 8.		1.Location 4.Traffic 8.
3.3/4 Bmt 6. 9.None		2.Encroach 8.Other 9.
Bsmt Gar # Cars 0		Entrance Code 1 Interior Inspect
Wet Basement 3 Wet Basement		1.Interior 4.Vacant 7.
1.Dry 4. 7.		2.Refusal 5.Estimate 8.
2.Damp 5. 8.		3.Informed 6. 9.
3.Wet 6. 9.		Information Code 1 Owner
		1.Owner 4.Agent 7.
		2.Relative 5.Estimate 8.
		3.Tenant 6.Other 9.

Date Inspected 3/17/2007

Additions, Outbuildings & Improvements

Type	Year	Units	Grade	Cond	Phys.	Funct.	Sound Value
1 ONE STORY	0	120	0 0	0	0 %	0 %	
68 Wood Deck	0	64	0 0	0	0 %	0 %	
78 1.75 ST	1978	576	0 0	0	0 %	0 %	
68 Wood Deck	2006	80	0 0	0	0 %	0 %	
					%	%	
					%	%	
					%	%	
					%	%	
					%	%	
					%	%	
					%	%	



Map Lot R07-012-B

Account 2729

Location

Card 1 Of 1 10/11/2023

MURRAY, MICHAEL P
MURRAY, BONNIE J
WISCASSET ME 04578

B5549P264

Inspection Witnessed By:

X

Date

No./Date	Description	Date Insp.

Notes:

'21 10.34 ACRES FROM LOT 12.

WISCASSET

Property Data

Neighborhood	109 SOUTHEAST		
Tree Growth Year	0		
FARM LAND YEAR			
OPEN SPACE YEAR			
Zone/Land Use	21 RURAL		
Secondary Zone			
Topography	2 Rolling		
1.Level	4.Below St	7.Steep	
2.Rolling	5.Low	8.Rough	
3.Above St	6.Swampy	9.	
Utilities			
1.Public	4.Dr Well	7.Cesspool	
2.Water	5.DUG/LAKE	8.	
3.Sewer	6.Septic	9.None	
Street	5 Private		
1.Paved	4.Proposed	7.	
2.Semi Imp	5.Private	8.	
3.Gravel	6.Pub Eas	9.NoStreet	
TREE GROWTH PLAN	0		
CONSERV EASE	0		
Sale Data			
Sale Date	7/13/2020		
Price	20,000		
Sale Type	1 Land Only		
1.Land	4.Mobile	7.	
2.L & B	5.Other	8.	
3.Building	6.	9.	
Financing	9 Unknown		
1.Convent	4.Seller	7.	
2.FHA/VA	5.Private	8.	
3.Assumed	6.Cash	9.Unknown	
Validity	4 Split/ Assemblage		
1.Valid	4.Split	7.Renovate	
2.Related	5.Partial	8.Other	
3.Distress	6.Exempt	9.Foreclose	
Verified	5 Public Record		
1.Buyer	4.Agent	7.Family	
2.Seller	5.Pub Rec	8.Other	
3.Lender	6.MLS	9.	

Assessment Record

Year	Land	Buildings	Exempt	Total
2021	55,000	0	0	55,000
2022	55,000	0	0	55,000
2023	68,700	0	0	68,700

Land Data

Front Foot	Type	Effective		Influence		Influence Codes
		Frontage	Depth	Factor	Code	
11.Regular Lot				%		1.Open Space
12.Delta Triangle				%		2.Neighborhood A
13.Nabla Triangle				%		3.Topography
14.Rear Land				%		4.Size/Shape
15.Front Foot				%		5.Access
				%		6.Restriction
				%		7.Corner/Locatio
				%		8.View/Environ
				%		9.Fract Share
				%		Acres
				%		30.Rear 20+
				%		31.Waterfront Rea
				%		32.Open Space
				%		33.RestrictEsm
				%		34.PASTURE 1
				%		35.HORTICULTURAL-
				%		36.Pasture 3
				%		37.Softwood
				%		38.Mixed Wood
				%		39.Hardwood
				%		40.Wasteland
				%		41.CAMP SITE
				%		42.Mobile Home Si
				%		43.Condo Site
				%		44.Site Improve
				%		45.CAMP SITE
				%		46.PAVING/00
Total Acreage		10.34				

WISCASSET

Map Lot R07-012-B

Account 2729

Location

Card 1 Of 1 10/11/2023

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

Map Lot R07-013

Account 913

Location 312 BIRCH POINT ROAD

Card 1 Of 1 10/11/2023

TRAVIS, PAUL A
TRAVIS, CHERYL L
312 BIRCH POINT ROAD
WISCASSET ME 04578

B1605P3

Inspection Witnessed By:

X

Date

No./Date	Description	Date Insp.

Notes:

2/16/11-abatement done to correct grade/condition from C/105 to C/100.

WISCASSET

Property Data

Neighborhood 109 SOUTHEAST		
Tree Growth Year 0		
FARM LAND YEAR 0		
OPEN SPACE YEAR 0		
Zone/Land Use 21 RURAL		
Secondary Zone		
Topography 1 Level		
1.Level	4.Below St	7.Steep
2.Rolling	5.Low	8.Rough
3.Above St	6.Swampy	9.
Utilities 5 Dugwell/Lake 3 Public Sewer		
1.Public	4.Dr Well	7.Cesspool
2.Water	5.DUG/LAKE	8.
3.Sewer	6.Septic	9.None
Street 1 Paved		
1.Paved	4.Proposed	7.
2.Semi Imp	5.Private	8.
3.Gravel	6.Pub Eas	9.NoStreet
TREE GROWTH PLAN 0		
CONSERV EASE 0		
Sale Data		
Sale Date		
Price		
Sale Type		
1.Land	4.Mobile	7.
2.L & B	5.Other	8.
3.Building	6.	9.
Financing		
1.Convent	4.Seller	7.
2.FHA/VA	5.Private	8.
3.Assumed	6.Cash	9.Unknown
Validity		
1.Valid	4.Split	7.Renovate
2.Related	5.Partial	8.Other
3.Distress	6.Exempt	9.Foreclose
Verified		
1.Buyer	4.Agent	7.Family
2.Seller	5.Pub Rec	8.Other
3.Lender	6.MLS	9.

Assessment Record

Year	Land	Buildings	Exempt	Total
2010	36,900	190,300	10,000	217,200
2011	36,900	183,800	10,000	210,700
2012	36,900	183,800	10,000	210,700
2013	36,900	183,800	10,000	210,700
2014	36,900	183,800	10,000	210,700
2015	36,900	183,800	10,000	210,700
2016	36,900	183,800	15,000	205,700
2017	36,900	183,800	20,000	200,700
2018	36,900	183,800	20,000	200,700
2019	36,900	183,800	20,000	200,700
2020	36,900	183,800	25,000	195,700
2021	36,900	183,800	25,000	195,700
2022	36,900	183,800	24,000	196,700
2023	46,100	229,800	25,000	250,900

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		1.29				

WISCASSET

Map Lot R07-013

Account 913

Location 312 BIRCH POINT ROAD

Card 1

Of 1

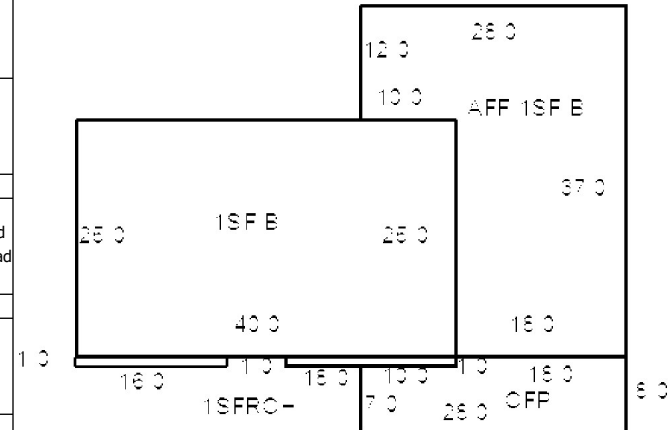
10/11/2023

Building Style 3 Raised Ranch	SF Bsmt Living 900	Layout 1 Typical
1.Conv. 5.Colonial 9.Other	Fin Bsmt Grade 2 100	1.Typical 4. 7.
2.Ranch 6.Split 10.Double	HEARTH 0	2.Inadeq 5. 8.
3.R Ranch 7.Mod/Cont 11.Multi	Heat Type 100% 1 Hot Water BB	3. 6. 9.
4.Cape 8.Log 12.Cot.	1.HWBB 5.FWA 9.No Heat	Attic 9 None
Dwelling Units 1	2.HWCI 6.GravWA 10.	1.1/4 Fin 4.Full Fin 7.
Other Units 0	3.H Pump 7.Electric 11.	2.1/2 Fin 5.F/Stair 8.
Stories 1 One Story	4.Steam 8.F/Wall 12.	3.3/4 Fin 6. 9.None
1.1 4.1.5 7.	Cool Type 0% 9 None	Insulation 1 Full
2.2 5.1.75 8.	1.Refrig 4.W&C Air 7.	1.Full 4.Minimal 7.
3.3 6.2.5 9.	2.Evapor 5. 8.	2.Heavy 5.Unknown 8.
Exterior Walls 8 ALUM/VINYL	3.H Pump 6. 9.None	3.Capped 6. 9.None
1.CLAP 5.T-111 9.OTHER	Kitchen Style 2 TYPICAL	Unfinished % 0%
2.WD SH 6.BR/STONE 10.	1.GOOD 4.Obsolete 7.	Grade & Factor 3 Average 100%
3.COMP 7.NOV 11.	2.TYPICAL 5. 8.	1.E Grade 4.B Grade 7.AA+ Grad
4.ASB/ASP 8.AL/VIN 12.	3.OLD TYPE 6. 9.None	2.D Grade 5.A Grade 8.AA++Grad
Roof Surface 1 Asphalt Shingles	Bath(s) Style 2 TYPICAL	3.C Grade 6.AA Grade 9.Same
1.Asphalt 4.Composit 7.	1.GOOD 4.Obsolete 7.	SQFT (Footprint) 1200
2.Slate 5.Wood 8.	2.TYPICAL 5. 8.	Condition 4 Average
3.Metal 6.Other 9.	3.Old Type 6. 9.None	1.Poor 4.Avg 7.V G
SF Masonry Trim 0	# Rooms 5	2.Fair 5.Avg+ 8.Exc
OPEN-3-CUSTOM 0	# Bedrooms 3	3.Avg- 6.Good 9.Same
OPEN-4-CUSTOM 0	# Full Baths 1	Phys. % Good 0%
Year Built 1975	# Half Baths 0	Funct. % Good 100%
Year Remodeled 2002	# Addn Fixtures 0	Functional Code 9 None
Foundation 1 Concrete	# Fireplaces 0	1.Incomp 4.SMALL 7.LAYOUT
1.Concrete 4.Wood 7.		2.O-Built 5.CDU 8.OTHER
2.C Block 5.Slab 8.		3.Defmaint 6.STYLE 9.None
3.Br/Stone 6.Piers 9.		Econ. % Good 100%
Basement 4 Full Basement		Economic Code None
1.1/4 Bmt 4.Full Bmt 7.		0.None 3.Services 9.None
2.1/2 Bmt 5.None 8.		1.Location 4.Traffic 8.
3.3/4 Bmt 6. 9.None		2.Encroach 8.Other 9.
Bsmt Gar # Cars 1		Entrance Code 4 Unoccupied
Wet Basement 1 Dry Basement		1.Interior 4.Vacant 7.
1.Dry 4. 7.		2.Refusal 5.Estimate 8.
2.Damp 5. 8.		3.Informed 6. 9.
3.Wet 6. 9.		Information Code 6 Other
		1.Owner 4.Agent 7.
		2.Relative 5.Estimate 8.
		3.Tenant 6.Other 9.

Date Inspected 6/03/2010

Additions, Outbuildings & Improvements

Type	Year	Units	Grade	Cond	Phys.	Funct.	Sound Value	
76 1.25 ST	0	1120	3 100	2	0 %	100 %		1.ONE STORY FRAM
26 1SFr Overhang	1975	16	3 100	3	0 %	100 %		2.TWO STORY FRAM
14 1.5 Story/BSMT	2002	786	3 100	3	0 %	70 %		3.THREE STORY FR
26 1SFr Overhang	1975	16	3 100	3	0 %	100 %		4.1 & 1/2 STORY
21 Open Frame	2009	214	3 100	3	0 %	70 %		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



40'0" x 22'0" 1 25SF GARAGE



Map Lot R07-014		Account 914	Location 21 PINE NEEDLE DRIVE		Card 1	Of 1	10/11/2023					
CLAVERIE, MARTHA 21 PINE NEEDLE DRIVE WISCASSET ME 04578 USA B3578P47 B5036P69 B5036P71 B5251P263			Property Data		Assessment Record							
			Neighborhood 109 SOUTHEAST		Year	Land	Buildings	Exempt	Total			
			Tree Growth Year 0		2010	44,600	228,100	10,000	262,700			
			FARM LAND YEAR 0		2011	44,600	228,300	10,000	262,900			
			OPEN SPACE YEAR 0		2012	44,600	228,300	10,000	262,900			
Previous Owner KRULISH, WILLIAM A KRULISH, KAREN L C/O MARTHA CLAVERIE WISCASSET ME 04578 Sale Date: 4/25/2018			Zone/Land Use 21 RURAL		2013	44,600	228,300	10,000	262,900			
			Secondary Zone		2014	44,600	228,300	10,000	262,900			
					2015	44,600	228,300	10,000	262,900			
			Topography 2 Rolling		2016	44,600	228,300	15,000	257,900			
			Previous Owner STOVER, PAUL J. STOVER, BONNIE G. WISCASSET ME 04578 Sale Date: 10/24/2005		1.Level	4.Below St	7.Steep	2017	44,600	228,300	0	272,900
2.Rolling	5.Low	8.Rough			2018	44,600	228,300	0	272,900			
3.Above St	6.Swampy	9.										
Utilities 4 Drilled Well 3 Public Sewer		2019			44,600	228,300	0	272,900				
WISCASSET ME 04578 Sale Date: 10/24/2005		1.Public			4.Dr Well	7.Cesspool	2020	44,600	228,300	25,000	247,900	
		2.Water	5.DUG/LAKE	8.	2021	44,600	228,300	25,000	247,900			
		3.Sewer	6.Septic	9.None	2022	44,600	228,300	24,000	248,900			
		Street 1 Paved		2023	55,800	285,300	25,000	316,100				
		Inspection Witnessed By:		1.Paved	4.Proposed	7.	Land Data					
2.Semi Imp	5.Private			8.	Front Foot	Type	Effective		Influence		Influence Codes	
3.Gravel	6.Pub Eas			9.NoStreet			Frontage	Depth	Factor	Code		
TREE GROWTH PLAN 0				11.Regular Lot					%			1.Open Space
CONSERV EASE 0				12.Delta Triangle					%			2.Neighborhood A
Sale Data		13.Nabla Triangle					%		3.Topography			
X		Sale Date 4/25/2018		14.Rear Land			%		4.Size/Shape			
		Price 222,500		15.Front Foot			%		5.Access			
		Sale Type 2 Land & Buildings		Square Foot		Square Feet				6.Restriction		
		1.Land					%		7.Corner/Locatio			
		2.L & B					%		8.View/Environ			
3.Building			%				9.Fract Share					
Financing 9 Unknown		16.Regular Lot				%		Acres				
Notes:		1.Convent	4.Seller	7.	17.Secondary Site		%		30.Rear 20+			
		2.FHA/VA	5.Private	8.	18.Secondary Site		%		31.Waterfront Rea			
		3.Assumed	6.Cash	9.Unknown	19.Condominium		%		32.Open Space			
		Validity 1 Arms Length Sale		20.Base Homesite		%		33.RestrictEsm				
		1.Valid		4.Split	7.Renovate	Fract. Acre		Acreage/Sites			34.PASTURE 1	
2.Related		5.Partial	8.Other	20	1.00			100	%	0	35.HORTICULTURAL-	
3.Distress		6.Exempt	9.Foreclose	21	1.00			100	%	0	36.Pasture 3	
Verified 5 Public Record				28	4.16			100	%	0	37.Softwood	
									%		38.Mixed Wood	
							%		39.Hardwood			
							%		40.Wasteland			
							%		41.CAMP SITE			
WISCASSET		1.Buyer	4.Agent	7.Family	24.Base Waterfron		Total Acreage		5.16	42.Mobile Home Si		
		2.Seller	5.Pub Rec	8.Other	25.Shallow WF Siz				43.Condo Site			
		3.Lender	6.MLS	9.	26.Base Water Inf				44.Site Improve			
				27.Influence W Si				45.CAMP SITE				
				28.Rear Land 1-10				46.PAVING/00				
				29.Rear Land 11-2								


WISCASSET

Map Lot R07-014

Account 914

Location 21 PINE NEEDLE DRIVE

Card 1 Of 1 10/11/2023

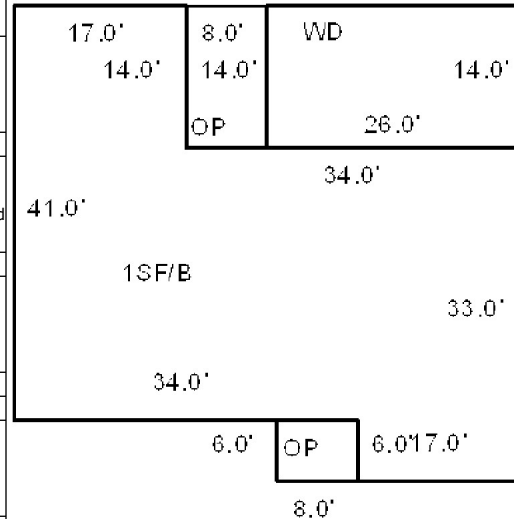
Building Style 8 Log	SF Bsmt Living 354	Layout 1 Typical
1.Conv. 5.Colonial 9.Other	Fin Bsmt Grade 9 100	1.Typical 4. 7.
2.Ranch 6.Split 10.Double	HEARTH 0	2.Inadeq 5. 8.
3.R Ranch 7.Mod/Cont 11.Multi	Heat Type 100% 1 Hot Water BB	3. 6. 9.
4.Cape 8.Log 12.Cot.	1.HWBB 5.FWA 9.No Heat	Attic 9 None
Dwelling Units 1	2.HWCI 6.GravWA 10.	1.1/4 Fin 4.Full Fin 7.
Other Units 0	3.H Pump 7.Electric 11.	2.1/2 Fin 5.F/Stair 8.
Stories 1 One Story	4.Steam 8.F/Wall 12.	3.3/4 Fin 6. 9.None
1.1 4.1.5 7.	Cool Type 0% 9 None	Insulation 1 Full
2.2 5.1.75 8.	1.Refrig 4.W&C Air 7.	1.Full 4.Minimal 7.
3.3 6.2.5 9.	2.Evapor 5. 8.	2.Heavy 5.Unknown 8.
Exterior Walls 9 OTHER	3.H Pump 6. 9.None	3.Capped 6. 9.None
1.CLAP 5.T-111 9.OTHER	Kitchen Style 2 TYPICAL	Unfinished % 0%
2.WD SH 6.BR/STONE 10.	1.GOOD 4.Obsolete 7.	Grade & Factor 4 Good 105%
3.COMP 7.NOV 11.	2.TYPICAL 5. 8.	1.E Grade 4.B Grade 7.AA+ Grad
4.ASB/ASP 8.AL/VIN 12.	3.OLD TYPE 6. 9.None	2.D Grade 5.A Grade 8.AA++Grad
Roof Surface 1 Asphalt Shingles	Bath(s) Style 2 TYPICAL	3.C Grade 6.AA Grade 9.Same
1.Asphalt 4.Composit 7.	1.GOOD 4.Obsolete 7.	SQFT (Footprint) 1717
2.Slate 5.Wood 8.	2.TYPICAL 5. 8.	Condition 5 Above Average
3.Metal 6.Other 9.	3.Old Type 6. 9.None	1.Poor 4.Avg 7.V G
SF Masonry Trim 0	# Rooms 7	2.Fair 5.Avg+ 8.Exc
OPEN-3-CUSTOM 0	# Bedrooms 3	3.Avg- 6.Good 9.Same
OPEN-4-CUSTOM 0	# Full Baths 1	Phys. % Good 0%
Year Built 1990	# Half Baths 2	Funct. % Good 100%
Year Remodeled 0	# Addn Fixtures 1	Functional Code 9 None
Foundation 1 Concrete	# Fireplaces 0	1.Incomp 4.SMALL 7.LAYOUT
1.Concrete 4.Wood 7.		2.O-Built 5.CDU 8.OTHER
2.C Block 5.Slab 8.		3.Defmaint 6.STYLE 9.None
3.Br/Stone 6.Piers 9.		Econ. % Good 100%
Basement 4 Full Basement		Economic Code None
1.1/4 Bmt 4.Full Bmt 7.		0.None 3.Services 9.None
2.1/2 Bmt 5.None 8.		1.Location 4.Traffic 8.
3.3/4 Bmt 6. 9.None		2.Encroach 8.Other 9.
Bsmt Gar # Cars 0		Entrance Code 3 Information Only
Wet Basement 1 Dry Basement		1.Interior 4.Vacant 7.
1.Dry 4. 7.		2.Refusal 5.Estimate 8.
2.Damp 5. 8.		3.Informed 6. 9.
3.Wet 6. 9.		Information Code 1 Owner
		1.Owner 4.Agent 7.
		2.Relative 5.Estimate 8.
		3.Tenant 6.Other 9.

Date Inspected 6/03/2010

Additions, Outbuildings & Improvements

Type	Year	Units	Grade	Cond	Phys.	Funct.	Sound Value	
21 Open Frame	0	112	0 0	0	0 %	0 %		1.ONE STORY FRAM
21 Open Frame	0	48	0 0	0	0 %	0 %		2.TWO STORY FRAM
68 Wood Deck	0	364	4 100	4	0 %	100 %		3.THREE STORY FR
83 1.25 ST SHED....	0	224	4 100	4	0 %	100 %		4.1 & 1/2 STORY
73 AB.GR. POOL.....	0	1	3 100	4	99 %	100 %		5.1 & 3/4 STORY
61 Canopy	0	128	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

AGPOOL



SHED 14X16



Map Lot R07-015

Account 915

Location 318 BIRCH POINT ROAD

Card 1 Of 3 10/11/2023

DALTON, PAULINE E(TRUSTEE)
DALTON, JOSEPH P. & GERTRUDE E. PERKINS(TRUSTEES)
PAULINE E. DALTON 2016 REVOCABLE TRUST
WISCASSET ME 04578

B672P98 B5079P143

Inspection Witnessed By:

X

Date

No./Date	Description	Date Insp.

Notes:

THRIFT STORE IS 316 BIRCH POINT ROAD
HOUSE IS 318 BIRCH POINT ROAD
GARAGE/APT IS 320 BIRCH POINT ROAD

WISCASSET

Property Data			Assessment Record						
Neighborhood 109 SOUTHEAST			Year	Land		Buildings		Exempt	Total
			2010	48,300		61,300		10,000	99,600
Tree Growth Year 0			2011	48,300		61,300		10,000	99,600
FARM LAND YEAR 0			2012	48,300		61,300		10,000	99,600
OPEN SPACE YEAR 0			2013	48,300		61,300		10,000	99,600
Zone/Land Use 21 RURAL			2014	48,300		61,300		10,000	99,600
Secondary Zone			2015	48,300		61,300		10,000	99,600
			2016	48,300		61,300		15,000	94,600
Topography 1 Level			2017	48,300		61,300		20,000	89,600
1.Level	4.Below St	7.Steep	2018	48,300		61,300		20,000	89,600
2.Rolling	5.Low	8.Rough	2019	48,300		61,300		20,000	89,600
3.Above St	6.Swampy	9.		48,300		61,300		20,000	89,600
Utilities	4 Drilled Well	3 Public Sewer	2020	48,300		61,300		25,000	84,600
1.Public	4.Dr Well	7.Cesspool	2021	48,300		61,300		25,000	84,600
2.Water	5.DUG/LAKE	8.	2022	48,300		61,300		24,000	85,600
3.Sewer	6.Septic	9.None	2023	60,400		76,700		25,000	112,100
Street 1 Paved			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 0			11.Regular Lot						
CONSERV EASE 0									
Sale Data			12.Delta Triangle						
Sale Date			13.Nabla Triangle						
Price									
Sale Type			14.Rear Land						
1.Land									
2.L & B			Square Foot						
3.Building									
Financing			17.Secondary Site						
1.Convent									
2.FHA/VA			19.Condominium						
3.Assumed									
Validity			Fract. Acre						
1.Valid									
2.Related			22.Base Waterfron						
3.Distress									
Verified			Acres						
1.Buyer									
2.Seller			25.Shallow WF Siz						
3.Lender									
			27.Influence W Si						
			29.Rear Land 11-2						

WISCASSET

Map Lot R07-015

Account 915

Location 318 BIRCH POINT ROAD

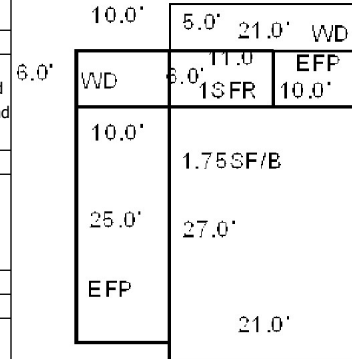
Card 1

Of 3

10/11/2023

Building Style 1 Conventional	SF Bsmt Living 0	Layout 1 Typical
1.Conv. 5.Colonial 9.Other	Fin Bsmt Grade 0 0	1.Typical 4. 7.
2.Ranch 6.Split 10.Double	HEARTH 0	2.Inadeq 5. 8.
3.R Ranch 7.Mod/Cont 11.Multi	Heat Type 100% 5 Forced Warm Air	3. 6. 9.
4.Cape 8.Log 12.Cot.	1.HWBB 5.FWA 9.No Heat	Attic 9 None
Dwelling Units 1	2.HWCI 6.GravWA 10.	1.1/4 Fin 4.Full Fin 7.
Other Units 0	3.H Pump 7.Electric 11.	2.1/2 Fin 5.F/Stair 8.
Stories 5 One & 3/4 Story	4.Steam 8.F/Wall 12.	3.3/4 Fin 6. 9.None
1.1 4.1.5 7.	Cool Type 0% 9 None	Insulation 4 Minimal
2.2 5.1.75 8.	1.Refrig 4.W&C Air 7.	1.Full 4.Minimal 7.
3.3 6.2.5 9.	2.Evapor 5. 8.	2.Heavy 5.Unknown 8.
Exterior Walls 1 CLAPBOARD	3.H Pump 6. 9.None	3.Capped 6. 9.None
1.CLAP 5.T-111 9.OTHER	Kitchen Style 2 TYPICAL	Unfinished % 0%
2.WD SH 6.BR/STONE 10.	1.GOOD 4.Obsolete 7.	Grade & Factor 3 Average 100%
3.COMP 7.NOV 11.	2.TYPICAL 5. 8.	1.E Grade 4.B Grade 7.AA+ Grad
4.ASB/ASP 8.AL/VIN 12.	3.OLD TYPE 6. 9.None	2.D Grade 5.A Grade 8.AA++Grad
Roof Surface 1 Asphalt Shingles	Bath(s) Style 2 TYPICAL	3.C Grade 6.AA Grade 9.Same
1.Asphalt 4.Composit 7.	1.GOOD 4.Obsolete 7.	SQFT (Footprint) 567
2.Slate 5.Wood 8.	2.TYPICAL 5. 8.	Condition 2 Fair
3.Metal 6.Other 9.	3.Old Type 6. 9.None	1.Poor 4.Avg 7.V G
SF Masonry Trim 0	# Rooms 5	2.Fair 5.Avg+ 8.Exc
OPEN-3-CUSTOM 0	# Bedrooms 3	3.Avg- 6.Good 9.Same
OPEN-4-CUSTOM 0	# Full Baths 1	Phys. % Good 0%
Year Built 1850	# Half Baths 0	Funct. % Good 100%
Year Remodeled 0	# Addn Fixtures 0	Functional Code 9 None
Foundation 3 Brick &/or Stone	# Fireplaces 0	1.Incomp 4.SMALL 7.LAYOUT
1.Concrete 4.Wood 7.		2.O-Built 5.CDU 8.OTHER
2.C Block 5.Slab 8.		3.Defmaint 6.STYLE 9.None
3.Br/Stone 6.Piers 9.		Econ. % Good 100%
Basement 4 Full Basement		Economic Code None
1.1/4 Bmt 4.Full Bmt 7.		0.None 3.Services 9.None
2.1/2 Bmt 5.None 8.		1.Location 4.Traffic 8.
3.3/4 Bmt 6. 9.None		2.Encroach 8.Other 9.
Bsmt Gar # Cars 0		Entrance Code 1 Interior Inspect
Wet Basement 3 Wet Basement		1.Interior 4.Vacant 7.
1.Dry 4. 7.		2.Refusal 5.Estimate 8.
2.Damp 5. 8.		3.Informed 6. 9.
3.Wet 6. 9.		Information Code 1 Owner
		1.Owner 4.Agent 7.
		2.Relative 5.Estimate 8.
		3.Tenant 6.Other 9.

SHED 18X26



GARAGE 44X22

Date Inspected 2/06/2007

Additions, Outbuildings & Improvements

Type	Year	Units	Grade	Cond	Phys.	Funct.	Sound Value
22 Encl Frame Porch	0	250	0 0	0	0 %	0 %	
1 ONE STORY	0	66	0 0	0	0 %	0 %	
68 Wood Deck	0	60	0 0	0	0 %	0 %	
23 Frame Garage	1999	968	3 100	4	0 %	100 %	
22 Encl Frame Porch	0	60	0 0	0	0 %	0 %	
68 Wood Deck	2000	105	0 0	0	0 %	0 %	
24 Frame Shed	0	468	2 100	2	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



Map Lot R07-015

Account 915

Location 320 BIRCH POINT ROAD

Card 2 Of 3 10/11/2023

DALTON, PAULINE E(TRUSTEE)
DALTON, JOSEPH P. & GERTRUDE E. PERKINS(TRUSTEES)
PAULINE E. DALTON 2016 REVOCABLE TRUST
WISCASSET ME 04578

B672P98 B5079P143

Inspection Witnessed By:

X

Date

No./Date	Description	Date Insp.

Notes:

WISCASSET

Property Data			Assessment Record				
Neighborhood 109 SOUTHEAST			Year	Land	Buildings	Exempt	Total
			2010	0	79,200	0	79,200
Tree Growth Year 0			2011	0	79,200	0	79,200
FARM LAND YEAR 0			2012	0	79,200	0	79,200
OPEN SPACE YEAR 0			2013	0	79,200	0	79,200
Zone/Land Use 21 RURAL			2014	0	79,200	0	79,200
Secondary Zone			2015	0	79,200	0	79,200
			2016	0	79,200	0	79,200
Topography 1 Level			2017	0	79,200	0	79,200
1.Level	4.Below St	7.Steep	2018	0	79,200	0	79,200
2.Rolling	5.Low	8.Rough	2019	0	79,200	0	79,200
3.Above St	6.Swampy	9.	2020	0	79,200	0	79,200
Utilities	4 Drilled Well	6 Septic System	2021	0	79,200	0	79,200
1.Public	4.Dr Well	7.Cesspool	2022	0	79,200	0	79,200
2.Water	5.DUG/LAKE	8.	2023	0	99,000	0	99,000
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.					

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
Square Foot		Square Feet				9.Fract Share
				%		Acres
				%		30.Rear 20+
				%		31.Waterfront Rea
				%		32.Open Space
				%		33.RestrictEsm
				%		34.PASTURE 1
				%		35.HORTICULTURAL-
Fract. Acre		Acreage/Sites				36.Pasture 3
				%		37.Softwood
				%		38.Mixed Wood
				%		39.Hardwood
				%		40.Wasteland
				%		41.CAMP SITE
				%		42.Mobile Home Si
				%		43.Condo Site
Acres		Total Acreage		0.00		44.Site Improveve
						45.CAMP SITE

WISCASSET

Map Lot R07-015

Account 915

Location 320 BIRCH POINT ROAD

Card 2

Of 3

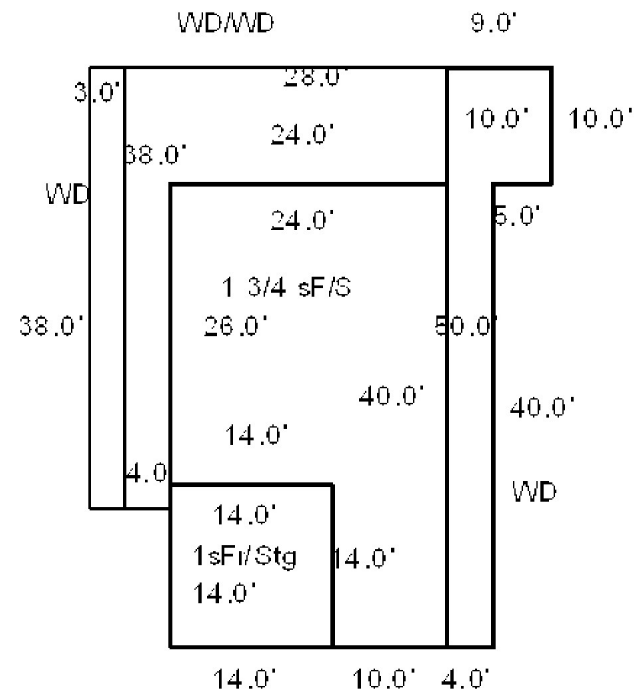
10/11/2023

Building Style 1 Conventional	SF Bsmt Living 0	Layout 1 Typical
1.Conv. 5.Colonial 9.Other	Fin Bsmt Grade 0 0	1.Typical 4. 7.
2.Ranch 6.Split 10.Double	HEARTH 0	2.Inadeq 5. 8.
3.R Ranch 7.Mod/Cont 11.Multi	Heat Type 100% 5 Forced Warm Air	3. 6. 9.
4.Cape 8.Log 12.Cot.	1.HWBB 5.FWA 9.No Heat	Attic 9 None
Dwelling Units 2	2.HWCI 6.GravWA 10.	1.1/4 Fin 4.Full Fin 7.
Other Units 0	3.H Pump 7.Electric 11.	2.1/2 Fin 5.F/Stair 8.
Stories 5 One & 3/4 Story	4.Steam 8.F/Wall 12.	3.3/4 Fin 6. 9.None
1.1 4.1.5 7.	Cool Type 0% 9 None	Insulation 1 Full
2.2 5.1.75 8.	1.Refrig 4.W&C Air 7.	1.Full 4.Minimal 7.
3.3 6.2.5 9.	2.Evapor 5. 8.	2.Heavy 5.Unknown 8.
Exterior Walls 5 T-111	3.H Pump 6. 9.None	3.Capped 6. 9.None
1.CLAP 5.T-111 9.OTHER	Kitchen Style 2 TYPICAL	Unfinished % 0%
2.WD SH 6.BR/STONE 10.	1.GOOD 4.Obsolete 7.	Grade & Factor 3 Average 100%
3.COMP 7.NOV 11.	2.TYPICAL 5. 8.	1.E Grade 4.B Grade 7.AA+ Grad
4.ASB/ASP 8.AL/VIN 12.	3.OLD TYPE 6. 9.None	2.D Grade 5.A Grade 8.AA++Grad
Roof Surface 1 Asphalt Shingles	Bath(s) Style 2 TYPICAL	3.C Grade 6.AA Grade 9.Same
1.Asphalt 4.Composit 7.	1.GOOD 4.Obsolete 7.	SQFT (Footprint) 684
2.Slate 5.Wood 8.	2.TYPICAL 5. 8.	Condition 3 Below Average
3.Metal 6.Other 9.	3.Old Type 6. 9.None	1.Poor 4.Avg 7.V G
SF Masonry Trim 0	# Rooms 6	2.Fair 5.Avg+ 8.Exc
OPEN-3-CUSTOM 0	# Bedrooms 3	3.Avg- 6.Good 9.Same
OPEN-4-CUSTOM 0	# Full Baths 3	Phys. % Good 0%
Year Built 1976	# Half Baths 0	Funct. % Good 100%
Year Remodeled 0	# Addn Fixtures 0	Functional Code 9 None
Foundation 5 Concrete Slab	# Fireplaces 0	1.Incomp 4.SMALL 7.LAYOUT
1.Concrete 4.Wood 7.		2.O-Built 5.CDU 8.OTHER
2.C Block 5.Slab 8.		3.Defmaint 6.STYLE 9.None
3.Br/Stone 6.Piers 9.		Econ. % Good 100%
Basement 9 No Basement		Economic Code None
1.1/4 Bmt 4.Full Bmt 7.		0.None 3.Services 9.None
2.1/2 Bmt 5.None 8.		1.Location 4.Traffic 8.
3.3/4 Bmt 6. 9.None		2.Encroach 8.Other 9.
Bsmt Gar # Cars 0		Entrance Code 1 Interior Inspect
Wet Basement 9 No Basement		1.Interior 4.Vacant 7.
1.Dry 4. 7.		2.Refusal 5.Estimate 8.
2.Damp 5. 8.		3.Informed 6. 9.
3.Wet 6. 9.		Information Code 1 Owner
		1.Owner 4.Agent 7.
		2.Relative 5.Estimate 8.
		3.Tenant 6.Other 9.

Date Inspected 3/05/1998

Additions, Outbuildings & Improvements

Type	Year	Units	Grade	Cond	Phys.	Funct.	Sound Value
68 Wood Deck	0	280	2 100	4	0 %	100 %	
68 Wood Deck	0	392	2 100	4	0 %	100 %	
68 Wood Deck	0	392	2 100	4	0 %	100 %	
68 Wood Deck	0	114	2 100	4	0 %	100 %	
68 Wood Deck	0	160	2 100	4	0 %	100 %	
1 ONE STORY	0	168	0 0	3	0 %	100 %	
24 Frame Shed	0	168	0 0	3	0 %	100 %	
68 Wood Deck	0	90	0 0	3	0 %	100 %	
					%	%	
					%	%	



Property Data			Assessment Record						
Neighborhood 109 SOUTHEAST			Year	Land	Buildings	Exempt	Total		
Tree Growth Year 0			2010	0	65,700	0	65,700		
FARM LAND YEAR 0			2011	0	65,700	0	65,700		
OPEN SPACE YEAR 0			2012	0	65,700	0	65,700		
Zone/Land Use 21 RURAL			2013	0	65,700	0	65,700		
Secondary Zone			2014	0	65,700	0	65,700		
			2015	0	56,200	0	56,200		
Topography 1 Level			2016	0	56,200	0	56,200		
1.Level	4.Below St	7.Steep	2017	0	56,200	0	56,200		
2.Rolling	5.Low	8.Rough	2018	0	56,200	0	56,200		
3.Above St	6.Swampy	9.	2019	0	56,200	0	56,200		
Utilities 4 Drilled Well 6 Septic System			2020	0	56,200	0	56,200		
1.Public	4.Dr Well	7.Cesspool	2021	0	56,200	0	56,200		
2.Water	5.DUG/LAKE	8.	2022	0	56,200	0	56,200		
3.Sewer	6.Septic	9.None	2023	0	70,300	0	70,300		
Street 1 Paved									
1.Paved	4.Proposed	7.	Land Data						
2.Semi Imp	5.Private	8.							
3.Gravel	6.Pub Eas	9.NoStreet							
TREE GROWTH PLAN 0			Front Foot	Type	Effective		Influence		Influence Codes
CONSERV EASE 0					Frontage	Depth	Factor	Code	
Sale Data									
Price									
Sale Type									
1.Land	4.Mobile	7.	Square Foot		Square Feet				Acres
2.L & B	5.Other	8.							
3.Building	6.	9.							
Financing									
1.Convent	4.Seller	7.							
2.FHA/VA	5.Private	8.	Fract. Acre		Acreage/Sites				
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	Acres						
Verified									
1.Buyer	4.Agent	7.Family							
2.Seller	5.Pub Rec	8.Other							
3.Lender	6.MLS	9.							
			Total Acreage		0.00				

WISCASSET

Map Lot R07-015




Account 915

Location 320 BIRCH POINT 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 100%	3. 6. 9.
4.Cape 8.Log 12.Cot.	1.HWBB 5.FWA 9.No Heat	Attic
Dwelling Units	2.HWCI 6.GravWA 10.	1.1/4 Fin 4.Full Fin 7.
Other Units	3.H Pump 7.Electric 11.	2.1/2 Fin 5.F/Stair 8.
Stories	4.Steam 8.F/Wall 12.	3.3/4 Fin 6. 9.None
1.1 4.1.5 7.	Cool Type 0%	Insulation
2.2 5.1.75 8.	1.Refrig 4.W&C Air 7.	1.Full 4.Minimal 7.
3.3 6.2.5 9.	2.Evapor 5. 8.	2.Heavy 5.Unknown 8.
Exterior Walls	3.H Pump 6. 9.None	3.Capped 6. 9.None
1.CLAP 5.T-111 9.OTHER	Kitchen Style	Unfinished %
2.WD SH 6.BR/STONE 10.	1.GOOD 4.Obsolete 7.	Grade & Factor
3.COMP 7.NOV 11.	2.TYPICAL 5. 8.	1.E Grade 4.B Grade 7.AA+ Grad
4.ASB/ASP 8.AL/VIN 12.	3.OLD TYPE 6. 9.None	2.D Grade 5.A Grade 8.AA++Grad
Roof Surface	Bath(s) Style	3.C Grade 6.AA Grade 9.Same
1.Asphalt 4.Composit 7.	1.GOOD 4.Obsolete 7.	SQFT (Footprint)
2.Slate 5.Wood 8.	2.TYPICAL 5. 8.	Condition
3.Metal 6.Other 9.	3.Old Type 6. 9.None	1.Poor 4.Avg 7.V G
SF Masonry Trim	# Rooms	2.Fair 5.Avg+ 8.Exc
OPEN-3-CUSTOM	# Bedrooms	3.Avg- 6.Good 9.Same
OPEN-4-CUSTOM	# Full Baths	Phys. % Good
Year Built	# Half Baths	Funct. % Good
Year Remodeled	# Addn Fixtures	Functional Code
Foundation	# Fireplaces	1.Incomp 4.SMALL 7.LAYOUT
1.Concrete 4.Wood 7.		2.O-Built 5.CDU 8.OTHER
2.C Block 5.Slab 8.		3.Defmaint 6.STYLE 9.None
3.Br/Stone 6.Piers 9.		Econ. % Good
Basement		Economic Code
1.1/4 Bmt 4.Full Bmt 7.		0.None 3.Services 9.None
2.1/2 Bmt 5.None 8.		1.Location 4.Traffic 8.
3.3/4 Bmt 6. 9.None		2.Encroach 8.Other 9.
Bsmt Gar # Cars		Entrance Code 0
Wet Basement		1.Interior 4.Vacant 7.
1.Dry 4. 7.		2.Refusal 5.Estimate 8.
2.Damp 5. 8.		3.Informed 6. 9.
3.Wet 6. 9.		Information Code 0
		1.Owner 4.Agent 7.
		2.Relative 5.Estimate 8.
		3.Tenant 6.Other 9.

Date Inspected 3/05/1998

Additions, Outbuildings & Improvements

Type	Year	Units	Grade	Cond	Phys.	Funct.	Sound Value	
159 2.00 ST	1970	1708	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

28.0'

60.0'

2sBarn

60.0'

28.0'



Map Lot R07-016

Account 916

Location 326 BIRCH POINT ROAD

Card 1 Of 1 10/11/2023

APPLETON, BRENT M (J/T)
APPLETON SR., ROBERT W
WISCASSET ME 04578

B2572P107

Inspection Witnessed By:

X

Date

No./Date	Description	Date Insp.

Notes:

FORMER OWNER: CORINNE HODSON BK1465 PG0163

WISCASSET

Property Data			Assessment Record						
Neighborhood 109 SOUTHEAST			Year	Land	Buildings	Exempt	Total		
			2010	48,300	37,300	0	85,600		
Tree Growth Year 0			2011	48,300	37,300	0	85,600		
FARM LAND YEAR 0			2012	48,300	37,300	0	85,600		
OPEN SPACE YEAR 0			2013	48,300	37,300	0	85,600		
Zone/Land Use 21 RURAL			2014	48,300	37,300	0	85,600		
			2015	48,300	37,300	0	85,600		
Secondary Zone			2016	48,300	37,300	0	85,600		
Topography 2 Rolling			2017	48,300	37,300	0	85,600		
			2018	48,300	37,300	0	85,600		
1.Level 4.Below St 7.Steep			2019	48,300	37,300	0	85,600		
2.Rolling 5.Low 8.Rough			2020	48,300	37,300	0	85,600		
3.Above St 6.Swampy 9.			2021	48,300	37,300	0	85,600		
Utilities 4 Drilled Well 3 Public Sewer			2022	48,300	37,300	0	85,600		
1.Public 4.Dr Well 7.Cesspool			2023	60,400	46,700	0	107,100		
2.Water 5.DUG/LAKE 8.			Land Data						
3.Sewer 6.Septic 9.None									
Street 1 Paved			Front Foot	Type	Effective		Influence		Influence Codes
					Frontage	Depth	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.Neighborhood A 3.Topography 4.Size/Shape 5.Access 6.Restriction 7.Corner/Locatio 8.View/Environ 9.Fract Share Acres 30.Rear 20+ 31.Waterfront Rea 32.Open Space 33.RestrictEsm 34.PASTURE 1 35.HORTICULTURAL- 36.Pasture 3 37.Softwood 38.Mixed Wood 39.Hardwood 40.Wasteland 41.CAMP SITE 42.Mobile Home Si 43.Condo Site 44.Site Improveve 45.CAMP SITE
2.Semi Imp 5.Private 8.									
3.Gravel 6.Pub Eas 9.NoStreet									
TREE GROWTH PLAN 0									
CONSERV EASE 0									
Sale Data									
Sale Date 6/01/2000									
Price 68,750									
Sale Type 2 Land & Buildings									
1.Land 4.Mobile 7.			Square Foot		Square Feet				
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			Fract. Acre		Acreage/Sites				
1.Buyer 4.Agent 7.Family									
2.Seller 5.Pub Rec 8.Other									
3.Lender 6.MLS 9.									

WISCASSET

Map Lot R07-016


Account 916

Location 326 BIRCH POINT ROAD

Card 1

Of 1

10/11/2023

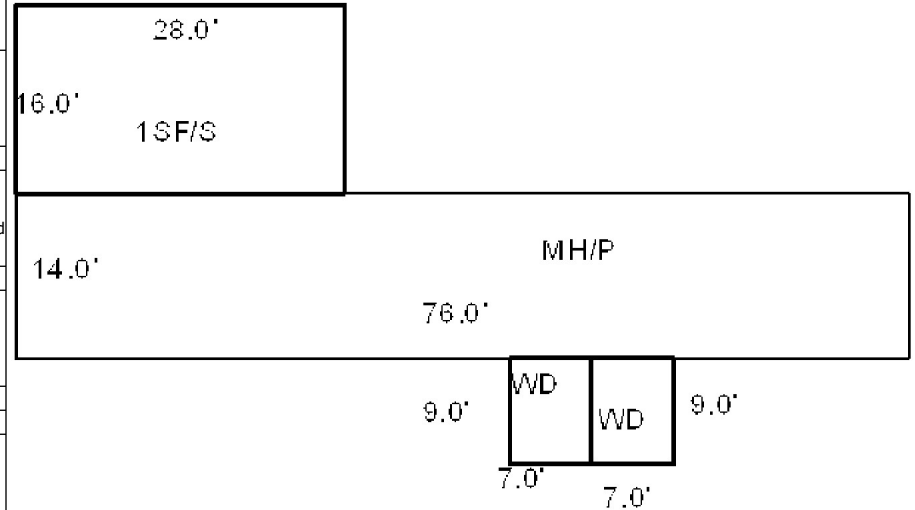
Building Style	SF Bsmt Living	Layout
1.Conv. 5.Colonial 9.Other	Fin Bsmt Grade	1.Typical 4. 7.
2.Ranch 6.Split 10.Double	HEARTH	2.Inadeq 5. 8.
3.R Ranch 7.Mod/Cont 11.Multi	Heat Type 100%	3. 6. 9.
4.Cape 8.Log 12.Cot.	1.HWBB 5.FWA 9.No Heat	Attic
Dwelling Units	2.HWCI 6.GravWA 10.	1.1/4 Fin 4.Full Fin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

Date Inspected 1/31/2007

Additions, Outbuildings & Improvements

Type	Year	Units	Grade	Cond	Phys.	Funct.	Sound Value	
998 14' Mobile	1985	14x76	3 100	3	0 %	50 %		1.ONE STORY FRAM
1 ONE STORY	1990	448	2 90	3	0 %	100 %		2.TWO STORY FRAM
24 Frame Shed	1990	64	3 100	4	0 %	100 %		3.THREE STORY FR
21 Open Frame	2000	63	2 100	3	0 %	100 %		4.1 & 1/2 STORY
68 Wood Deck	2000	63	2 100	3	0 %	100 %		5.1 & 3/4 STORY
					%	%		6.2 & 1/2 STORY
					%	%		21.Open Frame Por
					%	%		22.Encl Frame Por
					%	%		23.Frame Garage
					%	%		24.Frame Shed
					%	%		25.Frame Bay Wind
					%	%		26.1SFr Overhang
					%	%		27.Unfin Basement
					%	%		28.Unfinished Att
					%	%		29.Finished Attic

SHED 8X8



Map Lot R07-017

Account 917

Location 340 BIRCH POINT ROAD

Card 1 Of 1 10/11/2023

SIMPSON(HEIRS OF), SHARON M
C/O TERESA SIMPSON
WISCASSET ME 04578

B1226P82 B5513P252

Inspection Witnessed By:

X

Date

No./Date	Description	Date Insp.

Notes:

2003-new windows & vinyl siding late summer 2002 and new deck also.

WISCASSET

Property Data			Assessment Record						
Neighborhood 109 SOUTHEAST			Year	Land	Buildings	Exempt	Total		
			2010	37,000	121,500	16,000	142,500		
Tree Growth Year 0			2011	37,000	121,500	16,000	142,500		
FARM LAND YEAR 0			2012	37,000	121,500	16,000	142,500		
OPEN SPACE YEAR 0			2013	37,000	121,500	16,000	142,500		
Zone/Land Use 21 RURAL			2014	37,000	121,500	16,000	142,500		
Secondary Zone			2015	37,000	121,500	16,000	142,500		
			2016	37,000	121,500	21,000	137,500		
Topography 2 Rolling			2017	37,000	121,500	26,000	132,500		
1.Level	4.Below St	7.Steep	2018	37,000	121,500	26,000	132,500		
2.Rolling	5.Low	8.Rough	2019	37,000	121,500	26,000	132,500		
3.Above St	6.Swampy	9.	2020	37,000	121,500	31,000	127,500		
Utilities	2 Public Water	3 Public Sewer	2021	37,000	121,500	31,000	127,500		
1.Public	4.Dr Well	7.Cesspool	2022	37,000	121,500	29,760	128,740		
2.Water	5.DUG/LAKE	8.	2023	46,200	151,800	0	198,000		
3.Sewer	6.Septic	9.None	Land Data					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 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	
Street	1 Paved								
1.Paved	4.Proposed	7.	Front Foot	Type	Effective		Influence		
2.Semi Imp	5.Private	8.			Frontage	Depth	Factor		Code
3.Gravel	6.Pub Eas	9.NoStreet							
TREE GROWTH PLAN 0				11.Regular Lot			%		
CONSERV EASE 0				12.Delta Triangle			%		
Sale Data				13.Nabla Triangle			%		
				14.Rear Land			%		
Sale Date			15.Front Foot			%			
Price						%			
Sale Type			Square Foot	Square Feet					
1.Land	4.Mobile	7.				%			
2.L & B	5.Other	8.				%			
3.Building	6.	9.				%			
Financing						%			
1.Convent	4.Seller	7.				%			
2.FHA/VA	5.Private	8.				%			
3.Assumed	6.Cash	9.Unknown				%			
Validity				Fract. Acre	Acreage/Sites				
1.Valid	4.Split	7.Renovate			20	1.00	100	% 0	
2.Related	5.Partial	8.Other	21		1.00	100	% 0		
3.Distress	6.Exempt	9.Foreclose	28		0.33	100	% 0		
Verified						%			
1.Buyer	4.Agent	7.Family	Acres			%			
2.Seller	5.Pub Rec	8.Other				%			
3.Lender	6.MLS	9.				%			
						%			
						%			
			Total Acreage		1.33				

WISCASSET

Map Lot R07-017

Account 917

Location 340 BIRCH POINT ROAD

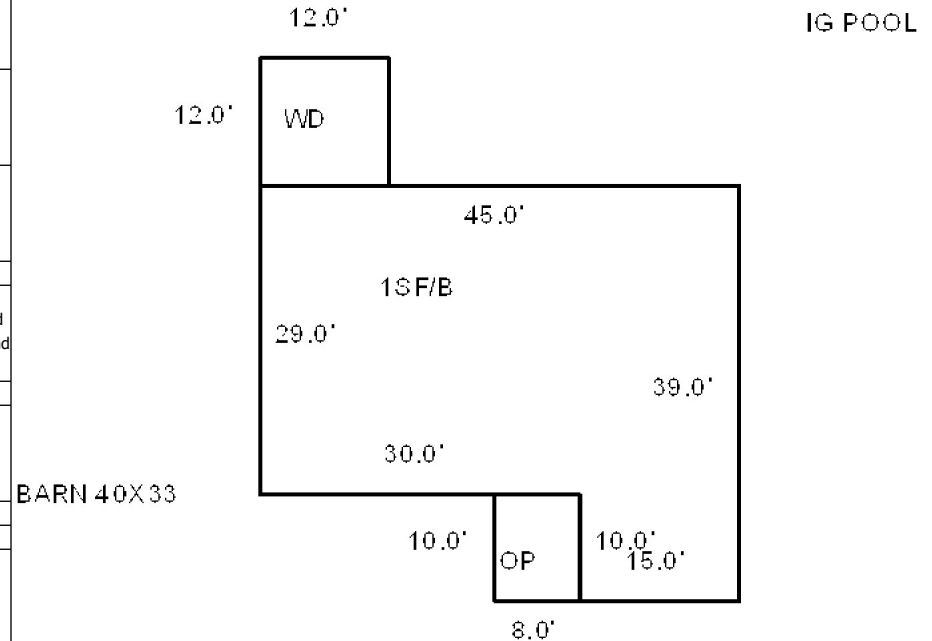
Card 1 Of 1 10/11/2023

Building Style 2 Ranch	SF Bsmt Living 0	Layout 1 Typical
1.Conv. 5.Colonial 9.Other	Fin Bsmt Grade 0 0	1.Typical 4. 7.
2.Ranch 6.Split 10.Double	HEARTH 0	2.Inadeq 5. 8.
3.R Ranch 7.Mod/Cont 11.Multi	Heat Type 100% 1 Hot Water BB	3. 6. 9.
4.Cape 8.Log 12.Cot.	1.HWBB 5.FWA 9.No Heat	Attic 9 None
Dwelling Units 1	2.HWCI 6.GravWA 10.	1.1/4 Fin 4.Full Fin 7.
Other Units 0	3.H Pump 7.Electric 11.	2.1/2 Fin 5.F/Stair 8.
Stories 1 One Story	4.Steam 8.F/Wall 12.	3.3/4 Fin 6. 9.None
1.1 4.1.5 7.	Cool Type 0% 9 None	Insulation 1 Full
2.2 5.1.75 8.	1.Refrig 4.W&C Air 7.	1.Full 4.Minimal 7.
3.3 6.2.5 9.	2.Evapor 5. 8.	2.Heavy 5.Unknown 8.
Exterior Walls 8 ALUM/VINYL	3.H Pump 6. 9.None	3.Capped 6. 9.None
1.CLAP 5.T-111 9.OTHER	Kitchen Style 2 TYPICAL	Unfinished % 0%
2.WD SH 6.BR/STONE 10.	1.GOOD 4.Obsolete 7.	Grade & Factor 3 Average 105%
3.COMP 7.NOV 11.	2.TYPICAL 5. 8.	1.E Grade 4.B Grade 7.AA+ Grad
4.ASB/ASP 8.AL/VIN 12.	3.OLD TYPE 6. 9.None	2.D Grade 5.A Grade 8.AA++Grad
Roof Surface 1 Asphalt Shingles	Bath(s) Style 2 TYPICAL	3.C Grade 6.AA Grade 9.Same
1.Asphalt 4.Composit 7.	1.GOOD 4.Obsolete 7.	SQFT (Footprint) 1455
2.Slate 5.Wood 8.	2.TYPICAL 5. 8.	Condition 4 Average
3.Metal 6.Other 9.	3.Old Type 6. 9.None	1.Poor 4.Avg 7.V G
SF Masonry Trim 0	# Rooms 6	2.Fair 5.Avg+ 8.Exc
OPEN-3-CUSTOM 0	# Bedrooms 3	3.Avg- 6.Good 9.Same
OPEN-4-CUSTOM 0	# Full Baths 2	Phys. % Good 0%
Year Built 1966	# Half Baths 0	Funct. % Good 100%
Year Remodeled 2002	# Addn Fixtures 0	Functional Code 9 None
Foundation 1 Concrete	# Fireplaces 0	1.Incomp 4.SMALL 7.LAYOUT
1.Concrete 4.Wood 7.		2.O-Built 5.CDU 8.OTHER
2.C Block 5.Slab 8.		3.Defmaint 6.STYLE 9.None
3.Br/Stone 6.Piers 9.		Econ. % Good 100%
Basement 4 Full Basement		Economic Code None
1.1/4 Bmt 4.Full Bmt 7.		0.None 3.Services 9.None
2.1/2 Bmt 5.None 8.		1.Location 4.Traffic 8.
3.3/4 Bmt 6. 9.None		2.Encroach 8.Other 9.
Bsmt Gar # Cars 0		Entrance Code 1 Interior Inspect
Wet Basement 3 Wet Basement		1.Interior 4.Vacant 7.
1.Dry 4. 7.		2.Refusal 5.Estimate 8.
2.Damp 5. 8.		3.Informed 6. 9.
3.Wet 6. 9.		Information Code 1 Owner
		1.Owner 4.Agent 7.
		2.Relative 5.Estimate 8.
		3.Tenant 6.Other 9.

Date Inspected 1/31/2007

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
63 Swimming Pool	1974	1	3 100	4	99 %	100 %		2.TWO STORY FRAM
155 1 ST BARN.....	1900	1320	2 100	2	0 %	25 %		3.THREE STORY FR
68 Wood Deck	2002	144	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 R07-018

Account 918

Location 360 BIRCH POINT ROAD

Card 1 Of 1 10/11/2023

DANSEREAU, NICOLE D
360 BIRCH POINT ROAD
WISCASSET ME 04578

B2229P58 B4689P198 B5298P221

Previous Owner
KNIGHT, JOSHUA H

3525 DEL MAR HEIGHTS RD UNIT 1001
SAN DIEGO CA 92130
Sale Date: 8/28/2018

Previous Owner
LOROM, JILL M.
C/O JOSHUA H. KNIGHT
3535 LEBON DRIVE, APT. 4207
SAN DIEGO CA 92122
Sale Date: 7/18/2003

Inspection Witnessed By:

X

Date

No./Date	Description	Date Insp.

Notes:

2014-Former owner: Jill Lorom BK2229 PG58. Removed homestead.

WISCASSET

Property Data			Assessment Record						
Neighborhood 109 SOUTHEAST			Year	Land	Buildings	Exempt	Total		
			2010	36,400	51,700	10,000	78,100		
Tree Growth Year 0			2011	36,400	51,700	10,000	78,100		
FARM LAND YEAR 0			2012	36,400	51,700	10,000	78,100		
OPEN SPACE YEAR 0			2013	36,400	51,700	10,000	78,100		
Zone/Land Use 21 RURAL			2014	36,400	51,700	10,000	78,100		
Secondary Zone			2015	36,400	51,700	0	88,100		
			2016	36,400	51,700	0	88,100		
Topography 1 Level			2017	36,400	51,700	0	88,100		
1.Level	4.Below St	7.Steep	2018	36,400	51,700	0	88,100		
2.Rolling	5.Low	8.Rough	2019	36,400	51,700	0	88,100		
3.Above St	6.Swampy	9.	2020	36,400	51,700	25,000	63,100		
Utilities	4 Drilled Well	3 Public Sewer	2021	36,400	51,700	25,000	63,100		
1.Public	4.Dr Well	7.Cesspool	2022	36,400	51,700	24,000	64,100		
2.Water	5.DUG/LAKE	8.	2023	45,500	64,600	25,000	85,100		
3.Sewer	6.Septic	9.None	Land Data						
Street 1 Paved									
1.Paved	4.Proposed	7.	Front Foot	Type	Effective		Influence		Influence Codes
2.Semi Imp	5.Private	8.			Frontage	Depth	Factor	Code	
3.Gravel	6.Pub Eas	9.NoStreet							
TREE GROWTH PLAN 0				11.Regular Lot			%	1.Open Space	
CONSERV EASE 0				12.Delta Triangle			%	2.Neighborhood A	
Sale Data			13.Nabla Triangle			%	3.Topography		
			14.Rear Land			%	4.Size/Shape		
Sale Date 8/28/2018			15.Front Foot			%	5.Access		
Price 109,000			Square Foot			%	6.Restriction		
Sale Type 2 Land & Buildings				Square Feet			7.Corner/Locatio		
1.Land	4.Mobile	7.				%	8.View/Enviro		
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		20	1.00	100 %	0	36.Pasture 3	
2.Related	5.Partial	8.Other		21	1.00	100 %	0	37.Softwood	
3.Distress	6.Exempt	9.Foreclose		28	0.03	100 %	0	38.Mixed Wood	
						%		39.Hardwood	
Verified 5 Public Record			Acres			%	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 1.03				44.Site Improve	
								45.CAMP SITE	

WISCASSET

Map Lot R07-018


Account 918

Location 360 BIRCH POINT ROAD

Card 1

Of 1

10/11/2023

Building Style 1 Conventional	SF Bsmt Living 0	Layout 1 Typical
1.Conv. 5.Colonial 9.Other	Fin Bsmt Grade 0 0	1.Typical 4. 7.
2.Ranch 6.Split 10.Double	HEARTH 0	2.Inadeq 5. 8.
3.R Ranch 7.Mod/Cont 11.Multi	Heat Type 100% 5 Forced Warm Air	3. 6. 9.
4.Cape 8.Log 12.Cot.	1.HWBB 5.FWA 9.No Heat	Attic 9 None
Dwelling Units 1	2.HWCI 6.GravWA 10.	1.1/4 Fin 4.Full Fin 7.
Other Units 0	3.H Pump 7.Electric 11.	2.1/2 Fin 5.F/Stair 8.
Stories 4 One & 1/2 Story	4.Steam 8.F/Wall 12.	3.3/4 Fin 6. 9.None
1.1 4.1.5 7.	Cool Type 0% 9 None	Insulation 1 Full
2.2 5.1.75 8.	1.Refrig 4.W&C Air 7.	1.Full 4.Minimal 7.
3.3 6.2.5 9.	2.Evapor 5. 8.	2.Heavy 5.Unknown 8.
Exterior Walls 2 WOOD SHINGLE	3.H Pump 6. 9.None	3.Capped 6. 9.None
1.CLAP 5.T-111 9.OTHER	Kitchen Style 2 TYPICAL	Unfinished % 0%
2.WD SH 6.BR/STONE 10.	1.GOOD 4.Obsolete 7.	Grade & Factor 3 Average 95%
3.COMP 7.NOV 11.	2.TYPICAL 5. 8.	1.E Grade 4.B Grade 7.AA+ Grad
4.ASB/ASP 8.AL/VIN 12.	3.OLD TYPE 6. 9.None	2.D Grade 5.A Grade 8.AA++Grad
Roof Surface 1 Asphalt Shingles	Bath(s) Style 2 TYPICAL	3.C Grade 6.AA Grade 9.Same
1.Asphalt 4.Composit 7.	1.GOOD 4.Obsolete 7.	SQFT (Footprint) 456
2.Slate 5.Wood 8.	2.TYPICAL 5. 8.	Condition 4 Average
3.Metal 6.Other 9.	3.Old Type 6. 9.None	1.Poor 4.Avg 7.V G
SF Masonry Trim 0	# Rooms 5	2.Fair 5.Avg+ 8.Exc
OPEN-3-CUSTOM 0	# Bedrooms 3	3.Avg- 6.Good 9.Same
OPEN-4-CUSTOM 0	# Full Baths 1	Phys. % Good 0%
Year Built 1900	# Half Baths 0	Funct. % Good 100%
Year Remodeled 0	# Addn Fixtures 0	Functional Code 9 None
Foundation 1 Concrete	# Fireplaces 0	1.Incomp 4.SMALL 7.LAYOUT
1.Concrete 4.Wood 7.		2.O-Built 5.CDU 8.OTHER
2.C Block 5.Slab 8.		3.Defmaint 6.STYLE 9.None
3.Br/Stone 6.Piers 9.		Econ. % Good 100%
Basement 5 Crawl Space		Economic Code None
1.1/4 Bmt 4.Full Bmt 7.		0.None 3.Services 9.None
2.1/2 Bmt 5.None 8.		1.Location 4.Traffic 8.
3.3/4 Bmt 6. 9.None		2.Encroach 8.Other 9.
Bsmt Gar # Cars 0		Entrance Code 3 Information Only
Wet Basement 3 Wet Basement		1.Interior 4.Vacant 7.
1.Dry 4. 7.		2.Refusal 5.Estimate 8.
2.Damp 5. 8.		3.Informed 6. 9.
3.Wet 6. 9.		Information Code 1 Owner
		1.Owner 4.Agent 7.
		2.Relative 5.Estimate 8.
		3.Tenant 6.Other 9.

Date Inspected 3/16/2007

Additions, Outbuildings & Improvements

Type	Year	Units	Grade	Cond	Phys.	Funct.	Sound Value	
1 ONE STORY	0	240	0 0	0	0 %	0 %		1.ONE STORY FRAM
1 ONE STORY	0	192	0 0	0	0 %	0 %		2.TWO STORY FRAM
68 Wood Deck	1990	232	3 100	4	0 %	100 %		3.THREE STORY FR
24 Frame Shed	0	240	2 100	2	0 %	100 %		4.1 & 1/2 STORY
24 Frame Shed	0	210	2 100	2	0 %	100 %		5.1 & 3/4 STORY
					%	%		6.2 & 1/2 STORY
					%	%		21.Open Frame Por
					%	%		22.Encl Frame Por
					%	%		23.Frame Garage
					%	%		24.Frame Shed
					%	%		25.Frame Bay Wind
					%	%		26.1SFr Overhang
					%	%		27.Unfin Basement
					%	%		28.Unfinished Att
					%	%		29.Finished Attic

SHED 12X20

8.0'	10.0' 24.0'	1SF/P
29.0'	24.0'	
WD	19.0'	
	1.5SF/C	
	8.0' 24.0'	1SF/P

SHED 10X21



Map Lot R07-019

Account 919

Location 366 BIRCH POINT ROAD

Card 1 Of 1 10/11/2023

WRIGHT, ANN
WISCASSET ME 04578

B4643P94 B4807P140 B4931P206

Previous Owner
DICKSON, PRISCILLA S. (HEIRS)

366 BIRCH POINT ROAD
WISCASSET ME 04578
Sale Date: 3/25/2013

Inspection Witnessed By:

X

Date

No./Date	Description	Date Insp.

Notes:

2013-Mrs. Dickson passed away February 26, 2013, leaving property to daughter, Ann Wright, per probate record BK4643 PG94. Removed homestead exemption.

WISCASSET

Property Data

Neighborhood	109 SOUTHEAST		
Tree Growth Year	0		
FARM LAND YEAR	0		
OPEN SPACE YEAR	0		
Zone/Land Use	16 RESIDENTIAL		
Secondary Zone	11 S-RP		
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		6 Septic System
1.Public	4.Dr Well	7.Cesspool	
2.Water	5.DUG/LAKE	8.	
3.Sewer	6.Septic	9.None	
Street	1 Paved		
1.Paved	4.Proposed	7.	
2.Semi Imp	5.Private	8.	
3.Gravel	6.Pub Eas	9.NoStreet	
TREE GROWTH PLAN	0		
CONSERV EASE	0		
Sale Data			
Sale Date	3/25/2013		
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	164,000	115,800	10,000	269,800
2011	164,000	115,800	10,000	269,800
2012	164,000	115,800	10,000	269,800
2013	164,000	115,800	0	279,800
2014	164,000	115,800	0	279,800
2015	164,000	115,800	0	279,800
2016	164,000	115,800	0	279,800
2017	164,000	115,800	0	279,800
2018	164,000	115,800	0	279,800
2019	164,000	115,800	20,000	259,800
2020	164,000	115,800	25,000	254,800
2021	164,000	115,800	25,000	254,800
2022	164,000	115,800	24,000	255,800
2023	205,000	144,800	25,000	324,800

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		58.00				

WISCASSET

Map Lot R07-019

Account 919

Location 366 BIRCH POINT ROAD

Card 1

Of 1

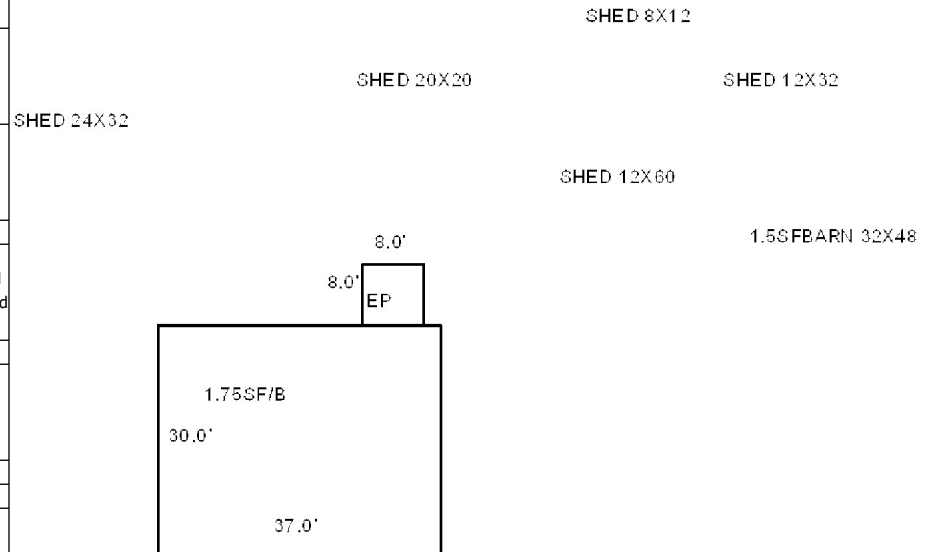
10/11/2023

Building Style 4 Cape Cod	SF Bsmt Living 0	Layout 1 Typical
1.Conv. 5.Colonial 9.Other	Fin Bsmt Grade 0 0	1.Typical 4. 7.
2.Ranch 6.Split 10.Double	HEARTH 0	2.Inadeq 5. 8.
3.R Ranch 7.Mod/Cont 11.Multi	Heat Type 100% 4 Steam	3. 6. 9.
4.Cape 8.Log 12.Cot.	1.HWBB 5.FWA 9.No Heat	Attic 9 None
Dwelling Units 1	2.HWCI 6.GravWA 10.	1.1/4 Fin 4.Full Fin 7.
Other Units 0	3.H Pump 7.Electric 11.	2.1/2 Fin 5.F/Stair 8.
Stories 5 One & 3/4 Story	4.Steam 8.F/Wall 12.	3.3/4 Fin 6. 9.None
1.1 4.1.5 7.	Cool Type 0% 9 None	Insulation 4 Minimal
2.2 5.1.75 8.	1.Refrig 4.W&C Air 7.	1.Full 4.Minimal 7.
3.3 6.2.5 9.	2.Evapor 5. 8.	2.Heavy 5.Unknown 8.
Exterior Walls 8 ALUM/VINYL	3.H Pump 6. 9.None	3.Capped 6. 9.None
1.CLAP 5.T-111 9.OTHER	Kitchen Style 2 TYPICAL	Unfinished % 20%
2.WD SH 6.BR/STONE 10.	1.GOOD 4.Obsolete 7.	Grade & Factor 4 Good 95%
3.COMP 7.NOV 11.	2.TYPICAL 5. 8.	1.E Grade 4.B Grade 7.AA+ Grad
4.ASB/ASP 8.AL/VIN 12.	3.OLD TYPE 6. 9.None	2.D Grade 5.A Grade 8.AA++Grad
Roof Surface 3 Sheet Metal	Bath(s) Style 2 TYPICAL	3.C Grade 6.AA Grade 9.Same
1.Asphalt 4.Composit 7.	1.GOOD 4.Obsolete 7.	SQFT (Footprint) 1110
2.Slate 5.Wood 8.	2.TYPICAL 5. 8.	Condition 3 Below Average
3.Metal 6.Other 9.	3.Old Type 6. 9.None	1.Poor 4.Avg 7.V G
SF Masonry Trim 0	# Rooms 6	2.Fair 5.Avg+ 8.Exc
OPEN-3-CUSTOM 0	# Bedrooms 3	3.Avg- 6.Good 9.Same
OPEN-4-CUSTOM 0	# Full Baths 1	Phys. % Good 0%
Year Built 1932	# Half Baths 0	Funct. % Good 100%
Year Remodeled 0	# Addn Fixtures 0	Functional Code 9 None
Foundation 1 Concrete	# Fireplaces 0	1.Incomp 4.SMALL 7.LAYOUT
1.Concrete 4.Wood 7.		2.O-Built 5.CDU 8.OTHER
2.C Block 5.Slab 8.		3.Defmaint 6.STYLE 9.None
3.Br/Stone 6.Piers 9.		Econ. % Good 100%
Basement 4 Full Basement		Economic Code None
1.1/4 Bmt 4.Full Bmt 7.		0.None 3.Services 9.None
2.1/2 Bmt 5.None 8.		1.Location 4.Traffic 8.
3.3/4 Bmt 6. 9.None		2.Encroach 8.Other 9.
Bsmt Gar # Cars 0		Entrance Code 1 Interior Inspect
Wet Basement 2 Damp Basement		1.Interior 4.Vacant 7.
1.Dry 4. 7.		2.Refusal 5.Estimate 8.
2.Damp 5. 8.		3.Informed 6. 9.
3.Wet 6. 9.		Information Code 1 Owner
		1.Owner 4.Agent 7.
		2.Relative 5.Estimate 8.
		3.Tenant 6.Other 9.

Date Inspected 1/21/2007

Additions, Outbuildings & Improvements

Type	Year	Units	Grade	Cond	Phys.	Funct.	Sound Value	
24 Frame Shed	0	400	2 100	3	0 %	100 %		1.ONE STORY FRAM
24 Frame Shed	2000	120	3 100	4	0 %	100 %		2.TWO STORY FRAM
24 Frame Shed	2000	80	3 100	3	0 %	100 %		3.THREE STORY FR
157 1.50 ST	0	1536	2 100	2	0 %	100 %		4.1 & 1/2 STORY
22 Encl Frame Porch	2006	64	0 0	0	0 %	100 %		5.1 & 3/4 STORY
155 1 ST BARN.....	0	1220	2 100	2	0 %	100 %		6.2 & 1/2 STORY
					%	%		21.Open Frame Por
					%	%		22.Encl Frame Por
					%	%		23.Frame Garage
					%	%		24.Frame Shed
					%	%		25.Frame Bay Wind
					%	%		26.1SFr Overhang
					%	%		27.Unfin Basement
					%	%		28.Unfinished Att
					%	%		29.Finished Attic



DICKSON, PAUL T
DICKSON, DIANA D
WISCASSET ME 04578

B2508P47

Inspection Witnessed By:

X		Date
No./Date	Description	Date Insp.

Notes:

WISCASSET

Property Data			Assessment Record												
Neighborhood 109 SOUTHEAST			Year	Land		Buildings		Exempt	Total						
			2010	37,600		131,500		10,000	159,100						
Tree Growth Year 0			2011	37,600		131,500		10,000	159,100						
FARM LAND YEAR 0			2012	37,600		131,500		10,000	159,100						
OPEN SPACE YEAR 0			2013	37,600		131,500		10,000	159,100						
Zone/Land Use 11 SHORE RES PROTEC			2014	37,600		131,500		10,000	159,100						
			2015	37,600		131,500		10,000	159,100						
Secondary Zone			2016	37,600		131,500		15,000	154,100						
Topography 2 Rolling			2017	37,600		131,500		20,000	149,100						
1.Level	4.Below St	7.Steep	2018	37,600		131,500		20,000	149,100						
2.Rolling	5.Low	8.Rough	2019	37,600		131,500		20,000	149,100						
3.Above St	6.Swampy	9.	2020	37,600		131,500		25,000	144,100						
Utilities	4 Drilled Well	6 Septic System	2021	37,600		131,500		25,000	144,100						
1.Public	4.Dr Well	7.Cesspool	2022	37,600		131,500		24,000	145,100						
2.Water	5.DUG/LAKE	8.	2023	47,000		164,400		25,000	186,400						
3.Sewer	6.Septic	9.None	Land Data												
Street	1 Paved														
1.Paved	4.Proposed	7.	Front Foot		Type	Effective		Influence		Influence Codes					
2.Semi Imp	5.Private	8.				Frontage	Depth	Factor	Code						
3.Gravel	6.Pub Eas	9.NoStreet				11.Regular Lot		%			1.Open Space				
TREE GROWTH PLAN 0						12.Delta Triangle		%			2.Neighborhood A				
CONSERV EASE 0						13.Nabla Triangle		%			3.Topography				
Sale Data						14.Rear Land		%			4.Size/Shape				
Sale Date			15.Front Foot		%		5.Access								
Price					%		6.Restriction								
Sale Type					%		7.Corner/Locatio								
1.Land	4.Mobile	7.	Square Foot			Square Feet				Acres					
2.L & B	5.Other	8.						%			8.View/Environ				
3.Building	6.	9.						%				9.Fract Share			
Financing						16.Regular Lot		%					30.Rear 20+		
1.Convent	4.Seller	7.				17.Secondary Site		%						31.Waterfront Rea	
2.FHA/VA	5.Private	8.				18.Secondary Site		%							32.Open Space
3.Assumed	6.Cash	9.Unknown	19.Condominium		%		33.RestrictEsm								
Validity			20.Base Homesite		%			34.PASTURE 1							
1.Valid	4.Split	7.Renovate	Fract. Acre		Acreage/Sites						35.HORTICULTURAL-				
2.Related	5.Partial	8.Other			20				1.00			100 %	0		
3.Distress	6.Exempt	9.Foreclose			21				1.00			100 %	0	37.Softwood	
Verified			28		0.64				100 %	0		38.Mixed Wood			
1.Buyer	4.Agent	7.Family					%		39.Hardwood						
2.Seller	5.Pub Rec	8.Other					%			40.Wasteland					
3.Lender	6.MLS	9.					%				41.CAMP SITE				
							%						42.Mobile Home Si		
							%							43.Condo Site	
							%					44.Site Improve			
							%		45.CAMP SITE						
							%			46.PAVING/00					
							%				47.PAVING/00				
							%						48.PAVING/00		
							%							49.PAVING/00	
							%					50.PAVING/00			
							%		51.PAVING/00						
							%			52.PAVING/00					
							%				53.PAVING/00				
							%						54.PAVING/00		
							%							55.PAVING/00	
							%					56.PAVING/00			
							%		57.PAVING/00						
							%			58.PAVING/00					
							%				59.PAVING/00				
							%						60.PAVING/00		
							%							61.PAVING/00	
							%					62.PAVING/00			
							%		63.PAVING/00						
							%			64.PAVING/00					
							%				65.PAVING/00				
							%						66.PAVING/00		
							%							67.PAVING/00	
							%					68.PAVING/00			
							%		69.PAVING/00						
							%			70.PAVING/00					
							%				71.PAVING/00				
							%						72.PAVING/00		
							%							73.PAVING/00	
							%					74.PAVING/00			
							%		75.PAVING/00						
							%			76.PAVING/00					
							%				77.PAVING/00				
							%						78.PAVING/00		
							%							79.PAVING/00	
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WISCASSET

Map Lot R07-019-A

Account 920

Location 77 WESTPORT BRIDGE ROAD

Card 1 Of 1 10/11/2023

Building Style 2 Ranch	SF Bsmt Living 240	Layout 1 Typical
1.Conv. 5.Colonial 9.Other	Fin Bsmt Grade 3 105	1.Typical 4. 7.
2.Ranch 6.Split 10.Double	HEARTH 0	2.Inadeq 5. 8.
3.R Ranch 7.Mod/Cont 11.Multi	Heat Type 100% 1 Hot Water BB	3. 6. 9.
4.Cape 8.Log 12.Cot.	1.HWBB 5.FWA 9.No Heat	Attic 9 None
Dwelling Units 1	2.HWCI 6.GravWA 10.	1.1/4 Fin 4.Full Fin 7.
Other Units 0	3.H Pump 7.Electric 11.	2.1/2 Fin 5.F/Stair 8.
Stories 1 One Story	4.Steam 8.F/Wall 12.	3.3/4 Fin 6. 9.None
1.1 4.1.5 7.	Cool Type 0% 9 None	Insulation 1 Full
2.2 5.1.75 8.	1.Refrig 4.W&C Air 7.	1.Full 4.Minimal 7.
3.3 6.2.5 9.	2.Evapor 5. 8.	2.Heavy 5.Unknown 8.
Exterior Walls 2 WOOD SHINGLE	3.H Pump 6. 9.None	3.Capped 6. 9.None
1.CLAP 5.T-111 9.OTHER	Kitchen Style 2 TYPICAL	Unfinished % 0%
2.WD SH 6.BR/STONE 10.	1.GOOD 4.Obsolete 7.	Grade & Factor 3 Average 105%
3.COMP 7.NOV 11.	2.TYPICAL 5. 8.	1.E Grade 4.B Grade 7.AA+ Grad
4.ASB/ASP 8.AL/VIN 12.	3.OLD TYPE 6. 9.None	2.D Grade 5.A Grade 8.AA++Grad
Roof Surface 1 Asphalt Shingles	Bath(s) Style 2 TYPICAL	3.C Grade 6.AA Grade 9.Same
1.Asphalt 4.Composit 7.	1.GOOD 4.Obsolete 7.	SQFT (Footprint) 960
2.Slate 5.Wood 8.	2.TYPICAL 5. 8.	Condition 4 Average
3.Metal 6.Other 9.	3.Old Type 6. 9.None	1.Poor 4.Avg 7.V G
SF Masonry Trim 0	# Rooms 5	2.Fair 5.Avg+ 8.Exc
OPEN-3-CUSTOM 0	# Bedrooms 3	3.Avg- 6.Good 9.Same
OPEN-4-CUSTOM 0	# Full Baths 1	Phys. % Good 0%
Year Built 1973	# Half Baths 0	Funct. % Good 100%
Year Remodeled 0	# Addn Fixtures 0	Functional Code 9 None
Foundation 1 Concrete	# Fireplaces 0	1.Incomp 4.SMALL 7.LAYOUT
1.Concrete 4.Wood 7.		2.O-Built 5.CDU 8.OTHER
2.C Block 5.Slab 8.		3.Defmaitn 6.STYLE 9.None
3.Br/Stone 6.Piers 9.		Econ. % Good 100%
Basement 4 Full Basement		Economic Code None
1.1/4 Bmt 4.Full Bmt 7.		0.None 3.Services 9.None
2.1/2 Bmt 5.None 8.		1.Location 4.Traffic 8.
3.3/4 Bmt 6. 9.None		2.Encroach 8.Other 9.
Bsmt Gar # Cars 0		Entrance Code 5 Estimated
Wet Basement 3 Wet Basement		1.Interior 4.Vacant 7.
1.Dry 4. 7.		2.Refusal 5.Estimate 8.
2.Damp 5. 8.		3.Informed 6. 9.
3.Wet 6. 9.		Information Code 5 Estimate
		1.Owner 4.Agent 7.
		2.Relative 5.Estimate 8.
		3.Tenant 6.Other 9.

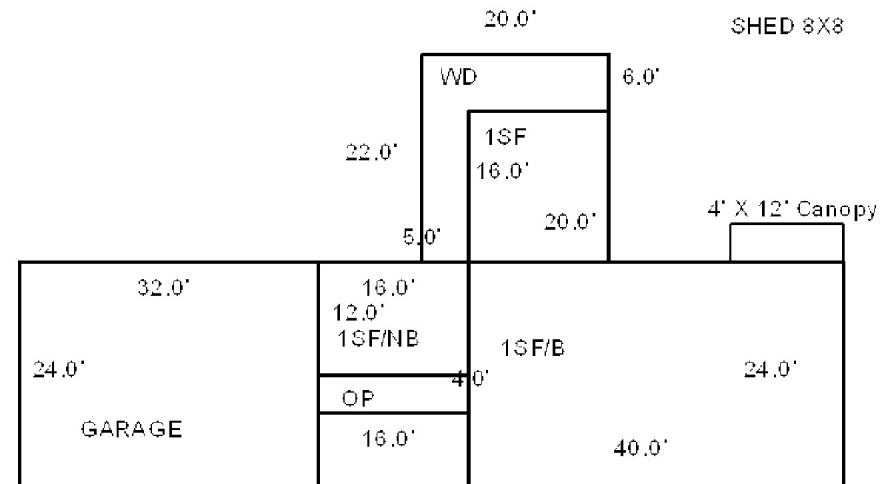
Date Inspected 2/08/2007

Additions, Outbuildings & Improvements

Type	Year	Units	Grade	Cond	Phys.	Funct.	Sound Value	
1 ONE STORY	1973	192	0 0	0	0 %	100 %		1.ONE STORY FRAM
21 Open Frame	1973	64	0 0	0	0 %	100 %		2.TWO STORY FRAM
23 Frame Garage	1973	768	0 0	0	0 %	100 %		3.THREE STORY FR
1 ONE STORY	1998	320	3 100	4	0 %	100 %		4.1 & 1/2 STORY
68 Wood Deck	2005	260	0 0	0	0 %	100 %		5.1 & 3/4 STORY
61 Canopy	0	48	0 0	0	0 %	100 %		6.2 & 1/2 STORY
24 Frame Shed	0	80	2 100	2	0 %	100 %		21.Open Frame Por
24 Frame Shed	0	100	1 100	1	0 %	100 %		22.Encl Frame Por
24 Frame Shed	0	64	2 100	2	0 %	100 %		23.Frame Garage
					%	%		24.Frame Shed
								25.Frame Bay Wind
								26.1SFr Overhang
								27.Unfin Basement
								28.Unfinished Att
								29.Finished Attic

SHED 10X10

SHED 8X8



SHED 8X10



Map Lot R07-019-B

Account 921

Location 66 WESTPORT BRIDGE ROAD

Card 1 Of 1 10/11/2023

WRIGHT, PAUL A
WRIGHT, MARTHA A
WISCASSET ME 04578

B853P119

Inspection Witnessed By:

X

Date

No./Date	Description	Date Insp.

Notes:

WISCASSET

Property Data			Assessment Record									
Neighborhood 109 SOUTHEAST			Year	Land	Buildings	Exempt	Total					
			2010	36,900	168,400	10,000	195,300					
			2011	36,900	168,400	10,000	195,300					
Tree Growth Year 0			2012	36,900	168,400	10,000	195,300					
FARM LAND YEAR 0			2013	36,900	168,400	10,000	195,300					
OPEN SPACE YEAR 0												
Zone/Land Use 21 RURAL												
Secondary Zone			2014	36,900	168,400	10,000	195,300					
			2015	36,900	168,400	10,000	195,300					
			2016	36,900	168,400	15,000	190,300					
Topography 2 Rolling			2017	36,900	168,400	20,000	185,300					
1.Level	4.Below St	7.Steep										
2.Rolling	5.Low	8.Rough										
3.Above St	6.Swampy	9.	2018	36,900	168,400	20,000	185,300					
Utilities	4 Drilled Well	6 Septic System										
1.Public	4.Dr Well	7.Cesspool										
2.Water	5.DUG/LAKE	8.	2019	36,900	168,400	25,000	180,300					
3.Sewer	6.Septic	9.None										
2020	36,900	168,400						25,000	180,300			
Street 1 Paved			2021	36,900	168,400	25,000	180,300					
			2022	36,900	168,400	24,000	181,300					
			2023	46,100	210,500	25,000	231,600					
1.Paved			Land Data									
2.Semi Imp			Front Foot	Type	Effective		Influence		Influence Codes			
3.Gravel					Frontage	Depth	Factor	Code				
TREE GROWTH PLAN 0				11.Regular Lot		%		1.Open Space				
CONSERV EASE 0				12.Delta Triangle		%		2.Neighborhood A				
Sale Data				13.Nabla Triangle		%		3.Topography				
				14.Rear Land		%		4.Size/Shape				
				15.Front Foot		%		5.Access				
Price					%		6.Restriction					
Sale Type					%		7.Corner/Locatio					
1.Land			Square Foot	Square Feet			8.View/Enviro					
2.L & B					%		9.Fract Share					
3.Building					%		Acres					
Financing					%		30.Rear 20+					
1.Convent					%		31.Waterfront Rea					
2.FHA/VA					%		32.Open Space					
3.Assumed					%		33.RestrictEsm					
Validity			Fract. Acre	Acreage/Sites			34.PASTURE 1					
1.Valid				20	1.00	100 %	0	35.HORTICULTURAL-				
2.Related				21	1.00	100 %	0	36.Pasture 3				
3.Distress				28	0.28	100 %	0	37.Softwood				
Verified			Acres			%		38.Mixed Wood				
						%		39.Hardwood				
						%		40.Wasteland				
1.Buyer						%		41.CAMP SITE				
2.Seller			Total Acreage	1.28				42.Mobile Home Si				
3.Lender												43.Condo Site
												44.Site Improve
								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 R07-019-B


Account 921

Location 66 WESTPORT BRIDGE ROAD

Card 1

Of 1

10/11/2023

Building Style 2 Ranch	SF Bsmt Living 0	Layout 1 Typical
1.Conv. 5.Colonial 9.Other	Fin Bsmt Grade 0 0	1.Typical 4. 7.
2.Ranch 6.Split 10.Double	HEARTH 0	2.Inadeq 5. 8.
3.R Ranch 7.Mod/Cont 11.Multi	Heat Type 100% 1 Hot Water BB	3. 6. 9.
4.Cape 8.Log 12.Cot.	1.HWBB 5.FWA 9.No Heat	Attic 9 None
Dwelling Units 1	2.HWCI 6.GravWA 10.	1.1/4 Fin 4.Full Fin 7.
Other Units 0	3.H Pump 7.Electric 11.	2.1/2 Fin 5.F/Stair 8.
Stories 1 One Story	4.Steam 8.F/Wall 12.	3.3/4 Fin 6. 9.None
1.1 4.1.5 7.	Cool Type 0% 9 None	Insulation 1 Full
2.2 5.1.75 8.	1.Refrig 4.W&C Air 7.	1.Full 4.Minimal 7.
3.3 6.2.5 9.	2.Evapor 5. 8.	2.Heavy 5.Unknown 8.
Exterior Walls 8 ALUM/VINYL	3.H Pump 6. 9.None	3.Capped 6. 9.None
1.CLAP 5.T-111 9.OTHER	Kitchen Style 2 TYPICAL	Unfinished % 0%
2.WD SH 6.BR/STONE 10.	1.GOOD 4.Obsolete 7.	Grade & Factor 3 Average 105%
3.COMP 7.NOV 11.	2.TYPICAL 5. 8.	1.E Grade 4.B Grade 7.AA+ Grad
4.ASB/ASP 8.AL/VIN 12.	3.OLD TYPE 6. 9.None	2.D Grade 5.A Grade 8.AA++Grad
Roof Surface 3 Sheet Metal	Bath(s) Style 2 TYPICAL	3.C Grade 6.AA Grade 9.Same
1.Asphalt 4.Composit 7.	1.GOOD 4.Obsolete 7.	SQFT (Footprint) 1288
2.Slate 5.Wood 8.	2.TYPICAL 5. 8.	Condition 4 Average
3.Metal 6.Other 9.	3.Old Type 6. 9.None	1.Poor 4.Avg 7.V G
SF Masonry Trim 0	# Rooms 6	2.Fair 5.Avg+ 8.Exc
OPEN-3-CUSTOM 0	# Bedrooms 3	3.Avg- 6.Good 9.Same
OPEN-4-CUSTOM 0	# Full Baths 1	Phys. % Good 0%
Year Built 1974	# Half Baths 1	Funct. % Good 100%
Year Remodeled 0	# Addn Fixtures 0	Functional Code 9 None
Foundation 1 Concrete	# Fireplaces 1	1.Incomp 4.SMALL 7.LAYOUT
1.Concrete 4.Wood 7.		2.O-Built 5.CDU 8.OTHER
2.C Block 5.Slab 8.		3.Defmaint 6.STYLE 9.None
3.Br/Stone 6.Piers 9.		Econ. % Good 100%
Basement 4 Full Basement		Economic Code None
1.1/4 Bmt 4.Full Bmt 7.		0.None 3.Services 9.None
2.1/2 Bmt 5.None 8.		1.Location 4.Traffic 8.
3.3/4 Bmt 6. 9.None		2.Encroach 8.Other 9.
Bsmt Gar # Cars 0		Entrance Code 5 Estimated
Wet Basement 3 Wet Basement		1.Interior 4.Vacant 7.
1.Dry 4. 7.		2.Refusal 5.Estimate 8.
2.Damp 5. 8.		3.Informed 6. 9.
3.Wet 6. 9.		Information Code 5 Estimate
		1.Owner 4.Agent 7.
		2.Relative 5.Estimate 8.
		3.Tenant 6.Other 9.

Date Inspected 2/10/2007

Additions, Outbuildings & Improvements

Type	Year	Units	Grade	Cond	Phys.	Funct.	Sound Value	
1 ONE STORY	0	312	0 0	0	0 %	100 %		1.ONE STORY FRAM
1 ONE STORY	0	224	0 0	0	0 %	100 %		2.TWO STORY FRAM
23 Frame Garage	0	700	0 0	0	0 %	100 %		3.THREE STORY FR
23 Frame Garage	0	768	0 0	0	0 %	100 %		4.1 & 1/2 STORY
24 Frame Shed	2000	192	3 100	4	0 %	100 %		5.1 & 3/4 STORY
					%	%		6.2 & 1/2 STORY
					%	%		21.Open Frame Por
					%	%		22.Encl Frame Por
					%	%		23.Frame Garage
					%	%		24.Frame Shed
					%	%		25.Frame Bay Wind
					%	%		26.1SFr Overhang
					%	%		27.Unfin Basement
					%	%		28.Unfinished Att
					%	%		29.Finished Attic

GARAGE 24X32



<div>BLAGDEN, SUSAN LOWNDES</div> <div>WISCASSET ME 04578</div>			Property Data			Assessment Record																																																																																																																																																																						
			<div>Neighborhood</div> <div>109 SOUTHEAST</div>			Year	Land	Buildings	Exempt	Total																																																																																																																																																																		
						2010	265,100	201,500	10,000	456,600																																																																																																																																																																		
						2011	265,100	201,500	10,000	456,600																																																																																																																																																																		
						2012	265,100	201,500	10,000	456,600																																																																																																																																																																		
<div>B899P181</div>			<div>Zone/Land Use</div> <div>14 SHORE RESIDENTIA</div>			2013	265,100	201,500	10,000	456,600																																																																																																																																																																		
			<div>Secondary Zone</div>			2014	265,100	201,500	10,000	456,600																																																																																																																																																																		
						2015	265,100	204,100	10,000	459,200																																																																																																																																																																		
			<div>Topography</div> <div>2 Rolling</div>			2016	265,100	204,100	15,000	454,200																																																																																																																																																																		
						<div>1.Level</div> <div>2.Rolling</div> <div>3.Above St</div> <div>4.Below St</div> <div>5.Low</div> <div>6.Swampy</div> <div>7.Steep</div> <div>8.Rough</div> <div>9.</div>			2017	265,100	204,100	20,000	449,200																																																																																																																																																															
2018	265,100	204,100							20,000	449,200																																																																																																																																																																		
2019	265,100	204,100							20,000	449,200																																																																																																																																																																		
<div>Utilities</div> <div>4 Drilled Well</div> <div>6 Septic System</div>						2020	265,100	204,100	25,000	444,200																																																																																																																																																																		
						<div>1.Public</div> <div>2.Water</div> <div>3.Sewer</div> <div>4.Dr Well</div> <div>5.DUG/LAKE</div> <div>6.Septic</div> <div>7.Cesspool</div> <div>8.</div> <div>9.None</div>			2021	265,100	204,100	25,000	444,200																																																																																																																																																															
			2022	265,100	204,100				24,000	445,200																																																																																																																																																																		
			2023	331,400	255,100				25,000	561,500																																																																																																																																																																		
			<div>Inspection Witnessed By:</div> <div>X</div> <div>Date</div> <table><tr><td>No./Date</td><td>Description</td><td>Date Insp.</td></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>Notes:</div> <div>'15 W/ Mr. add WD.</div> <div>2003-ADDED GREENHOUSE</div>			No./Date	Description	Date Insp.										Land Data			<table><tr><td rowspan="10">Front Foot</td><td rowspan="2">Type</td><td colspan="2">Effective</td><td colspan="2">Influence</td><td rowspan="2">Influence Codes</td></tr><tr><td>Frontage</td><td>Depth</td><td>Factor</td><td>Code</td></tr><tr><td></td><td></td><td></td><td>%</td><td></td><td>1.Open Space</td></tr><tr><td></td><td></td><td></td><td>%</td><td></td><td>2.Neighborhood A</td></tr><tr><td></td><td></td><td></td><td>%</td><td></td><td>3.Topography</td></tr><tr><td></td><td></td><td></td><td>%</td><td></td><td>4.Size/Shape</td></tr><tr><td></td><td></td><td></td><td>%</td><td></td><td>5.Access</td></tr><tr><td></td><td></td><td></td><td>%</td><td></td><td>6.Restriction</td></tr><tr><td></td><td></td><td></td><td>%</td><td></td><td>7.Corner/Locatio</td></tr><tr><td></td><td></td><td></td><td>%</td><td></td><td>8.View/Environ</td></tr><tr><td rowspan="5">Square Foot</td><td colspan="2">Square Feet</td><td></td><td></td><td>9.Fract Share</td></tr><tr><td colspan="2"></td><td>%</td><td></td><td>Acres</td></tr><tr><td colspan="2"></td><td>%</td><td></td><td>30.Rear 20+</td></tr><tr><td colspan="2"></td><td>%</td><td></td><td>31.Waterfront Rea</td></tr><tr><td colspan="2"></td><td>%</td><td></td><td>32.Open Space</td></tr><tr><td rowspan="10">Fract. Acre</td><td rowspan="2"></td><td colspan="2">Acreage/Sites</td><td></td><td></td><td>33.RestrictEsm</td></tr><tr><td>24</td><td>1.00</td><td>200</td><td>%</td><td>2</td><td>34.PASTURE 1</td></tr><tr><td>25</td><td>1.00</td><td>100</td><td>%</td><td>0</td><td>35.HORTICULTURAL-</td></tr><tr><td>31</td><td>3.43</td><td>100</td><td>%</td><td>0</td><td>36.Pasture 3</td></tr><tr><td></td><td></td><td></td><td>%</td><td></td><td>37.Softwood</td></tr><tr><td></td><td></td><td></td><td>%</td><td></td><td>38.Mixed Wood</td></tr><tr><td></td><td></td><td></td><td>%</td><td></td><td>39.Hardwood</td></tr><tr><td></td><td></td><td></td><td>%</td><td></td><td>40.Wasteland</td></tr><tr><td></td><td></td><td></td><td>%</td><td></td><td>41.CAMP SITE</td></tr><tr><td></td><td></td><td></td><td>%</td><td></td><td>42.Mobile Home Si</td></tr></table>						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	Square Feet				9.Fract Share			%		Acres			%		30.Rear 20+			%		31.Waterfront Rea			%		32.Open Space	Fract. Acre		Acreage/Sites				33.RestrictEsm	24	1.00	200	%	2	34.PASTURE 1	25	1.00	100	%	0	35.HORTICULTURAL-	31	3.43	100	%	0	36.Pasture 3				%		37.Softwood				%		38.Mixed Wood				%		39.Hardwood				%		40.Wasteland				%		41.CAMP SITE				%		42.Mobile Home Si
						No./Date	Description	Date Insp.																																																																																																																																																																				
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						45.CAMP SITE																																																																																																																																																																						
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WISCASSET

Map Lot R07-019-C


Account 922

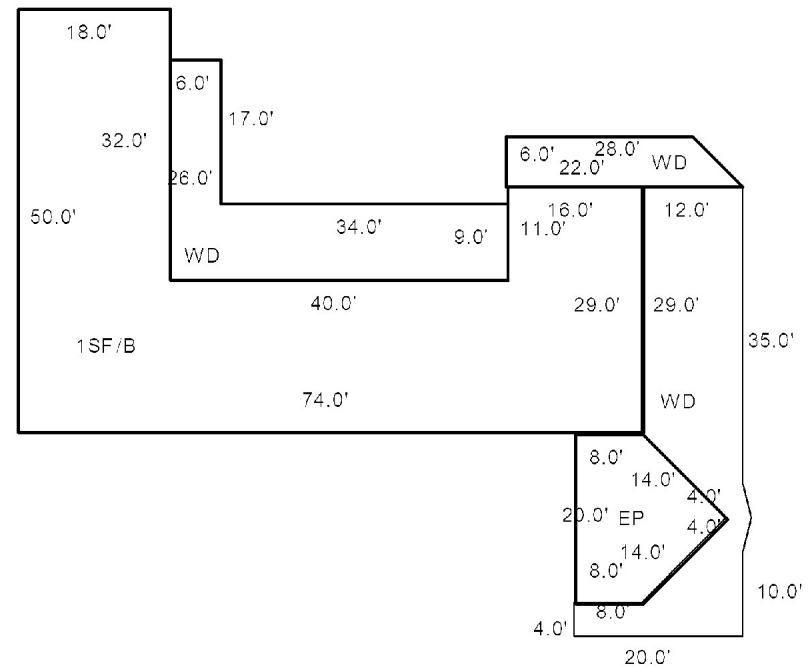
Location 105 WESTPORT BRIDGE ROAD

Card 1

Of 1

10/11/2023

Building Style 2 Ranch	SF Bsmt Living 0	Layout 1 Typical
1.Conv. 5.Colonial 9.Other	Fin Bsmt Grade 0 0	1.Typical 4. 7.
2.Ranch 6.Split 10.Double	HEARTH 0	2.Inadeq 5. 8.
3.R Ranch 7.Mod/Cont 11.Multi	Heat Type 100% 1 Hot Water BB	3. 6. 9.
4.Cape 8.Log 12.Cot.	1.HWBB 5.FWA 9.No Heat	Attic 9 None
Dwelling Units 1	2.HWCI 6.GravWA 10.	1.1/4 Fin 4.Full Fin 7.
Other Units 0	3.H Pump 7.Electric 11.	2.1/2 Fin 5.F/Stair 8.
Stories 1 One Story	4.Steam 8.F/Wall 12.	3.3/4 Fin 6. 9.None
1.1 4.1.5 7.	Cool Type 0% 6	Insulation 1 Full
2.2 5.1.75 8.	1.Refrig 4.W&C Air 7.	1.Full 4.Minimal 7.
3.3 6.2.5 9.	2.Evapor 5. 8.	2.Heavy 5.Unknown 8.
Exterior Walls 9 OTHER	3.H Pump 6. 9.None	3.Capped 6. 9.None
1.CLAP 5.T-111 9.OTHER	Kitchen Style 2 TYPICAL	Unfinished % 0%
2.WD SH 6.BR/STONE 10.	1.GOOD 4.Obsolete 7.	Grade & Factor 4 Good 95%
3.COMP 7.NOV 11.	2.TYPICAL 5. 8.	1.E Grade 4.B Grade 7.AA+ Grad
4.ASB/ASP 8.AL/VIN 12.	3.OLD TYPE 6. 9.None	2.D Grade 5.A Grade 8.AA++Grad
Roof Surface 1 Asphalt Shingles	Bath(s) Style 1 GOOD	3.C Grade 6.AA Grade 9.Same
1.Asphalt 4.Composit 7.	1.GOOD 4.Obsolete 7.	SQFT (Footprint) 2084
2.Slate 5.Wood 8.	2.TYPICAL 5. 8.	Condition 4 Average
3.Metal 6.Other 9.	3.Old Type 6. 9.None	1.Poor 4.Avg 7.V G
SF Masonry Trim 0	# Rooms 6	2.Fair 5.Avg+ 8.Exc
OPEN-3-CUSTOM 0	# Bedrooms 1	3.Avg- 6.Good 9.Same
OPEN-4-CUSTOM 0	# Full Baths 2	Phys. % Good 0%
Year Built 1976	# Half Baths 0	Funct. % Good 100%
Year Remodeled 0	# Addn Fixtures 0	Functional Code 9 None
Foundation 1 Concrete	# Fireplaces 2	1.Incomp 4.SMALL 7.LAYOUT
1.Concrete 4.Wood 7.		2.O-Built 5.CDU 8.OTHER
2.C Block 5.Slab 8.		3.Defmaint 6.STYLE 9.None
3.Br/Stone 6.Piers 9.		Econ. % Good 100%
Basement 4 Full Basement		Economic Code None
1.1/4 Bmt 4.Full Bmt 7.		0.None 3.Services 9.None
2.1/2 Bmt 5.None 8.		1.Location 4.Traffic 8.
3.3/4 Bmt 6. 9.None		2.Encroach 8.Other 9.
Bsmt Gar # Cars 0		Entrance Code 5 Estimated
Wet Basement 1 Dry Basement		1.Interior 4.Vacant 7.
1.Dry 4. 7.		2.Refusal 5.Estimate 8.
2.Damp 5. 8.		3.Informed 6. 9.
3.Wet 6. 9.		Information Code 5 Estimate
		1.Owner 4.Agent 7.
		2.Relative 5.Estimate 8.
		3.Tenant 6.Other 9.



SHED 19X20



Date Inspected 2/08/2007

Additions, Outbuildings & Improvements

Type	Year	Units	Grade	Cond	Phys.	Funct.	Sound Value	
68 Wood Deck	0	502	0 0	0	0 %	0 %		1.ONE STORY FRAM
68 Wood Deck	0	432	0 0	0	0 %	0 %		2.TWO STORY FRAM
66 Res. Greenhouse	2003	237	3 110	4	0 %	100 %		3.THREE STORY FR
71 CARPORT.....	1976	380	3 100	4	0 %	100 %		4.1 & 1/2 STORY
68 Wood Deck	2014	234	9 100	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		R07-020-001	Account	923	Location	180 WESTPORT BRIDGE ROAD		Card	1	Of	1	10/11/2023											
<div>HIGBY, JOHN P 1150 J ST UNIT 220 SAN DIEGO CA 92101</div> <div>B4810P8</div> <div>Previous Owner HUNTON, JAMES E. J/T HUNTON, ELIZABETH G. C/O JOHN P. HIGBY WISCASSET ME 04578 Sale Date: 8/15/2014</div> <div>Previous Owner SPENCER, ARTHUR A. SPENCER, CYNTHIA A.</div> <div>WOOLWICH ME 04579 Sale Date: 6/02/2003</div>					Property Data		Assessment Record																
					Neighborhood 109 SOUTHEAST		Year	Land	Buildings	Exempt	Total												
					Tree Growth Year 0		2010	320,700	211,600	0	532,300												
					FARM LAND YEAR 0		2011	320,700	211,600	0	532,300												
					OPEN SPACE YEAR 0		2012	320,700	211,600	0	532,300												
<div>Inspection Witnessed By:</div> <div>X<div>Date</div></div> <table><tr><td>No./Date</td><td>Description</td><td>Date Insp.</td></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>Notes: 5/20/03-MR. SPENCER ADVISED SOLD HOUSE AND LEFT NEW ADDRESS. 2004-PREVIOUS OWNER: ARTHUR & CYNTHIA SPENCER BK1219 PG79 2004-ADDED 12 X 32 SUNROOM (1SF). 2ND BILLING 2004 - ADD PIER, FLOAT & RUNWAY. CHECK FOR ENTRY WAY, DECKS AND STEPS DOWN TO PIER IN 2005. 2005-ADD 12 X 12 DECK AND CHECK FOR PIER. 2015-Previous owner: James & Elizabeth Hunton BK3073 PG1, WISCASSET ME, sold for 376,000.</div>					No./Date	Description	Date Insp.										Zone/Land Use 14 SHORE RESIDENTIA		2013	320,700	211,600	10,000	522,300
					No./Date	Description	Date Insp.																
					Secondary Zone		2014	320,700	211,600	10,000	522,300												
					Topography 1 Level		2015	320,700	211,600	0	532,300												
					1.Level 4.Below St 7.Steep 2.Rolling 5.Low 8.Rough 3.Above St 6.Swampy 9.		2016	320,700	211,600	20,000	512,300												
					Utilities 4 Drilled Well 6 Septic System		2017	320,700	243,400	20,000	544,100												
					1.Public 4.Dr Well 7.Cesspool 2.Water 5.DUG/LAKE 8. 3.Sewer 6.Septic 9.None		2018	320,700	243,400	20,000	544,100												
Street 1 Paved		2019	320,700	243,400	25,000	539,100																	
1.Paved 4.Proposed 7. 2.Semi Imp 5.Private 8. 3.Gravel 6.Pub Eas 9.NoStreet		2020	320,700	243,400	24,000	540,100																	
TREE GROWTH PLAN 0		2021	320,700	243,400	25,000	540,100																	
CONSERV EASE 0		2022	320,700	243,400	25,000	679,700																	
Sale Date 8/15/2014		Land Data																					
Price 376,000		Front Foot	Type	Effective		Influence		Influence Codes															
Sale Type 2 Land & Buildings				Frontage	Depth	Factor	Code																
1.Land 4.Mobile 7.						%																	
2.L & B 5.Other 8.						%																	
3.Building 6. 9.						%																	
Financing 9 Unknown		Square Foot		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		Fract. Acre		Acreage/Sites																			
2.Related 5.Partial 8.Other				22	1.00	100	%	0															
3.Distress 6.Exempt 9.Foreclose				23	1.00	100	%	0															
Verified 5 Public Record				31	1.40	100	%	0															
1.Buyer 4.Agent 7.Family						%																	
2.Seller 5.Pub Rec 8.Other		Total Acreage																					
3.Lender 6.MLS 9.																							
				2.40																			

WISCASSET

Map Lot R07-020-001

Account 923

Location 180 WESTPORT BRIDGE ROAD

Card 1

Of 1

10/11/2023

Building Style	2 Ranch		SF Bsmst Living	0		Layout	1 Typical		
1.Conv.	5.Colonial	9.Other	Fin Bsmst Grade	0 0		1.Typical	4.	7.	
2.Ranch	6.Split	10.Double	HEARTH	0		2.Inadeq	5.	8.	
3.R Ranch	7.Mod/Cont	11.Multi	Heat Type	100%	1 Hot Water BB	3.	6.	9.	
4.Cape	8.Log	12.Cot.	1.HWBB	5.FWA	9.No Heat	Attic	9 None		
Dwelling Units	1		2.HWCI	6.GravWA	10.	1.1/4 Fin	4.Full Fin	7.	
Other Units	0		3.H Pump	7.Electric	11.	2.1/2 Fin	5.F/Stair	8.	
Stories	1 One Story		4.Steam	8.F/Wall	12.	3.3/4 Fin	6.	9.None	
1.1	4.1.5	7.	Cool Type	0%	9 None	Insulation	1 Full		
2.2	5.1.75	8.	1.Refrig	4.W&C Air	7.	1.Full	4.Minimal	7.	
3.3	6.2.5	9.	2.Evapor	5.	8.	2.Heavy	5.Unknown	8.	
Exterior Walls	1 CLAPBOARD		3.H Pump	6.	9.None	3.Capped	6.	9.None	
1.CLAP	5.T-111	9.OTHER	Kitchen Style	2 TYPICAL		Unfinished %	7%		
2.WD SH	6.BR/STONE	10.	1.GOOD	4.Obsolete	7.	Grade & Factor	3 Average 105%		
3.COMP	7.NOV	11.	2.TYPICAL	5.	8.	1.E Grade	4.B Grade	7.AA+ Grad	
4.ASB/ASP	8.AL/VIN	12.	3.OLD TYPE	6.	9.None	2.D Grade	5.A Grade	8.AA++Grad	
Roof Surface	1 Asphalt Shingles		Bath(s) Style	2 TYPICAL		3.C Grade	6.AA Grade	9.Same	
1.Asphalt	4.Composit	7.	1.GOOD	4.Obsolete	7.	SQFT (Footprint)	1944		
2.Slate	5.Wood	8.	2.TYPICAL	5.	8.	Condition	4 Average		
3.Metal	6.Other	9.	3.Old Type	6.	9.None	1.Poor	4.Avg	7.V G	
SF Masonry Trim	0		# Rooms	6		2.Fair	5.Avg+	8.Exc	
OPEN-3-CUSTOM	0		# Bedrooms	3		3.Avg-	6.Good	9.Same	
OPEN-4-CUSTOM	0		# Full Baths	1		Phys. % Good	0%		
Year Built	1987		# Half Baths	1		Funct. % Good	100%		
Year Remodeled	2004		# Addn Fixtures	0		Functional Code	9 None		
Foundation	5 Concrete Slab		# Fireplaces	0		1.Incomp	4.SMALL	7.LAYOUT	
1.Concrete	4.Wood	7.				2.O-Built	5.CDU	8.OTHER	
2.C Block	5.Slab	8.				3.Defmaint	6.STYLE	9.None	
3.Br/Stone	6.Piers	9.				Econ. % Good	100%		
Basement	9 No Basement					Economic Code	None		
1.1/4 Bmt	4.Full Bmt	7.				0.None	3.Services	9.None	
2.1/2 Bmt	5.None	8.				1.Location	4.Traffic	8.	
3.3/4 Bmt	6.	9.None				2.Encroach	8.Other	9.	
Bsmst Gar # Cars	0					Entrance Code	5 Estimated		
Wet Basement	9 No Basement					1.Interior	4.Vacant	7.	
1.Dry	4.	7.				2.Refusal	5.Estimate	8.	
2.Damp	5.	8.				3.Informed	6.	9.	
3.Wet	6.	9.				Information Code	5 Estimate		

Date Inspected 2/07/2007

Additions, Outbuildings & Improvements

Type	Year	Units	Grade	Cond	Phys.	Funct.	Sound Value
23 Frame Garage	1987	864	3 100	0	0 %	100 %	
22 Encl Frame Porch	2004	384	0 0	0	0 %	100 %	
340 FLOAT &	2004	512	3 100	4	0 %	50 %	
68 Wood Deck	2005	1253	3 100	4	0 %	100 %	
23 Frame Garage	2006	1080	2 100	4	0 %	100 %	
24 Frame Shed	2006	192	3 100	4	0 %	100 %	
23 Frame Garage	2017	1560	2 100	4	0 %	100 %	
103 SLAB.....	2017	420	3 100	4	0 %	100 %	
					%	%	
					%	%	



Map Lot R07-020-002

Account 924

Location 41 CUSHMAN POINT ROAD

Card 1 Of 1 10/11/2023

LUDLOW, JONATHAN E. & WHEELER, ELIZABETH C. J/T
WHEELER, F ROBERT T/C III
41 CUSHMAN POINT ROAD
WISCASSET ME 04578

B4746P288

Previous Owner
THOMAS, RICHARD R.
DILLEY, KAREN JO
C/O JONATHAN LUDLOW, ET AL
LEXINGTON MA 04278
Sale Date: 12/30/2013

Inspection Witnessed By:

X

Date

No./Date	Description	Date Insp.

Notes:

1/12/2011-changed mailing address to Cambridge, MA as he is living there for a while.
10/28/2011 ADDRESS CHANGE BY REQUEST//J2
12/30/13-Previous owner: Richard Thomas & Karen Jo Dilley
BK1787 PG192.

WISCASSET

Property Data

Neighborhood	109 SOUTHEAST		
Tree Growth Year	0		
FARM LAND YEAR	0		
OPEN SPACE YEAR	0		
Zone/Land Use	14 SHORE RESIDENTIA		
Secondary Zone			
Topography		7 Steep	
1.Level	4.Below St	7.Steep	
2.Rolling	5.Low	8.Rough	
3.Above St	6.Swampy	9.	
Utilities	4 Drilled Well	6 Septic System	
1.Public	4.Dr Well	7.Cesspool	
2.Water	5.DUG/LAKE	8.	
3.Sewer	6.Septic	9.None	
Street	1 Paved		
1.Paved	4.Proposed	7.	
2.Semi Imp	5.Private	8.	
3.Gravel	6.Pub Eas	9.NoStreet	
TREE GROWTH PLAN	0		
CONSERV EASE	0		
Sale Data			
Sale Date	12/30/2013		
Price	410,000		
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	316,800	265,700	10,000	572,500
2011	316,800	265,700	10,000	572,500
2012	316,800	265,700	10,000	572,500
2013	316,800	265,700	10,000	572,500
2014	316,800	265,700	0	582,500
2015	316,800	265,700	0	582,500
2016	316,800	265,700	0	582,500
2017	316,800	265,700	0	582,500
2018	316,800	265,700	0	582,500
2019	316,800	265,700	0	582,500
2020	316,800	265,700	0	582,500
2021	316,800	265,700	0	582,500
2022	316,800	265,700	0	582,500
2023	396,000	332,200	25,000	703,200

Land Data

Front Foot	Type	Effective		Influence		Influence Codes
		Frontage	Depth	Factor	Code	
11.Regular Lot				%		1.Open Space
12.Delta Triangle				%		2.Neighborhood A
13.Nabla Triangle				%		3.Topography
14.Rear Land				%		4.Size/Shape
15.Front Foot				%		5.Access
				%		6.Restriction
				%		7.Corner/Locatio
				%		8.View/Environ
				%		9.Fract Share
				%		Acres
				%		30.Rear 20+
				%		31.Waterfront Rea
				%		32.Open Space
				%		33.RestrictEsm
				%		34.PASTURE 1
				%		35.HORTICULTURAL-
				%		36.Pasture 3
				%		37.Softwood
				%		38.Mixed Wood
				%		39.Hardwood
				%		40.Wasteland
				%		41.CAMP SITE
				%		42.Mobile Home Si
				%		43.Condo Site
				%		44.Site Improve
				%		45.CAMP SITE
				%		46.PAVING/00
Total Acreage		2.10				

WISCASSET

Map Lot R07-020-002


Account 924

Location 41 CUSHMAN POINT ROAD

Card 1

Of 1

10/11/2023

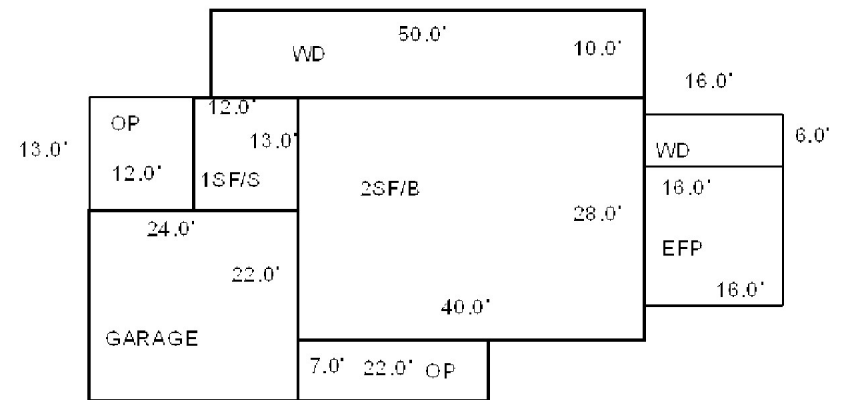
Building Style 5 Colonial	SF Bsmt Living 1120	Layout 1 Typical
1.Conv. 5.Colonial 9.Other	Fin Bsmt Grade 2 100	1.Typical 4. 7.
2.Ranch 6.Split 10.Double	HEARTH 0	2.Inadeq 5. 8.
3.R Ranch 7.Mod/Cont 11.Multi	Heat Type 100% 1 Hot Water BB	3. 6. 9.
4.Cape 8.Log 12.Cot.	1.HWBB 5.FWA 9.No Heat	Attic 9 None
Dwelling Units 1	2.HWCI 6.GravWA 10.	1.1/4 Fin 4.Full Fin 7.
Other Units 0	3.H Pump 7.Electric 11.	2.1/2 Fin 5.F/Stair 8.
Stories 2 Two Story	4.Steam 8.F/Wall 12.	3.3/4 Fin 6. 9.None
1.1 4.1.5 7.	Cool Type 0% 9 None	Insulation 1 Full
2.2 5.1.75 8.	1.Refrig 4.W&C Air 7.	1.Full 4.Minimal 7.
3.3 6.2.5 9.	2.Evapor 5. 8.	2.Heavy 5.Unknown 8.
Exterior Walls 1 CLAPBOARD	3.H Pump 6. 9.None	3.Capped 6. 9.None
1.CLAP 5.T-111 9.OTHER	Kitchen Style 2 TYPICAL	Unfinished % 0%
2.WD SH 6.BR/STONE 10.	1.GOOD 4.Obsolete 7.	Grade & Factor 4 Good 100%
3.COMP 7.NOV 11.	2.TYPICAL 5. 8.	1.E Grade 4.B Grade 7.AA+ Grad
4.ASB/ASP 8.AL/VIN 12.	3.OLD TYPE 6. 9.None	2.D Grade 5.A Grade 8.AA++Grad
Roof Surface 1 Asphalt Shingles	Bath(s) Style 2 TYPICAL	3.C Grade 6.AA Grade 9.Same
1.Asphalt 4.Composit 7.	1.GOOD 4.Obsolete 7.	SQFT (Footprint) 1120
2.Slate 5.Wood 8.	2.TYPICAL 5. 8.	Condition 4 Average
3.Metal 6.Other 9.	3.Old Type 6. 9.None	1.Poor 4.Avg 7.V G
SF Masonry Trim 0	# Rooms 7	2.Fair 5.Avg+ 8.Exc
OPEN-3-CUSTOM 0	# Bedrooms 4	3.Avg- 6.Good 9.Same
OPEN-4-CUSTOM 0	# Full Baths 2	Phys. % Good 0%
Year Built 1986	# Half Baths 1	Funct. % Good 100%
Year Remodeled 0	# Addn Fixtures 1	Functional Code 9 None
Foundation 1 Concrete	# Fireplaces 1	1.Incomp 4.SMALL 7.LAYOUT
1.Concrete 4.Wood 7.		2.O-Built 5.CDU 8.OTHER
2.C Block 5.Slab 8.		3.Defmaint 6.STYLE 9.None
3.Br/Stone 6.Piers 9.		Econ. % Good 100%
Basement 4 Full Basement		Economic Code None
1.1/4 Bmt 4.Full Bmt 7.		0.None 3.Services 9.None
2.1/2 Bmt 5.None 8.		1.Location 4.Traffic 8.
3.3/4 Bmt 6. 9.None		2.Encroach 8.Other 9.
Bsmt Gar # Cars 0		Entrance Code 1 Interior Inspect
Wet Basement 1 Dry Basement		1.Interior 4.Vacant 7.
1.Dry 4. 7.		2.Refusal 5.Estimate 8.
2.Damp 5. 8.		3.Informed 6. 9.
3.Wet 6. 9.		Information Code 1 Owner
		1.Owner 4.Agent 7.
		2.Relative 5.Estimate 8.
		3.Tenant 6.Other 9.

Date Inspected 2/07/2007

Additions, Outbuildings & Improvements

Type	Year	Units	Grade	Cond	Phys.	Funct.	Sound Value
1 ONE STORY	0	156	0 0	0	0 %	0 %	
21 Open Frame	0	156	0 0	0	0 %	0 %	
21 Open Frame	0	154	0 0	0	0 %	0 %	
23 Frame Garage	0	528	0 0	0	0 %	0 %	
68 Wood Deck	0	500	3 100	0	0 %	0 %	
24 Frame Shed	2003	80	0 0	0	0 %	0 %	
22 Encl Frame Porch	2003	256	0 0	0	0 %	0 %	
68 Wood Deck	2003	96	3 100	0	0 %	0 %	
					%	%	
					%	%	

SHED 8X10



GAGNON, JOSEPH S
PENDERGAST, CATHERINE E
WISCASSET ME 04578

B5618P183

Previous Owner
CURTIS, MILTON D

47 CUSHMAN POINT ROAD
WISCASSET ME 04578
Sale Date: 8/08/2018

Previous Owner
CLARK, MARK E. (J/T)
CLARK, ELIZABETH M.

WISCASSET ME 04578
Sale Date: 5/23/2002

Inspection Witnessed By:

X

Date

No./Date	Description	Date Insp.

Notes:

7/19/22 NO NEW HSE, NAH AT #47
6/16/21 NAH NEW DRIVEWAY TO DOWN BACK
18 Per further review and site visit w/owner adjust grade of
dwelling and add missed wood deck.
FORMER OWNER: HUBERT STOKES BK1885 PG0164
REMOVED VET & HOMESTEAD EX IN 2001
2003-FORMER OWNER: MARK & ELIZABETH CLARK BK2591
PG337
2007-OWNERSHIP CHANGED TO: MILTON D. CURTIS,
WISCONSIN HUSBAND BK2858 PG221

Property Data			Assessment Record								
Neighborhood 109 SOUTHEAST			Year	Land	Buildings	Exempt	Total				
			2010	315,500	150,000	16,000	449,500				
Tree Growth Year 0			2011	315,500	150,000	16,000	449,500				
FARM LAND YEAR 0			2012	315,500	150,000	16,000	449,500				
OPEN SPACE YEAR 0											
Zone/Land Use 14 SHORE RESIDENTIA			2013	315,500	150,000	16,000	449,500				
Secondary Zone			2014	315,500	150,000	16,000	449,500				
			2015	315,500	150,000	16,000	449,500				
Topography 7 Steep			2016	315,500	150,000	21,000	444,500				
1.Level	4.Below St	7.Steep	2017	315,500	150,000	26,000	439,500				
2.Rolling	5.Low	8.Rough	2018	315,500	139,000	26,000	428,500				
3.Above St	6.Swampy	9.									
Utilities 4 Drilled Well 6 Septic System			2019	315,500	139,000	0	454,500				
1.Public 4.Dr Well 7.Cesspool 2.Water 5.DUG/LAKE 8. 3.Sewer 6.Septic 9.None			2020	315,500	139,000	0	454,500				
			2021	315,500	139,000	0	454,500				
			2022	315,500	139,000	0	454,500				
Street 1 Paved			2023	394,400	173,400	0	567,800				
1.Paved 4.Proposed 7. 2.Semi Imp 5.Private 8. 3.Gravel 6.Pub Eas 9.NoStreet											
TREED GROWTH PLAN 0			Land Data								
CONSERV EASE 0											
Sale Data			Front Foot	Type	Effective		Influence		Influence Codes		
Sale Date 8/08/2018					Frontage	Depth	Factor	Code			
Price 350,000					11.Regular Lot			%			1.Open Space
Sale Type 2 Land & Buildings					12.Delta Triangle			%			2.Neighborhood A
1.Land 4.Mobile 7.					13.Nabla Triangle			%			3.Topography
2.L & B 5.Other 8.					14.Rear Land			%			4.Size/Shape
3.Building 6. 9.					15.Front Foot			%			5.Access
Financing 9 Unknown			Square Foot		Square Feet				Acres		
1.Convent 4.Seller 7.					16.Regular Lot		%			6.Restriction	
2.FHA/VA 5.Private 8.					17.Secondary Site		%			7.Corner/Locatio	
3.Assumed 6.Cash 9.Unknown					18.Secondary Site		%			8.View/Environ	
Validity 1 Arms Length Sale					19.Condominium		%			9.Fract Share	
					20.Base Homesite		%				
							%				
					%						
1.Valid 4.Split 7.Renovate			Fract. Acre		Acreage/Sites						
2.Related 5.Partial 8.Other					22	1.00	100	%		0	
3.Distress 6.Exempt 9.Foreclose					23	1.00	100	%		0	
Verified 5 Public Record					31	1.00	100	%		0	
								%			
								%			
								%			
1.Buyer 4.Agent 7.Family			Total Acreage 2.00								
2.Seller 5.Pub Rec 8.Other											
3.Lender 6.MLS 9.											

WISCASSET

Map Lot R07-020-003

Account 925

Location 47 CUSHMAN POINT ROAD

Card 1

Of 1

10/11/2023

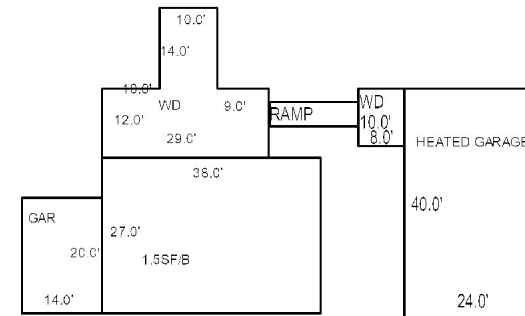
Building Style 4 Cape Cod	SF Bsmt Living 0	Layout 1 Typical
1.Conv. 5.Colonial 9.Other	Fin Bsmt Grade 0 0	1.Typical 4. 7.
2.Ranch 6.Split 10.Double	HEARTH 1	2.Inadeq 5. 8.
3.R Ranch 7.Mod/Cont 11.Multi	Heat Type 100% 5 Forced Warm Air	3. 6. 9.
4.Cape 8.Log 12.Cot.	1.HWBB 5.FWA 9.No Heat	Attic 9 None
Dwelling Units 1	2.HWCI 6.GravWA 10.	1.1/4 Fin 4.Full Fin 7.
Other Units 0	3.H Pump 7.Electric 11.	2.1/2 Fin 5.F/Stair 8.
Stories 4 One & 1/2 Story	4.Steam 8.F/Wall 12.	3.3/4 Fin 6. 9.None
1.1 4.1.5 7.	Cool Type 0% 9 None	Insulation 1 Full
2.2 5.1.75 8.	1.Refrig 4.W&C Air 7.	1.Full 4.Minimal 7.
3.3 6.2.5 9.	2.Evapor 5. 8.	2.Heavy 5.Unknown 8.
Exterior Walls 8 ALUM/VINYL	3.H Pump 6. 9.None	3.Capped 6. 9.None
1.CLAP 5.T-111 9.OTHER	Kitchen Style 2 TYPICAL	Unfinished % 0%
2.WD SH 6.BR/STONE 10.	1.GOOD 4.Obsolete 7.	Grade & Factor 3 Average 100%
3.COMP 7.NOV 11.	2.TYPICAL 5. 8.	1.E Grade 4.B Grade 7.AA+ Grad
4.ASB/ASP 8.AL/VIN 12.	3.OLD TYPE 6. 9.None	2.D Grade 5.A Grade 8.AA++Grad
Roof Surface 1 Asphalt Shingles	Bath(s) Style 2 TYPICAL	3.C Grade 6.AA Grade 9.Same
1.Asphalt 4.Composit 7.	1.GOOD 4.Obsolete 7.	SQFT (Footprint) 925
2.Slate 5.Wood 8.	2.TYPICAL 5. 8.	Condition 4 Average
3.Metal 6.Other 9.	3.Old Type 6. 9.None	1.Poor 4.Avg 7.V G
SF Masonry Trim 0	# Rooms 6	2.Fair 5.Avg+ 8.Exc
OPEN-3-CUSTOM 0	# Bedrooms 3	3.Avg- 6.Good 9.Same
OPEN-4-CUSTOM 0	# Full Baths 2	Phys. % Good 0%
Year Built 1992	# Half Baths 0	Funct. % Good 100%
Year Remodeled 0	# Addn Fixtures 0	Functional Code 9 None
Foundation 1 Concrete	# Fireplaces 0	1.Incomp 4.SMALL 7.LAYOUT
1.Concrete 4.Wood 7.		2.O-Built 5.CDU 8.OTHER
2.C Block 5.Slab 8.		3.Defmaint 6.STYLE 9.None
3.Br/Stone 6.Piers 9.		Econ. % Good 100%
Basement 4 Full Basement		Economic Code None
1.1/4 Bmt 4.Full Bmt 7.		0.None 3.Services 9.None
2.1/2 Bmt 5.None 8.		1.Location 4.Traffic 8.
3.3/4 Bmt 6. 9.None		2.Encroach 8.Other 9.
Bsmt Gar # Cars 0		Entrance Code 5 Estimated
Wet Basement 1 Dry Basement		1.Interior 4.Vacant 7.
1.Dry 4. 7.		2.Refusal 5.Estimate 8.
2.Damp 5. 8.		3.Informed 6. 9.
3.Wet 6. 9.		Information Code 5 Estimate
		1.Owner 4.Agent 7.
		2.Relative 5.Estimate 8.
		3.Tenant 6.Other 9.

Date Inspected 2/07/2007

Additions, Outbuildings & Improvements

Type	Year	Units	Grade	Cond	Phys.	Funct.	Sound Value	
68 Wood Deck	2001	488	3 100	0	0 %	100 %		1.ONE STORY FRAM
68 Wood Deck	2001	72	3 100	0	0 %	100 %		2.TWO STORY FRAM
340 FLOAT &	2001	253	3 100	4	0 %	50 %		3.THREE STORY FR
23 Frame Garage	1994	280	0 0	0	0 %	100 %		4.1 & 1/2 STORY
23 Frame Garage	2002	960	3 100	0	0 %	100 %		5.1 & 3/4 STORY
68 Wood Deck	2012	80	2 100	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

DECK 6X12 RAMP 3X31 F.OA 16X10



Map Lot R07-020-004

Account 926

Location 69 CUSHMAN POINT ROAD

Card 1 Of 1 10/11/2023

WHITE, BRIAN J
WHITE, SHELBY J
69 CUSHMAN POINT ROAD
WISCASSET ME 04578

B5578P40 B5578P40

Previous Owner
HUTCHESON, HOUGHTON B
HUTCHESON, CLAUDIA T
3815 EASTSIDE STREET #6042
HOUSTON TX 77098
Sale Date: 9/02/2020

Previous Owner
KRAMER, FRED A.
C/O HOUGHTON HUTCHINSON
4810 BEECH STREET
BELLAIRE TX 77401
Sale Date: 9/01/2015

Inspection Witnessed By:

X

Date

No./Date	Description	Date Insp.

Notes:

7/19/22 NAH CALL REMOD COMP
6/16/21 W/BUILDER, HSE UNDER REMOD, GUTTED ON 4/1,
ADJ COND AND FUNC AND REASSESS Stht

WISCASSET

Property Data

Neighborhood		109 SOUTHEAST	
Tree Growth Year		0	
FARM LAND YEAR		0	
OPEN SPACE YEAR		0	
Zone/Land Use		14 SHORE RESIDENTIA	
Secondary Zone			
Topography		4 Below Street	
1.Level	4.Below St	7.Steep	
2.Rolling	5.Low	8.Rough	
3.Above St	6.Swampy	9.	
Utilities	4 Drilled Well	6 Septic System	
1.Public	4.Dr Well	7.Cesspool	
2.Water	5.DUG/LAKE	8.	
3.Sewer	6.Septic	9.None	
Street	1 Paved		
1.Paved	4.Proposed	7.	
2.Semi Imp	5.Private	8.	
3.Gravel	6.Pub Eas	9.NoStreet	
TREE GROWTH PLAN		0	
CONSERV EASE		0	
Sale Data			
Sale Date		9/02/2020	
Price		532,490	
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	336,300	108,400	0	444,700
2011	336,300	108,400	0	444,700
2012	336,300	108,400	0	444,700
2013	336,300	108,400	0	444,700
2014	336,300	108,400	0	444,700
2015	336,300	108,400	0	444,700
2016	336,300	108,400	0	444,700
2017	336,300	108,400	0	444,700
2018	336,300	108,400	0	444,700
2019	336,300	108,400	0	444,700
2020	336,300	108,400	0	444,700
2021	336,300	112,300	0	448,600
2022	336,300	182,000	0	518,300
2023	420,400	227,000	0	647,400

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		3.60				

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

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 R07-020-004


Account 926

Location 69 CUSHMAN POINT ROAD

Card 1

Of 1

10/11/2023

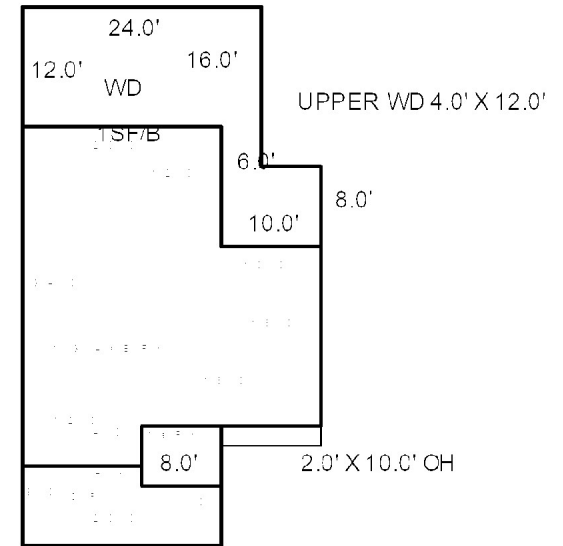
Building Style 7 Modern/Contemp.	SF Bsmt Living 800	Layout 1 Typical
1.Conv. 5.Colonial 9.Other	Fin Bsmt Grade 9 100	1.Typical 4. 7.
2.Ranch 6.Split 10.Double	HEARTH 0	2.Inadeq 5. 8.
3.R Ranch 7.Mod/Cont 11.Multi	Heat Type 100% 3 Heat Pump	3. 6. 9.
4.Cape 8.Log 12.Cot.	1.HWBB 5.FWA 9.No Heat	Attic 9 None
Dwelling Units 1	2.HWCI 6.GravWA 10.	1.1/4 Fin 4.Full Fin 7.
Other Units 0	3.H Pump 7.Electric 11.	2.1/2 Fin 5.F/Stair 8.
Stories 5 One & 3/4 Story	4.Steam 8.F/Wall 12.	3.3/4 Fin 6. 9.None
1.1 4.1.5 7.	Cool Type 0% 9 None	Insulation 1 Full
2.2 5.1.75 8.	1.Refrig 4.W&C Air 7.	1.Full 4.Minimal 7.
3.3 6.2.5 9.	2.Evapor 5. 8.	2.Heavy 5.Unknown 8.
Exterior Walls 1 CLAPBOARD	3.H Pump 6. 9.None	3.Capped 6. 9.None
1.CLAP 5.T-111 9.OTHER	Kitchen Style 1 GOOD	Unfinished % 0%
2.WD SH 6.BR/STONE 10.	1.GOOD 4.Obsolete 7.	Grade & Factor 4 Good 100%
3.COMP 7.NOV 11.	2.TYPICAL 5. 8.	1.E Grade 4.B Grade 7.AA+ Grad
4.ASB/ASP 8.AL/VIN 12.	3.OLD TYPE 6. 9.None	2.D Grade 5.A Grade 8.AA++Grad
Roof Surface 1 Asphalt Shingles	Bath(s) Style 1 GOOD	3.C Grade 6.AA Grade 9.Same
1.Asphalt 4.Composit 7.	1.GOOD 4.Obsolete 7.	SQFT (Footprint) 828
2.Slate 5.Wood 8.	2.TYPICAL 5. 8.	Condition 7 Very Good
3.Metal 6.Other 9.	3.Old Type 6. 9.None	1.Poor 4.Avg 7.V G
SF Masonry Trim 0	# Rooms 5	2.Fair 5.Avg+ 8.Exc
OPEN-3-CUSTOM 0	# Bedrooms 3	3.Avg- 6.Good 9.Same
OPEN-4-CUSTOM 0	# Full Baths 3	Phys. % Good 0%
Year Built 1988	# Half Baths 0	Funct. % Good 100%
Year Remodeled 0	# Addn Fixtures 0	Functional Code 9 None
Foundation 1 Concrete	# Fireplaces 0	1.Incomp 4.SMALL 7.LAYOUT
1.Concrete 4.Wood 7.		2.O-Built 5.CDU 8.OTHER
2.C Block 5.Slab 8.		3.Defmaint 6.STYLE 9.None
3.Br/Stone 6.Piers 9.		Econ. % Good 100%
Basement 4 Full Basement		Economic Code None
1.1/4 Bmt 4.Full Bmt 7.		0.None 3.Services 9.None
2.1/2 Bmt 5.None 8.		1.Location 4.Traffic 8.
3.3/4 Bmt 6. 9.None		2.Encroach 8.Other 9.
Bsmt Gar # Cars 0		Entrance Code 5 Estimated
Wet Basement 1 Dry Basement		1.Interior 4.Vacant 7.
1.Dry 4. 7.		2.Refusal 5.Estimate 8.
2.Damp 5. 8.		3.Informed 6. 9.
3.Wet 6. 9.		Information Code 5 Estimate
		1.Owner 4.Agent 7.
		2.Relative 5.Estimate 8.
		3.Tenant 6.Other 9.

Date Inspected 2/07/2007

Additions, Outbuildings & Improvements

Type	Year	Units	Grade	Cond	Phys.	Funct.	Sound Value
1 ONE STORY	0	48	0 0	0	0 %	0 %	
26 1SFr Overhang	0	20	0 0	0	0 %	0 %	
68 Wood Deck	0	400	3 100	0	0 %	0 %	
340 FLOAT &	1998	234	3 100	4	0 %	50 %	
342 PIER.....	1998	64	3 100	4	0 %	50 %	
68 Wood Deck	0	200	2 100	0	0 %	0 %	
68 Wood Deck	0	48	3 100	0	0 %	100 %	
21 Open Frame	2020	208	9 100	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



4X16 PIER

34' RAMP

20X10 FLOAT



Map Lot R07-020-005-A

Account 2258

Location 77 CUSHMAN POINT ROAD

Card 1 Of 1 10/11/2023

COVELLO, VINCENT J (J/T)
COVELLO, MARY V
77 CUSHMAN POINT ROAD
WISCASSET ME 04578

B2603P155

Inspection Witnessed By:

X

Date

No./Date	Description	Date Insp.

Notes:

'20 Per review Homestead exemption was removed in error.
Adjust & abate
2002-DELETED LOT 20-5 AND CORRECTED TO BE 20-5A AND
20-5B
2005-ADDED FLOAT, RAMP & PIER

WISCASSET

Property Data			Assessment Record						
Neighborhood 109 SOUTHEAST			Year	Land	Buildings	Exempt	Total		
Tree Growth Year 0			2010	307,700	247,100	10,000	544,800		
FARM LAND YEAR 0			2011	307,700	247,100	10,000	544,800		
OPEN SPACE YEAR 0			2012	307,700	247,100	10,000	544,800		
Zone/Land Use 14 SHORE RESIDENTIA			2013	307,700	247,100	10,000	544,800		
Secondary Zone			2014	307,700	247,100	10,000	544,800		
Topography 4 Below Street			2015	307,700	247,100	10,000	544,800		
1.Level	4.Below St	7.Steep	2016	307,700	247,100	15,000	539,800		
2.Rolling	5.Low	8.Rough	2017	307,700	247,100	20,000	534,800		
3.Above St	6.Swampy	9.	2018	307,700	247,100	20,000	534,800		
Utilities	4 Drilled Well	6 Septic System	2019	307,700	247,100	0	554,800		
1.Public	4.Dr Well	7.Cesspool	2020	307,700	247,100	25,000	529,800		
2.Water	5.DUG/LAKE	8.	2021	307,700	247,100	25,000	529,800		
3.Sewer	6.Septic	9.None	2022	307,700	247,100	24,000	530,800		
Street	1 Paved		2023	384,600	307,800	25,000	667,400		
1.Paved	4.Proposed	7.	Land Data						
2.Semi Imp	5.Private	8.							
3.Gravel	6.Pub Eas	9.NoStreet	Front Foot	Type	Effective		Influence		Influence Codes
					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			22	1.00	100	%	0		
22.Base Waterfron			23	1.00	100	%	0		
23.Deep WF Size A			31	0.40	100	%	0		
Acres						%			
24.Base Waterfron						%			
25.Shallow WF Siz						%			
26.Base Water Inf						%			
27.Influence W Si						%			
28.Rear Land 1-10			Total Acreage 1.40						
29.Rear Land 11-2									

WISCASSET

Map Lot R07-020-005-A




Account 2258

Location 77 CUSHMAN POINT ROAD

Card 1

Of 1

10/11/2023

Building Style 4 Cape Cod	SF Bsmt Living 0	Layout 1 Typical
1.Conv. 5.Colonial 9.Other	Fin Bsmt Grade 0 0	1.Typical 4. 7.
2.Ranch 6.Split 10.Double	HEARTH 0	2.Inadeq 5. 8.
3.R Ranch 7.Mod/Cont 11.Multi	Heat Type 100% 5 Forced Warm Air	3. 6. 9.
4.Cape 8.Log 12.Cot.	1.HWBB 5.FWA 9.No Heat	Attic 9 None
Dwelling Units 1	2.HWCI 6.GravWA 10.	1.1/4 Fin 4.Full Fin 7.
Other Units 0	3.H Pump 7.Electric 11.	2.1/2 Fin 5.F/Stair 8.
Stories 2 Two Story	4.Steam 8.F/Wall 12.	3.3/4 Fin 6. 9.None
1.1 4.1.5 7.	Cool Type 100% 3 Heat Pump	Insulation 1 Full
2.2 5.1.75 8.	1.Refrig 4.W&C Air 7.	1.Full 4.Minimal 7.
3.3 6.2.5 9.	2.Evapor 5. 8.	2.Heavy 5.Unknown 8.
Exterior Walls 1 CLAPBOARD	3.H Pump 6. 9.None	3.Capped 6. 9.None
1.CLAP 5.T-111 9.OTHER	Kitchen Style 1 GOOD	Unfinished % 0%
2.WD SH 6.BR/STONE 10.	1.GOOD 4.Obsolete 7.	Grade & Factor 4 Good 100%
3.COMP 7.NOV 11.	2.TYPICAL 5. 8.	1.E Grade 4.B Grade 7.AA+ Grad
4.ASB/ASP 8.AL/VIN 12.	3.OLD TYPE 6. 9.None	2.D Grade 5.A Grade 8.AA++Grad
Roof Surface 1 Asphalt Shingles	Bath(s) Style 1 GOOD	3.C Grade 6.AA Grade 9.Same
1.Asphalt 4.Composit 7.	1.GOOD 4.Obsolete 7.	SQFT (Footprint) 1280
2.Slate 5.Wood 8.	2.TYPICAL 5. 8.	Condition 4 Average
3.Metal 6.Other 9.	3.Old Type 6. 9.None	1.Poor 4.Avg 7.V G
SF Masonry Trim 0	# Rooms 6	2.Fair 5.Avg+ 8.Exc
OPEN-3-CUSTOM 0	# Bedrooms 3	3.Avg- 6.Good 9.Same
OPEN-4-CUSTOM 0	# Full Baths 3	Phys. % Good 0%
Year Built 2002	# Half Baths 0	Funct. % Good 100%
Year Remodeled 0	# Addn Fixtures 0	Functional Code 9 None
Foundation 1 Concrete	# Fireplaces 0	1.Incomp 4.SMALL 7.LAYOUT
1.Concrete 4.Wood 7.		2.O-Built 5.CDU 8.OTHER
2.C Block 5.Slab 8.		3.Defmaint 6.STYLE 9.None
3.Br/Stone 6.Piers 9.		Econ. % Good 95%
Basement 4 Full Basement		Economic Code Location
1.1/4 Bmt 4.Full Bmt 7.		0.None 3.Services 9.None
2.1/2 Bmt 5.None 8.		1.Location 4.Traffic 8.
3.3/4 Bmt 6. 9.None		2.Encroach 8.Other 9.
Bsmt Gar # Cars 0		Entrance Code 1 Interior Inspect
Wet Basement 1 Dry Basement		1.Interior 4.Vacant 7.
1.Dry 4. 7.		2.Refusal 5.Estimate 8.
2.Damp 5. 8.		3.Informed 6. 9.
3.Wet 6. 9.		Information Code 1 Owner
		1.Owner 4.Agent 7.
		2.Relative 5.Estimate 8.
		3.Tenant 6.Other 9.

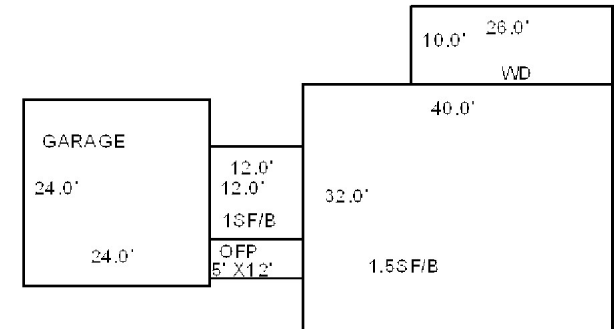
Date Inspected 2/07/2007

Additions, Outbuildings & Improvements

Type	Year	Units	Grade	Cond	Phys.	Funct.	Sound Value
11 1	2002	144	4 100	4	0 %	100 %	
77 1.50 ST	2002	576	4 100	4	0 %	100 %	
21 Open Frame	2002	60	4 100	4	0 %	100 %	
68 Wood Deck	2003	260	3 100	4	0 %	100 %	
340 FLOAT &	2005	302	3 100	4	0 %	100 %	
342 PIER.....	2005	96	3 100	4	0 %	100 %	
24 Frame Shed	2006	120	3 100	4	0 %	100 %	
					%	%	
					%	%	
					%	%	

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

SHED 10X12



FLOAT 10X20

RAMP 3X34

PIER 6X16



THOMAS M JOYCE JR, TRUSTEE OF THE THOMAS M JOYCE
TRACY D JOYCE, TRUSTEE OF THE TRACY D JOYCE
83 CUSHMAN ROAD
WISCASSET ME 04578

B5271P248 B5271P252 B5737P17

Previous Owner
JOYCE, THOMAS M JR
JOYCE, TRACY D
83 CUSHMAN POINT RD
WISCASSET ME 04578
Sale Date: 6/29/2021

Previous Owner
QUIGLEY, EDWARD R. & LAROCCO, SUSAN A.

83 CUSHMAN POINT ROAD
WISCASSET ME 04578
Sale Date: 6/20/2018

Previous Owner
LAROCCO, SUSAN A.

15 CHARLES STREET
CHARLESTOWN MA 02129
Sale Date: 6/23/2006

Inspection Witnessed By:

X

Date

No./Date	Description	Date Insp.

Notes:

2003-ADDED .17 AC PER DEED. ALSO CHANGE FACTOR
FROM 90% TO 100% PREVIOUS BK2666 PG318
2004-PREVIOUS OWNER: COLTON W. BABCOCK BK2666
PG318 IN 4/01 AND BK3003 PG168 IN 02/03
2005-ADDED FLOAT, RAMP & PIER
2006-NEW HOUSE WITH GARAGE ADDED. 50% DONE APRIL
1, 2006. NO PLUMBING OR ELECTRICAL. RADIANT HEAT IN
FLOORS. CHECK IN 2007.
2007-FORMER OWNER: SUSAN A. LAROCO BK3205 PG102
WISCONSIN ONLY 12/9/03 FOR \$210,000.

Property Data

Neighborhood		109 SOUTHEAST	
Tree Growth Year		0	
FARM LAND YEAR		0	
OPEN SPACE YEAR		0	
Zone/Land Use		14 SHORE RESIDENTIAL	
Secondary Zone			
Topography		4 Below Street	
1.Level	4.Below St	7.Steep	
2.Rolling	5.Low	8.Rough	
3.Above St	6.Swampy	9.	
Utilities	4 Drilled Well	6 Septic System	
1.Public	4.Dr Well	7.Cesspool	
2.Water	5.DUG/LAKE	8.	
3.Sewer	6.Septic	9.None	
Street		1 Paved	
1.Paved	4.Proposed	7.	
2.Semi Imp	5.Private	8.	
3.Gravel	6.Pub Eas	9.NoStreet	
TREE GROWTH PLAN		0	
CONSERV EASE		0	
Sale Data			
Sale Date		6/29/2021	
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	294,900	294,100	16,000	573,000
2011	294,900	294,100	16,000	573,000
2012	294,900	294,100	16,000	573,000
2013	294,900	294,100	16,000	573,000
2014	294,900	294,100	16,000	573,000
2015	294,900	294,100	16,000	573,000
2016	294,900	294,100	21,000	568,000
2017	294,900	294,100	26,000	563,000
2018	294,900	294,100	26,000	563,000
2019	294,900	294,100	0	589,000
2020	294,900	294,100	25,000	564,000
2021	294,900	294,100	25,000	564,000
2022	294,900	294,100	24,000	565,000
2023	368,600	367,600	25,000	711,200

Land Data

Front Foot	Type	Effective		Influence		Influence Codes
		Frontage	Depth	Factor	Code	
11.Regular Lot				%		1.Open Space
12.Delta Triangle				%		2.Neighborhood A
13.Nabla Triangle				%		3.Topography
14.Rear Land				%		4.Size/Shape
15.Front Foot				%		5.Access
				%		6.Restriction
				%		7.Corner/Locatio
						8.View/Environ
						9.Fract Share
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-
Fract. Acre		Acreage/Sites				36.Pasture 3
21.HS Size Adj	22	1.00	95 %	3		37.Softwood
22.Base Waterfron	23	1.00	100 %	0		38.Mixed Wood
23.Deep WF Size A	31	0.47	100 %	0		39.Hardwood
Acres			%			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
		Total Acreage	1.47			

WISCASSET

Map Lot R07-020-005-B


Account 2259

Location 83 CUSHMAN POINT ROAD

Card 1

Of 2

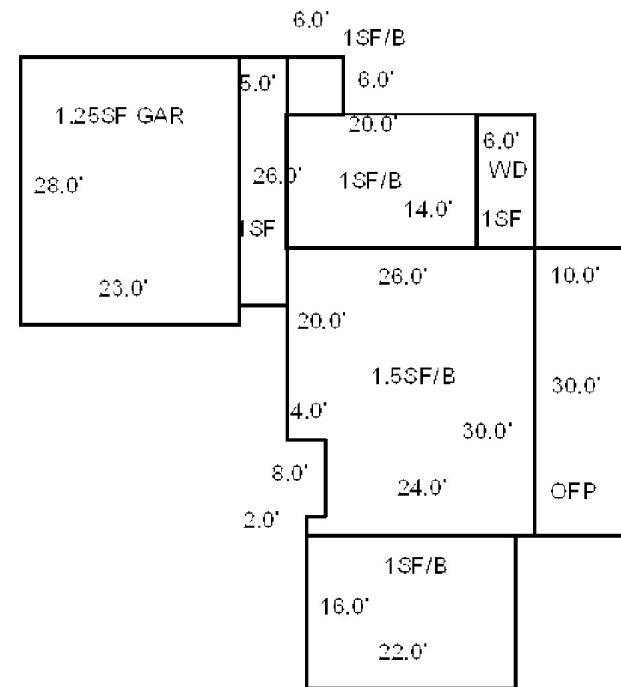
10/11/2023

Building Style 4 Cape Cod	SF Bsmt Living 1328	Layout 1 Typical
1.Conv. 5.Colonial 9.Other	Fin Bsmt Grade 9 100	1.Typical 4. 7.
2.Ranch 6.Split 10.Double	HEARTH 0	2.Inadeq 5. 8.
3.R Ranch 7.Mod/Cont 11.Multi	Heat Type 100% 1 Hot Water BB	3. 6. 9.
4.Cape 8.Log 12.Cot.	1.HWBB 5.FWA 9.No Heat	Attic 9 None
Dwelling Units 1	2.HWCI 6.GravWA 10.	1.1/4 Fin 4.Full Fin 7.
Other Units 0	3.H Pump 7.Electric 11.	2.1/2 Fin 5.F/Stair 8.
Stories 4 One & 1/2 Story	4.Steam 8.F/Wall 12.	3.3/4 Fin 6. 9.None
1.1 4.1.5 7.	Cool Type 0% 9 None	Insulation 1 Full
2.2 5.1.75 8.	1.Refrig 4.W&C Air 7.	1.Full 4.Minimal 7.
3.3 6.2.5 9.	2.Evapor 5. 8.	2.Heavy 5.Unknown 8.
Exterior Walls 1 CLAPBOARD	3.H Pump 6. 9.None	3.Capped 6. 9.None
1.CLAP 5.T-111 9.OTHER	Kitchen Style 2 TYPICAL	Unfinished % 0%
2.WD SH 6.BR/STONE 10.	1.GOOD 4.Obsolete 7.	Grade & Factor 4 Good 105%
3.COMP 7.NOV 11.	2.TYPICAL 5. 8.	1.E Grade 4.B Grade 7.AA+ Grad
4.ASB/ASP 8.AL/VIN 12.	3.OLD TYPE 6. 9.None	2.D Grade 5.A Grade 8.AA++Grad
Roof Surface 3 Sheet Metal	Bath(s) Style 2 TYPICAL	3.C Grade 6.AA Grade 9.Same
1.Asphalt 4.Composit 7.	1.GOOD 4.Obsolete 7.	SQFT (Footprint) 744
2.Slate 5.Wood 8.	2.TYPICAL 5. 8.	Condition 4 Average
3.Metal 6.Other 9.	3.Old Type 6. 9.None	1.Poor 4.Avg 7.V G
SF Masonry Trim 0	# Rooms 10	2.Fair 5.Avg+ 8.Exc
OPEN-3-CUSTOM 0	# Bedrooms 4	3.Avg- 6.Good 9.Same
OPEN-4-CUSTOM 0	# Full Baths 3	Phys. % Good 0%
Year Built 2006	# Half Baths 1	Funct. % Good 100%
Year Remodeled 0	# Addn Fixtures 0	Functional Code 9 None
Foundation 1 Concrete	# Fireplaces 3	1.Incomp 4.SMALL 7.LAYOUT
1.Concrete 4.Wood 7.		2.O-Built 5.CDU 8.OTHER
2.C Block 5.Slab 8.		3.Defmaint 6.STYLE 9.None
3.Br/Stone 6.Piers 9.		Econ. % Good 100%
Basement 4 Full Basement		Economic Code None
1.1/4 Bmt 4.Full Bmt 7.		0.None 3.Services 9.None
2.1/2 Bmt 5.None 8.		1.Location 4.Traffic 8.
3.3/4 Bmt 6. 9.None		2.Encroach 8.Other 9.
Bsmt Gar # Cars 0		Entrance Code 1 Interior Inspect
Wet Basement 1 Dry Basement		1.Interior 4.Vacant 7.
1.Dry 4. 7.		2.Refusal 5.Estimate 8.
2.Damp 5. 8.		3.Informed 6. 9.
3.Wet 6. 9.		Information Code 1 Owner
		1.Owner 4.Agent 7.
		2.Relative 5.Estimate 8.
		3.Tenant 6.Other 9.

Date Inspected 2/10/2007

Additions, Outbuildings & Improvements

Type	Year	Units	Grade	Cond	Phys.	Funct.	Sound Value	
11 1	2006	280	0 100	0	0 %	100 %		1.ONE STORY FRAM
342 PIER.....	2005	102	3 100	4	0 %	50 %		2.TWO STORY FRAM
76 1.25 ST	2006	644	0 100	0	0 %	100 %		3.THREE STORY FR
21 Open Frame	2006	32	0 100	0	0 %	100 %		4.1 & 1/2 STORY
21 Open Frame	2006	10	0 100	0	0 %	100 %		5.1 & 3/4 STORY
11 1	2006	352	0 0	0	0 %	100 %		6.2 & 1/2 STORY
68 Wood Deck	2006	84	3 100	0	0 %	100 %		21.Open Frame Por
1 ONE STORY	2006	84	0 0	0	0 %	100 %		22.Encl Frame Por
1 ONE STORY	2006	36	0 0	0	0 %	100 %		23.Frame Garage
11 1	2006	130	0 0	0	0 %	100 %		24.Frame Shed
								25.Frame Bay Wind
								26.1SFr Overhang
								27.Unfin Basement
								28.Unfinished Att
								29.Finished Attic



Map Lot R07-020-005-B

Account 2259

Location 83 CUSHMAN POINT ROAD

Card 2 Of 2 10/11/2023

THOMAS M JOYCE JR, TRUSTEE OF THE THOMAS M JOYCE
TRACY D JOYCE, TRUSTEE OF THE TRACY D JOYCE
83 CUSHMAN ROAD
WISCASSET ME 04578

B5271P248 B5271P252 B5737P17

Previous Owner
JOYCE, THOMAS M JR
JOYCE, TRACY D
83 CUSHMAN POINT RD
WISCASSET ME 04578
Sale Date: 6/29/2021

Previous Owner
QUIGLEY, EDWARD R. & LAROCCO, SUSAN A.

83 CUSHMAN POINT ROAD
WISCASSET ME 04578
Sale Date: 6/20/2018

Previous Owner
LAROCCO, SUSAN A.

15 CHARLES STREET
CHARLESTOWN MA 02129
Sale Date: 6/23/2006

Inspection Witnessed By:

X

Date

No./Date	Description	Date Insp.

Notes:

WISCASSET

Property Data			Assessment Record																																																																																																																																																																																																																															
Neighborhood 109 SOUTHEAST			Year	Land	Buildings	Exempt	Total																																																																																																																																																																																																																											
			2010	0	13,100	0	13,100																																																																																																																																																																																																																											
Tree Growth Year 0			2011	0	13,100	0	13,100																																																																																																																																																																																																																											
FARM LAND YEAR 0			2012	0	13,100	0	13,100																																																																																																																																																																																																																											
OPEN SPACE YEAR 0			2013	0	13,100	0	13,100																																																																																																																																																																																																																											
Zone/Land Use 14 SHORE RESIDENTIA			2014	0	13,100	0	13,100																																																																																																																																																																																																																											
			2015	0	13,100	0	13,100																																																																																																																																																																																																																											
Secondary Zone			2016	0	13,100	0	13,100																																																																																																																																																																																																																											
Topography 4 Below Street			2017	0	13,100	0	13,100																																																																																																																																																																																																																											
1.Level	4.Below St	7.Steep	2018	0	13,100	0	13,100																																																																																																																																																																																																																											
2.Rolling	5.Low	8.Rough	2019	0	13,100	0	13,100																																																																																																																																																																																																																											
3.Above St	6.Swampy	9.	2020	0	13,100	0	13,100																																																																																																																																																																																																																											
Utilities	4 Drilled Well	6 Septic System	2021	0	13,100	0	13,100																																																																																																																																																																																																																											
1.Public	4.Dr Well	7.Cesspool	2022	0	13,100	0	13,100																																																																																																																																																																																																																											
2.Water	5.DUG/LAKE	8.	2023	0	16,000	0	16,000																																																																																																																																																																																																																											
3.Sewer	6.Septic	9.None																																																																																																																																																																																																																																
Street	1 Paved																																																																																																																																																																																																																																	
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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 R07-020-005-B

Account 2259

Location 83 CUSHMAN POINT ROAD

Card 2 Of 2 10/11/2023

Building Style			SF Bsmt Living			Layout		
1.Conv.	5.Colonial	9.Other	Fin Bsmt Grade			1.Typical	4.	7.
2.Ranch	6.Split	10.Double	HEARTH			2.Inadeq	5.	8.
3.R Ranch	7.Mod/Cont	11.Multi	Heat Type 100%			3.	6.	9.
4.Cape	8.Log	12.Cot.	1.HWBB	5.FWA	9.No Heat	Attic		
Dwelling Units			2.HWCI	6.GravWA	10.	1.1/4 Fin	4.Full Fin	7.
Other Units			3.H Pump	7.Electric	11.	2.1/2 Fin	5.F/Stair	8.
Stories			4.Steam	8.F/Wall	12.	3.3/4 Fin	6.	9.None
1.1	4.1.5	7.	Cool Type 0%			Insulation		
2.2	5.1.75	8.	1.Refrig	4.W&C Air	7.	1.Full	4.Minimal	7.
3.3	6.2.5	9.	2.Evapor	5.	8.	2.Heavy	5.Unknown	8.
Exterior Walls			3.H Pump	6.	9.None	3.Capped	6.	9.None
1.CLAP	5.T-111	9.OTHER	Kitchen Style			Unfinished %		
2.WD SH	6.BR/STONE	10.	1.GOOD	4.Obsolete	7.	Grade & Factor		
3.COMP	7.NOV	11.	2.TYPICAL	5.	8.	1.E Grade	4.B Grade	7.AA+ Grad
4.ASB/ASP	8.AL/VIN	12.	3.OLD TYPE	6.	9.None	2.D Grade	5.A Grade	8.AA++Grad
Roof Surface			Bath(s) Style			3.C Grade	6.AA Grade	9.Same
1.Asphalt	4.Composit	7.	1.GOOD	4.Obsolete	7.	SQFT (Footprint)		
2.Slate	5.Wood	8.	2.TYPICAL	5.	8.	Condition		
3.Metal	6.Other	9.	3.Old Type	6.	9.None	1.Poor	4.Avg	7.V G
SF Masonry Trim			# Rooms			2.Fair	5.Avg+	8.Exc
OPEN-3-CUSTOM			# Bedrooms			3.Avg-	6.Good	9.Same
OPEN-4-CUSTOM			# Full Baths			Phys. % Good		
Year Built			# Half Baths			Funct. % Good		
Year Remodeled			# Addn Fixtures			Functional Code		
Foundation			# Fireplaces			1.Incomp	4.SMALL	7.LAYOUT
1.Concrete	4.Wood	7.				2.O-Built	5.CDU	8.OTHER
2.C Block	5.Slab	8.				3.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 2/10/2007						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
41 2S Open Fr Porch	2006	300	0 100	0	0 %	100 %		3.THREE STORY FR
340 FLOAT &	2005	462	3 100	4	0 %	50 %		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

SPEAR(TRUSTEE), NATHAN
NATHAN SPEAR LIVING TRUST
WISCASSET ME 04578

B5651P245

Previous Owner
SPEAR, BEVERLY J

144 WESTPORT BRIDGE ROAD
WISCASSET ME 04578
Sale Date: 1/19/2021

Previous Owner
SPEAR, ROBERT S.
SPEAR, BEVERLY J.

WISCASSET ME 04578
Sale Date: 9/30/2010

Inspection Witnessed By:

X

Date

No./Date	Description	Date Insp.

Notes:

2004-SPLIT 1 ACRE TO CUSHMAN POINT ROAD, NOW TOWN ROAD.
9/30/10-Robert S. Spear passed away leaving Beverly J. Spear as owner.

WISCASSET

Property Data

Neighborhood		109 SOUTHEAST	
Tree Growth Year		0	
FARM LAND YEAR		0	
OPEN SPACE YEAR		0	
Zone/Land Use		14 SHORE RESIDENTIAL	
Secondary Zone			
Topography		2 Rolling	7 Steep
1.Level	4.Below St	7.Steep	
2.Rolling	5.Low	8.Rough	
3.Above St	6.Swampy	9.	
Utilities	4 Drilled Well	6 Septic System	
1.Public	4.Dr Well	7.Cesspool	
2.Water	5.DUG/LAKE	8.	
3.Sewer	6.Septic	9.None	
Street	1 Paved		
1.Paved	4.Proposed	7.	
2.Semi Imp	5.Private	8.	
3.Gravel	6.Pub Eas	9.NoStreet	
TREE GROWTH PLAN		0	
CONSERV EASE		0	
Sale Data			
Sale Date		1/19/2021	
Price			
Sale Type		2 Land & Buildings	
1.Land	4.Mobile	7.	
2.L & B	5.Other	8.	
3.Building	6.	9.	
Financing		1 Conventional	
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	284,500	176,300	16,000	444,800
2011	284,500	176,300	16,000	444,800
2012	284,500	176,300	16,000	444,800
2013	284,500	176,300	16,000	444,800
2014	284,500	176,300	16,000	444,800
2015	284,500	176,300	16,000	444,800
2016	284,500	176,300	21,000	439,800
2017	284,500	176,300	26,000	434,800
2018	284,500	176,300	26,000	434,800
2019	284,500	176,300	26,000	434,800
2020	284,500	176,300	31,000	429,800
2021	284,500	176,300	25,000	435,800
2022	284,500	176,300	24,000	436,800
2023	355,600	220,400	25,000	551,000

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/Location
				%		8.View/Environment
				%		9.Fract Share
Square Foot		Square Feet				Acres
16.Regular Lot				%		30.Rear 20+
17.Secondary Site				%		31.Waterfront Rear
18.Secondary Site				%		32.Open Space
19.Condominium				%		33.RestrictEsm
20.Base Homesite				%		34.PASTURE 1
				%		35.HORTICULTURAL-
Fract. Acre		Acreage/Sites				36.Pasture 3
21.HS Size Adj	24	1.00	100	%	0	37.Softwood
22.Base Waterfront	25	1.00	100	%	0	38.Mixed Wood
23.Deep WF Size A	31	10.00	100	%	0	39.Hardwood
Acres	31	3.00	100	%	0	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 me
28.Rear Land 1-10				%		45.CAMP SITE
29.Rear Land 11-2				%		46.PAVING/00
		Total Acreage		14.00		


WISCASSET

Map Lot R07-020-A

Account 928

Location 144 WESTPORT BRIDGE ROAD

Card 1 Of 1 10/11/2023

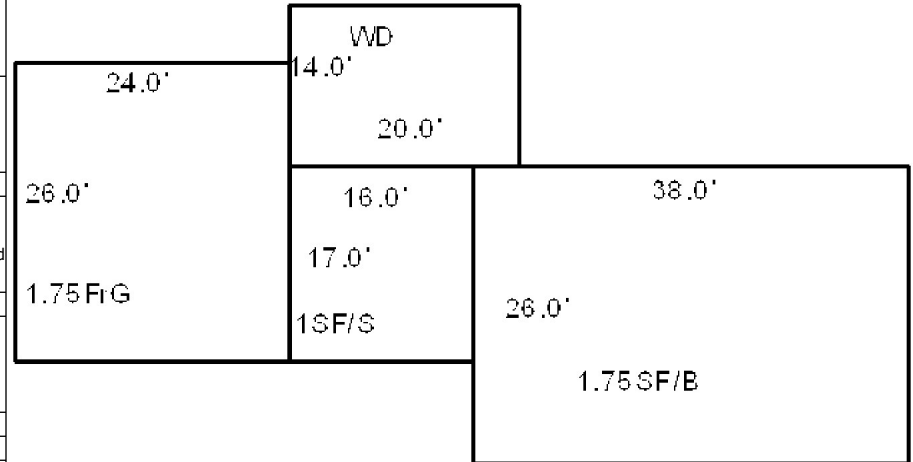
Building Style 4 Cape Cod	SF Bsmt Living 0	Layout 1 Typical
1.Conv. 5.Colonial 9.Other	Fin Bsmt Grade 0 0	1.Typical 4. 7.
2.Ranch 6.Split 10.Double	HEARTH 0	2.Inadeq 5. 8.
3.R Ranch 7.Mod/Cont 11.Multi	Heat Type 100% 1 Hot Water BB	3. 6. 9.
4.Cape 8.Log 12.Cot.	1.HWBB 5.FWA 9.No Heat	Attic 9 None
Dwelling Units 1	2.HWCI 6.GravWA 10.	1.1/4 Fin 4.Full Fin 7.
Other Units 0	3.H Pump 7.Electric 11.	2.1/2 Fin 5.F/Stair 8.
Stories 5 One & 3/4 Story	4.Steam 8.F/Wall 12.	3.3/4 Fin 6. 9.None
1.1 4.1.5 7.	Cool Type 0% 9 None	Insulation 1 Full
2.2 5.1.75 8.	1.Refrig 4.W&C Air 7.	1.Full 4.Minimal 7.
3.3 6.2.5 9.	2.Evapor 5. 8.	2.Heavy 5.Unknown 8.
Exterior Walls 2 WOOD SHINGLE	3.H Pump 6. 9.None	3.Capped 6. 9.None
1.CLAP 5.T-111 9.OTHER	Kitchen Style 2 TYPICAL	Unfinished % 0%
2.WD SH 6.BR/STONE 10.	1.GOOD 4.Obsolete 7.	Grade & Factor 4 Good 95%
3.COMP 7.NOV 11.	2.TYPICAL 5. 8.	1.E Grade 4.B Grade 7.AA+ Grad
4.ASB/ASP 8.AL/VIN 12.	3.OLD TYPE 6. 9.None	2.D Grade 5.A Grade 8.AA++Grad
Roof Surface 1 Asphalt Shingles	Bath(s) Style 2 TYPICAL	3.C Grade 6.AA Grade 9.Same
1.Asphalt 4.Composit 7.	1.GOOD 4.Obsolete 7.	SQFT (Footprint) 988
2.Slate 5.Wood 8.	2.TYPICAL 5. 8.	Condition 4 Average
3.Metal 6.Other 9.	3.Old Type 6. 9.None	1.Poor 4.Avg 7.V G
SF Masonry Trim 0	# Rooms 6	2.Fair 5.Avg+ 8.Exc
OPEN-3-CUSTOM 0	# Bedrooms 4	3.Avg- 6.Good 9.Same
OPEN-4-CUSTOM 0	# Full Baths 2	Phys. % Good 0%
Year Built 1985	# Half Baths 0	Funct. % Good 100%
Year Remodeled 0	# Addn Fixtures 0	Functional Code 9 None
Foundation 1 Concrete	# Fireplaces 0	1.Incomp 4.SMALL 7.LAYOUT
1.Concrete 4.Wood 7.		2.O-Built 5.CDU 8.OTHER
2.C Block 5.Slab 8.		3.Defmaint 6.STYLE 9.None
3.Br/Stone 6.Piers 9.		Econ. % Good 100%
Basement 4 Full Basement		Economic Code None
1.1/4 Bmt 4.Full Bmt 7.		0.None 3.Services 9.None
2.1/2 Bmt 5.None 8.		1.Location 4.Traffic 8.
3.3/4 Bmt 6. 9.None		2.Encroach 8.Other 9.
Bsmt Gar # Cars 0		Entrance Code 1 Interior Inspect
Wet Basement 1 Dry Basement		1.Interior 4.Vacant 7.
1.Dry 4. 7.		2.Refusal 5.Estimate 8.
2.Damp 5. 8.		3.Informed 6. 9.
3.Wet 6. 9.		Information Code 1 Owner
		1.Owner 4.Agent 7.
		2.Relative 5.Estimate 8.
		3.Tenant 6.Other 9.

Date Inspected 2/05/2007

Additions, Outbuildings & Improvements

Type	Year	Units	Grade	Cond	Phys.	Funct.	Sound Value
1 ONE STORY	0	272	0 0	0	0 %	0 %	
78 1.75 ST	0	624	0 0	0	0 %	0 %	
68 Wood Deck	0	252	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		R07-020-A1		Account		929		Location		CUSHMAN POINT ROAD		Card		1		Of		1		10/11/2023			
MICOZZI, JENNIFER J/T ROWE, MICHAEL 2 CHARLES STREET UNIONTOWN PA 15401				Property Data				Assessment Record															
				Neighborhood 109 SOUTHEAST				Year		Land		Buildings		Exempt		Total							
				Tree Growth Year 0				2010		139,800		0		0		139,800							
				FARM LAND YEAR 0				2011		139,800		0		0		139,800							
				OPEN SPACE YEAR 0				2012		139,800		0		0		139,800							
B4692P42				Zone/Land Use 14 SHORE RESIDENTIA				2013		139,800		0		0		139,800							
Previous Owner POUND, ELIZABETH C.				Secondary Zone				2014		136,000		0		0		136,000							
								2015		136,000		600		0		136,600							
209 THE MAINE WILLIAMBURG VA 23185 Sale Date: 7/26/2013				Topography 4 Below Street				2016		136,000		600		0		136,600							
Previous Owner RONEY, BRADLEY J. J/T RONEY, ELIZABETH C. C/O ELIZABETH C. RONEY BLOOMFIELD HILLS MI 48302 Sale Date: 6/09/2006				1.Level 4.Below St 7.Steep 2.Rolling 5.Low 8.Rough 3.Above St 6.Swampy 9.				2017		136,000		600		0		136,600							
				Utilities 9 NoWater/NoSewer				2018		136,000		600		0		136,600							
				1.Public 4.Dr Well 7.Cesspool 2.Water 5.DUG/LAKE 8. 3.Sewer 6.Septic 9.None				2019		136,000		600		0		136,600							
				1.Paved 4.Proposed 7. 2.Semi Imp 5.Private 8. 3.Gravel 6.Pub Eas 9.NoStreet				2020		136,000		600		0		136,600							
				2021				136,000		600		0		136,600									
Previous Owner REYNOLDS, PHILIP K. (J/T) REYNOLDS, BEVERLEY J. C/O BRAD & ELIZABETH RONEY BLOOMFIELD HILLS MI 48304 Sale Date: 9/23/2004				Street 1 Paved				2022		136,000		600		0		136,600							
				1.Paved 4.Proposed 7. 2.Semi Imp 5.Private 8. 3.Gravel 6.Pub Eas 9.NoStreet				2023		170,100		800		0		170,900							
				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																				
X				Date				14.Rear Land			4.Size/Shape												
								15.Front Foot			5.Access												
											6.Restriction												
											7.Corner/Locatio												
											8.View/Environ												
No./Date		Description				Date Insp.																	
Notes: '15 ADD SHED FORMERLY ROY FARMER & DAVID SOULE 2005-FORMER OWNER: PHILLIP & BEVERLEY REYNOLDS BK2636 PG5 -\$45,000 2006-CHANGED MAILING ADDRESS. 2009- Name changed from Elizabeth Roney to Elizabeth Pound. 2014-Former owner: Elizabeth Pound BK3701 PG254. Abatement request failed due to tie vote. Acreage amount was changed from 2.87 to 2.584, which was \$3,800 value change.				TREE GROWTH PLAN 0																			
				CONSERV EASE 0																			
				Sale Data																			
				Sale Date 7/26/2013																			
				Price 40,000																			
				Sale Type 1 Land Only																			
				1.Land 4.Mobile 7. 2.L & B 5.Other 8. 3.Building 6. 9.																			
				Financing 9 Unknown																			
				1.Convent 4.Seller 7. 2.FHA/VA 5.Private 8. 3.Assumed 6.Cash 9.Unknown																			
				Validity 1 Arms Length Sale																			
1.Valid 4.Split 7.Renovate 2.Related 5.Partial 8.Other 3.Distress 6.Exempt 9.Foreclose																							
Verified 5 Public Record																							
1.Buyer 4.Agent 7.Family 2.Seller 5.Pub Rec 8.Other 3.Lender 6.MLS 9.																							
																				</			

Notes:

'15 ADD SHED

FORMERLY ROY FARMER & DAVID SOULE

2005-FORMER OWNER: PHILLIP & BEVERLEY REYNOLDS

BK2636 PG5 -\$45,000

2006-CHANGED MAILING ADDRESS.

2009- Name changed from Elizabeth Roney to Elizabeth Pound.

2014-Former owner: Elizabeth Pound BK3701 PG254.

Abatement request failed due to tie vote. Acreage amount

WISCASSETT

changed from 2.87 to 2.584, which was \$3,800 value change


WISCASSET

Map Lot R07-020-A1

Account 929

Location CUSHMAN POINT ROAD

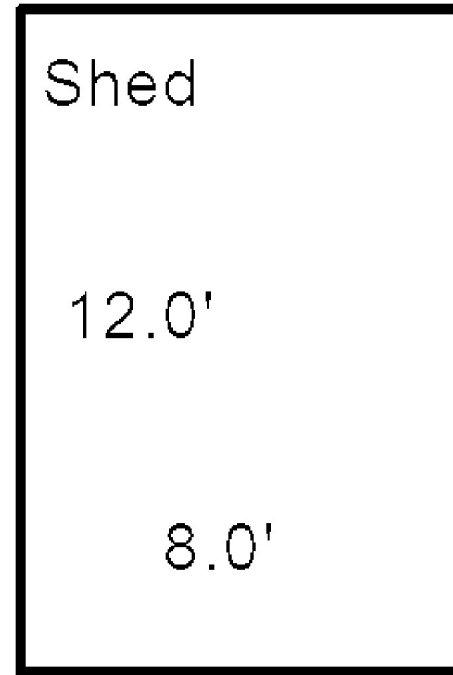
Card 1 Of 1 10/11/2023

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

Date Inspected 2/07/2007

Additions, Outbuildings & Improvements

Type	Year	Units	Grade	Cond	Phys.	Funct.	Sound Value	
24 Frame Shed	2014	96	4 100	4	0 %	100 %		1.ONE STORY FRAM
					%	%		2.TWO STORY FRAM
					%	%		3.THREE STORY FR
					%	%		4.1 & 1/2 STORY
					%	%		5.1 & 3/4 STORY
					%	%		6.2 & 1/2 STORY
					%	%		21.Open Frame Por
					%	%		22.Encl Frame Por
					%	%		23.Frame Garage
					%	%		24.Frame Shed
					%	%		25.Frame Bay Wind
					%	%		26.1SFr Overhang
					%	%		27.Unfin Basement
					%	%		28.Unfinished Att
					%	%		29.Finished Attic



Map Lot R07-020-A2

Account 930

Location 56 CUSHMAN POINT ROAD

Card 1 Of 1 10/11/2023

FARRELL, MICHAEL J
FARRELL, GABRIELLE M
56 CUSHMAN POINT ROAD
WISCASSET ME 04578

B5763P295

Previous Owner
TRACY, THEODORE R J/T
TRACY, ELEANOR G
56 CUSHMAN POINT ROAD
WISCASSET ME 04578
Sale Date: 8/24/2021

Previous Owner
COBB, JAMES K.
COBB, MELISSA D.

LUNENBURG MA 01462
Sale Date: 6/20/2002

Inspection Witnessed By:

X

Date

No./Date	Description	Date Insp.

Notes:

6/6/23 NAH- DEL WD. ADD NEW WD AND OP. ADD P/O BMNT
GAR THAT EXTENDS FROM BENEATH HOUSE NPA.
2003-FORMER OWNER: JAMES & MELISSA COBB BK1518
PG273

WISCASSET

Property Data			Assessment Record						
Neighborhood 109 SOUTHEAST			Year	Land	Buildings	Exempt	Total		
			2010	129,800	150,000	16,000	263,800		
Tree Growth Year 0			2011	129,800	150,000	16,000	263,800		
FARM LAND YEAR 0			2012	129,800	150,000	16,000	263,800		
OPEN SPACE YEAR 0			2013	129,800	150,000	16,000	263,800		
Zone/Land Use 14 SHORE RESIDENTIA			2014	129,800	150,000	16,000	263,800		
Secondary Zone			2015	129,800	150,000	16,000	263,800		
Topography 7 Steep			2016	129,800	150,000	21,000	258,800		
1.Level	4.Below St	7.Steep	2017	129,800	150,000	26,000	253,800		
2.Rolling	5.Low	8.Rough	2018	129,800	150,000	26,000	253,800		
3.Above St	6.Swampy	9.	2019	129,800	150,000	26,000	253,800		
Utilities 4 Drilled Well 6 Septic System			2020	129,800	150,000	31,000	248,800		
1.Public	4.Dr Well	7.Cesspool	2021	129,800	150,000	31,000	248,800		
2.Water	5.DUG/LAKE	8.	2022	129,800	150,000	0	279,800		
3.Sewer	6.Septic	9.None	2023	162,300	198,600	0	360,900		
Street 1 Paved			Land Data						
1.Paved	4.Proposed	7.							
2.Semi Imp	5.Private	8.	Front Foot	Type	Effective		Influence		Influence Codes
3.Gravel	6.Pub Eas	9.NoStreet			Frontage	Depth	Factor	Code	
TREE GROWTH PLAN 0				11.Regular Lot			%		1.Open Space
CONSERV EASE 0				12.Delta Triangle			%		2.Neighborhood A
Sale Data				13.Nabla Triangle			%		3.Topography
			14.Rear Land			%		4.Size/Shape	
Sale Date 8/24/2021			15.Front Foot			%		5.Access	
Price 400,000			Square Foot			%		6.Restriction	
Sale Type 2 Land & Buildings						%		7.Corner/Locatio	
1.Land	4.Mobile	7.				%		8.View/Environ	
2.L & B	5.Other	8.				%		9.Fract Share	
3.Building	6.	9.				%		Acres	
Financing 9 Unknown			16.Regular Lot			%		30.Rear 20+	
1.Convent	4.Seller	7.	17.Secondary Site			%		31.Waterfront Rea	
2.FHA/VA	5.Private	8.	18.Secondary Site			%		32.Open Space	
3.Assumed	6.Cash	9.Unknown	19.Condominium			%		33.RestrictEsm	
Validity 1 Arms Length Sale			20.Base Homesite			%		34.PASTURE 1	
			Fract. Acre						35.HORTICULTURAL-
1.Valid	4.Split	7.Renovate	21.HS Size Adj		Acreage/Sites			36.Pasture 3	
2.Related	5.Partial	8.Other	22.Base Waterfron	24	1.00	100	%	0	37.Softwood
3.Distress	6.Exempt	9.Foreclose	23.Deep WF Size A	25	1.00	100	%	0	38.Mixed Wood
Verified 5 Public Record			Acres	31	1.10	100	%	0	39.Hardwood
			24.Base Waterfron				%		40.Wasteland
1.Buyer	4.Agent	7.Family	25.Shallow WF Siz				%		41.CAMP SITE
2.Seller	5.Pub Rec	8.Other	26.Base Water Inf				%		42.Mobile Home Si
3.Lender	6.MLS	9.	27.Influence W Si				%		43.Condo Site
			28.Rear Land 1-10	Total Acreage 2.10					44.Site Improve
			29.Rear Land 11-2						

WISCASSET

Map Lot R07-020-A2


Account 930

Location 56 CUSHMAN POINT ROAD

Card 1

Of 1

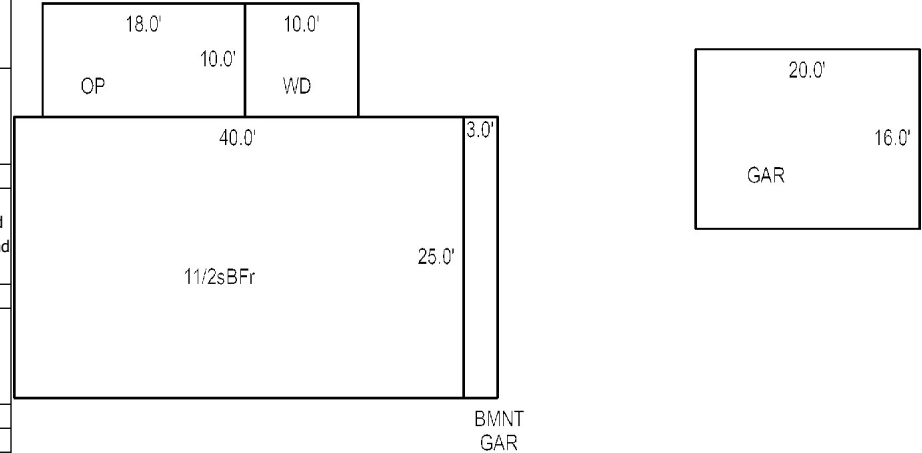
10/11/2023

Building Style 4 Cape Cod	SF Bsmt Living 0	Layout 1 Typical
1.Conv. 5.Colonial 9.Other	Fin Bsmt Grade 0 0	1.Typical 4. 7.
2.Ranch 6.Split 10.Double	HEARTH 0	2.Inadeq 5. 8.
3.R Ranch 7.Mod/Cont 11.Multi	Heat Type 100% 1 Hot Water BB	3. 6. 9.
4.Cape 8.Log 12.Cot.	1.HWBB 5.FWA 9.No Heat	Attic 9 None
Dwelling Units 1	2.HWCI 6.GravWA 10.	1.1/4 Fin 4.Full Fin 7.
Other Units 0	3.H Pump 7.Electric 11.	2.1/2 Fin 5.F/Stair 8.
Stories 5 One & 3/4 Story	4.Steam 8.F/Wall 12.	3.3/4 Fin 6. 9.None
1.1 4.1.5 7.	Cool Type 100% 9 None	Insulation 1 Full
2.2 5.1.75 8.	1.Refrig 4.W&C Air 7.	1.Full 4.Minimal 7.
3.3 6.2.5 9.	2.Evapor 5. 8.	2.Heavy 5.Unknown 8.
Exterior Walls 8 ALUM/VINYL	3.H Pump 6. 9.None	3.Capped 6. 9.None
1.CLAP 5.T-111 9.OTHER	Kitchen Style 2 TYPICAL	Unfinished % 0%
2.WD SH 6.BR/STONE 10.	1.GOOD 4.Obsolete 7.	Grade & Factor 4 Good 100%
3.COMP 7.NOV 11.	2.TYPICAL 5. 8.	1.E Grade 4.B Grade 7.AA+ Grad
4.ASB/ASP 8.AL/VIN 12.	3.OLD TYPE 6. 9.None	2.D Grade 5.A Grade 8.AA++Grad
Roof Surface 1 Asphalt Shingles	Bath(s) Style 2 TYPICAL	3.C Grade 6.AA Grade 9.Same
1.Asphalt 4.Composit 7.	1.GOOD 4.Obsolete 7.	SQFT (Footprint) 1000
2.Slate 5.Wood 8.	2.TYPICAL 5. 8.	Condition 4 Average
3.Metal 6.Other 9.	3.Old Type 6. 9.None	1.Poor 4.Avg 7.V G
SF Masonry Trim 0	# Rooms 6	2.Fair 5.Avg+ 8.Exc
OPEN-3-CUSTOM 0	# Bedrooms 2	3.Avg- 6.Good 9.Same
OPEN-4-CUSTOM 0	# Full Baths 2	Phys. % Good 0%
Year Built 1999	# Half Baths 0	Funct. % Good 100%
Year Remodeled 0	# Addn Fixtures 0	Functional Code 9 None
Foundation 1 Concrete	# Fireplaces 0	1.Incomp 4.SMALL 7.LAYOUT
1.Concrete 4.Wood 7.		2.O-Built 5.CDU 8.OTHER
2.C Block 5.Slab 8.		3.Defmaint 6.STYLE 9.None
3.Br/Stone 6.Piers 9.		Econ. % Good 100%
Basement 4 Full Basement		Economic Code None
1.1/4 Bmt 4.Full Bmt 7.		0.None 3.Services 9.None
2.1/2 Bmt 5.None 8.		1.Location 4.Traffic 8.
3.3/4 Bmt 6. 9.None		2.Encroach 8.Other 9.
Bsmt Gar # Cars 2		Entrance Code 1 Interior Inspect
Wet Basement 1 Dry Basement		1.Interior 4.Vacant 7.
1.Dry 4. 7.		2.Refusal 5.Estimate 8.
2.Damp 5. 8.		3.Informed 6. 9.
3.Wet 6. 9.		Information Code 1 Owner
		1.Owner 4.Agent 7.
		2.Relative 5.Estimate 8.
		3.Tenant 6.Other 9.

Date Inspected 2/07/2007

Additions, Outbuildings & Improvements

Type	Year	Units	Grade	Cond	Phys.	Funct.	Sound Value	
23 Frame Garage	0	75	0 0	0	0 %	0 %		1.ONE STORY FRAM
23 Frame Garage	2003	320	3 100	4	0 %	100 %		2.TWO STORY FRAM
68 Wood Deck	2022	100	3 100	4	0 %	100 %		3.THREE STORY FR
21 Open Frame	2022	180	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 R07-020-A3			Account 931			Location 60 CUSHMAN POINT ROAD			Card 1 Of 1		10/11/2023			
LACOMBE, BRENDA J 60 CUSHMAN POINT RD WISCASSET ME 04578 USA						Property Data			Assessment Record					
						Neighborhood 109 SOUTHEAST			Year	Land	Buildings	Exempt	Total	
						Tree Growth Year 0			2010	128,500	213,300	0	341,800	
						FARM LAND YEAR 0			2011	128,500	213,300	0	341,800	
						OPEN SPACE YEAR 0			2012	128,500	213,300	10,000	331,800	
B4529P142 B5269P248						Zone/Land Use 14 SHORE RESIDENTIA			2013	128,500	213,300	10,000	331,800	
Previous Owner CLANCY, JOSEPH P III						Secondary Zone			2014	128,500	213,300	10,000	331,800	
									2015	128,500	213,300	10,000	331,800	
60 CUSHMAN POINT ROAD WISCASSET ME 04578 Sale Date: 6/15/2018						Topography 7 Steep			2016	128,500	213,300	15,000	326,800	
Previous Owner CORMIER, JASON S. C/O JOSEPH P. CLANCY, III 60 CUSHMAN POINT ROAD WISCASSET ME 04578 Sale Date: 5/23/2012						1.Level 4.Below St 7.Steep 2.Rolling 5.Low 8.Rough 3.Above St 6.Swampy 9.			2017	128,500	213,300	20,000	321,800	
									2018	128,500	213,300	20,000	321,800	
						Utilities 4 Drilled Well 6 Septic System			2019	128,500	213,300	0	341,800	
									2020	128,500	213,300	25,000	316,800	
									2021	128,500	213,300	25,000	316,800	
Previous Owner UNITED STATES OF AMERICA US ARMY CORPS OF ENGINEERS C/O JASON CORMIER WISCASSET ME 04578 Sale Date: 5/21/2010						1.Public 4.Dr Well 7.Cesspool 2.Water 5.DUG/LAKE 8. 3.Sewer 6.Septic 9.None			2022	128,500	213,300	24,000	317,800	
						Street 1 Paved			2023	160,600	266,700	25,000	402,300	
						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:						Sale Data								
X						Date								
No./Date		Description				Date Insp.								
Notes:														
2004-PREVIOUS OWNER: GREGG & EILEEN JONES BK1466 PG118 ALSO QUITCLAIM DEED FROM TOWN OF WISCASSET BK3114 PG92.														
2007-DIVORCE DECREE RECORDED PREVIOUS BK3114 PG94. PROPERTY TO BE SOLD AND SPLIT EQUALLY.														
10/23/07-Removed homestead exemption for 2008														
2010-Previous owner: Robert Zeigler BK3114 PG94 bought 6/2003 for \$227,500. Then sold to Army Corp of Engineers for \$372,750 on 7/28/2009 BK4180 PG255. Then sold 5/21/10 to WISCASSET ME 04578, who then sold 5/23/12 for \$269,900.														

WISCASSET

Map Lot R07-020-A3


Account 931

Location 60 CUSHMAN POINT ROAD

Card 1

Of 1

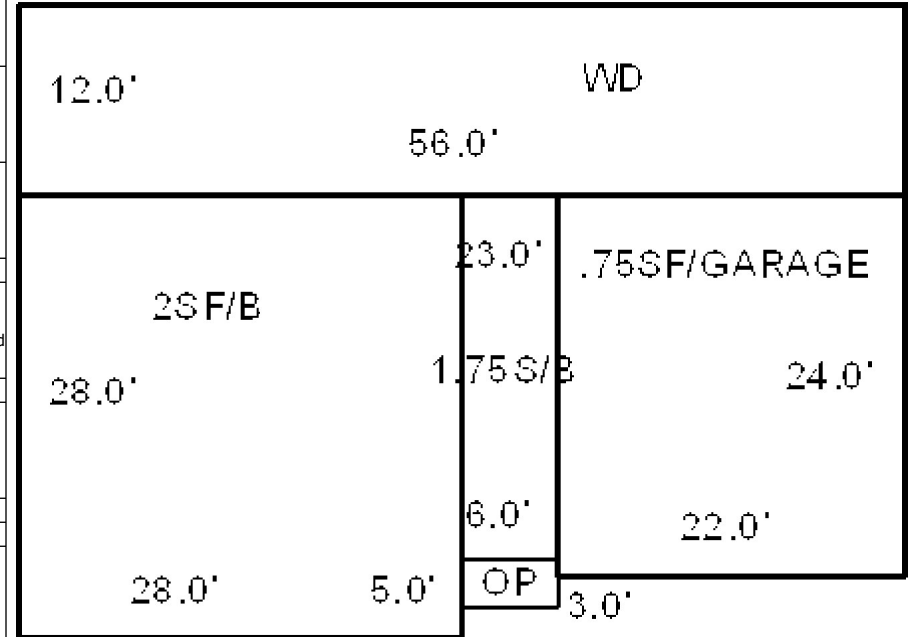
10/11/2023

Building Style 5 Colonial	SF Bsmt Living 0	Layout 1 Typical
1.Conv. 5.Colonial 9.Other	Fin Bsmt Grade 0 0	1.Typical 4. 7.
2.Ranch 6.Split 10.Double	HEARTH 0	2.Inadeq 5. 8.
3.R Ranch 7.Mod/Cont 11.Multi	Heat Type 100% 1 Hot Water BB	3. 6. 9.
4.Cape 8.Log 12.Cot.	1.HWBB 5.FWA 9.No Heat	Attic 9 None
Dwelling Units 1	2.HWCI 6.GravWA 10.	1.1/4 Fin 4.Full Fin 7.
Other Units 0	3.H Pump 7.Electric 11.	2.1/2 Fin 5.F/Stair 8.
Stories 2 Two Story	4.Steam 8.F/Wall 12.	3.3/4 Fin 6. 9.None
1.1 4.1.5 7.	Cool Type 0% 9 None	Insulation 1 Full
2.2 5.1.75 8.	1.Refrig 4.W&C Air 7.	1.Full 4.Minimal 7.
3.3 6.2.5 9.	2.Evapor 5. 8.	2.Heavy 5.Unknown 8.
Exterior Walls 1 CLAPBOARD	3.H Pump 6. 9.None	3.Capped 6. 9.None
1.CLAP 5.T-111 9.OTHER	Kitchen Style 1 GOOD	Unfinished % 0%
2.WD SH 6.BR/STONE 10.	1.GOOD 4.Obsolete 7.	Grade & Factor 4 Good 100%
3.COMP 7.NOV 11.	2.TYPICAL 5. 8.	1.E Grade 4.B Grade 7.AA+ Grad
4.ASB/ASP 8.AL/VIN 12.	3.OLD TYPE 6. 9.None	2.D Grade 5.A Grade 8.AA++Grad
Roof Surface 1 Asphalt Shingles	Bath(s) Style 1 GOOD	3.C Grade 6.AA Grade 9.Same
1.Asphalt 4.Composit 7.	1.GOOD 4.Obsolete 7.	SQFT (Footprint) 784
2.Slate 5.Wood 8.	2.TYPICAL 5. 8.	Condition 4 Average
3.Metal 6.Other 9.	3.Old Type 6. 9.None	1.Poor 4.Avg 7.V G
SF Masonry Trim 0	# Rooms 6	2.Fair 5.Avg+ 8.Exc
OPEN-3-CUSTOM 0	# Bedrooms 4	3.Avg- 6.Good 9.Same
OPEN-4-CUSTOM 0	# Full Baths 2	Phys. % Good 0%
Year Built 1994	# Half Baths 1	Funct. % Good 100%
Year Remodeled 0	# Addn Fixtures 1	Functional Code 9 None
Foundation 1 Concrete	# Fireplaces 1	1.Incomp 4.SMALL 7.LAYOUT
1.Concrete 4.Wood 7.		2.O-Built 5.CDU 8.OTHER
2.C Block 5.Slab 8.		3.Defmaint 6.STYLE 9.None
3.Br/Stone 6.Piers 9.		Econ. % Good 100%
Basement 4 Full Basement		Economic Code None
1.1/4 Bmt 4.Full Bmt 7.		0.None 3.Services 9.None
2.1/2 Bmt 5.None 8.		1.Location 4.Traffic 8.
3.3/4 Bmt 6. 9.None		2.Encroach 8.Other 9.
Bsmt Gar # Cars 0		Entrance Code 5 Estimated
Wet Basement 1 Dry Basement		1.Interior 4.Vacant 7.
1.Dry 4. 7.		2.Refusal 5.Estimate 8.
2.Damp 5. 8.		3.Informed 6. 9.
3.Wet 6. 9.		Information Code 5 Estimate
		1.Owner 4.Agent 7.
		2.Relative 5.Estimate 8.
		3.Tenant 6.Other 9.

Date Inspected 2/07/2007

Additions, Outbuildings & Improvements

Type	Year	Units	Grade	Cond	Phys.	Funct.	Sound Value
1 ONE STORY	0	396	0 0	0	0 %	0 %	
92 3/4S AD/GAR.....	0	528	0 0	0	0 %	0 %	
21 Open Frame	0	18	0 0	0	0 %	0 %	
68 Wood Deck	0	672	3 100	4	0 %	100 %	
15 1.75 Story/BSMT	0	138	0 0	0	0 %	0 %	
					%	%	
					%	%	
					%	%	
					%	%	
					%	%	
					%	%	



Map Lot R07-020-A4

Account 932

Location 66 CUSHMAN POINT ROAD

Card 1 Of 1 10/11/2023

MOCLAIR, WILLIAM M(TRUSTEE)
MOCLAIR, JENNIFER M(TRUSTEE)
MOCLAIR FAMILY REVOCABLE TRUST
WISCASSET ME 04578

B5411P176

Previous Owner
SMITH, LAWRENCE M
SMITH, DAWN
19 ORCHARD LANE
BATH ME 04530
Sale Date: 7/26/2019

Inspection Witnessed By:

X

Date

No./Date	Description	Date Insp.

Notes:

2/27/07-ADJUSTED GRADE BACK TO B/100 AND C/100 DECK.

WISCASSET

Property Data			Assessment Record							
Neighborhood 109 SOUTHEAST			Year	Land		Buildings		Exempt	Total	
			2010	128,500		148,100		16,000	260,600	
			2011	128,500		148,100		16,000	260,600	
Tree Growth Year 0			2012	128,500		148,100		16,000	260,600	
FARM LAND YEAR 0			2013	128,500		148,100		16,000	260,600	
OPEN SPACE YEAR 0			2014	128,500		148,100		16,000	260,600	
Zone/Land Use 14 SHORE RESIDENTIA			2015	128,500		148,100		16,000	260,600	
Secondary Zone			2016	128,500		148,100		21,000	255,600	
			2017	128,500		148,100		26,000	250,600	
			2018	128,500		148,100		26,000	250,600	
Topography 4 Below Street 7 Steep			2019	128,500		148,100		26,000	250,600	
1.Level	4.Below St	7.Steep	2020	128,500		148,100		0	276,600	
2.Rolling	5.Low	8.Rough	2021	128,500		148,100		0	276,600	
3.Above St	6.Swampy	9.	2022	128,500		148,100		0	276,600	
Utilities 4 Drilled Well 6 Septic System			2023	160,600		185,100		0	345,700	
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
		Frontage				Depth	Factor	Code		
Street 1 Paved			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/Enviro 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
1.Paved										
2.Semi Imp										
3.Gravel										
TREE GROWTH PLAN 0										
CONSERV EASE 0										
Sale Data			Square Foot			Square Feet				
Sale Date 7/26/2019										
Price 272,000										
Sale Type 2 Land & Buildings										
1.Land	4.Mobile	7.								
2.L & B	5.Other	8.								
3.Building	6.	9.	Fract. Acre			Acreage/Sites				
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	Acres							
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 2.00							


WISCASSET

Map Lot R07-020-A4

Account 932

Location 66 CUSHMAN POINT ROAD

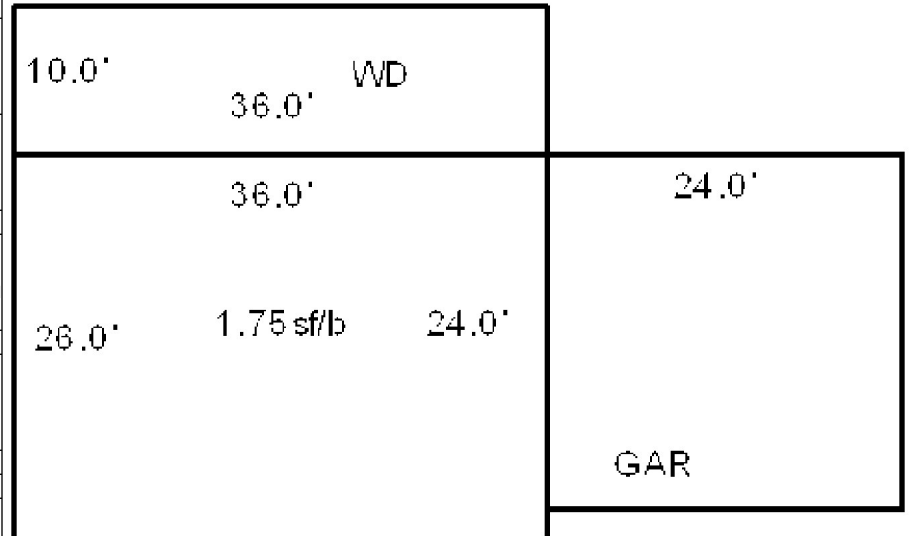
Card 1 Of 1 10/11/2023

Building Style 4 Cape Cod	SF Bsmt Living 0	Layout 1 Typical
1.Conv. 5.Colonial 9.Other	Fin Bsmt Grade 0 0	1.Typical 4. 7.
2.Ranch 6.Split 10.Double	HEARTH 0	2.Inadeq 5. 8.
3.R Ranch 7.Mod/Cont 11.Multi	Heat Type 100% 1 Hot Water BB	3. 6. 9.
4.Cape 8.Log 12.Cot.	1.HWBB 5.FWA 9.No Heat	Attic 9 None
Dwelling Units 1	2.HWCI 6.GravWA 10.	1.1/4 Fin 4.Full Fin 7.
Other Units 0	3.H Pump 7.Electric 11.	2.1/2 Fin 5.F/Stair 8.
Stories 5 One & 3/4 Story	4.Steam 8.F/Wall 12.	3.3/4 Fin 6. 9.None
1.1 4.1.5 7.	Cool Type 0% 9 None	Insulation 1 Full
2.2 5.1.75 8.	1.Refrig 4.W&C Air 7.	1.Full 4.Minimal 7.
3.3 6.2.5 9.	2.Evapor 5. 8.	2.Heavy 5.Unknown 8.
Exterior Walls 1 CLAPBOARD	3.H Pump 6. 9.None	3.Capped 6. 9.None
1.CLAP 5.T-111 9.OTHER	Kitchen Style 2 TYPICAL	Unfinished % 0%
2.WD SH 6.BR/STONE 10.	1.GOOD 4.Obsolete 7.	Grade & Factor 4 Good 100%
3.COMP 7.NOV 11.	2.TYPICAL 5. 8.	1.E Grade 4.B Grade 7.AA+ Grad
4.ASB/ASP 8.AL/VIN 12.	3.OLD TYPE 6. 9.None	2.D Grade 5.A Grade 8.AA++Grad
Roof Surface 1 Asphalt Shingles	Bath(s) Style 2 TYPICAL	3.C Grade 6.AA Grade 9.Same
1.Asphalt 4.Composit 7.	1.GOOD 4.Obsolete 7.	SQFT (Footprint) 936
2.Slate 5.Wood 8.	2.TYPICAL 5. 8.	Condition 4 Average
3.Metal 6.Other 9.	3.Old Type 6. 9.None	1.Poor 4.Avg 7.V G
SF Masonry Trim 0	# Rooms 6	2.Fair 5.Avg+ 8.Exc
OPEN-3-CUSTOM 0	# Bedrooms 3	3.Avg- 6.Good 9.Same
OPEN-4-CUSTOM 0	# Full Baths 2	Phys. % Good 0%
Year Built 1989	# Half Baths 0	Funct. % Good 100%
Year Remodeled 0	# Addn Fixtures 0	Functional Code 9 None
Foundation 1 Concrete	# Fireplaces 1	1.Incomp 4.SMALL 7.LAYOUT
1.Concrete 4.Wood 7.		2.O-Built 5.CDU 8.OTHER
2.C Block 5.Slab 8.		3.Defmaint 6.STYLE 9.None
3.Br/Stone 6.Piers 9.		Econ. % Good 100%
Basement 4 Full Basement		Economic Code None
1.1/4 Bmt 4.Full Bmt 7.		0.None 3.Services 9.None
2.1/2 Bmt 5.None 8.		1.Location 4.Traffic 8.
3.3/4 Bmt 6. 9.None		2.Encroach 8.Other 9.
Bsmt Gar # Cars 0		Entrance Code 1 Interior Inspect
Wet Basement 1 Dry Basement		1.Interior 4.Vacant 7.
1.Dry 4. 7.		2.Refusal 5.Estimate 8.
2.Damp 5. 8.		3.Informed 6. 9.
3.Wet 6. 9.		Information Code 1 Owner
		1.Owner 4.Agent 7.
		2.Relative 5.Estimate 8.
		3.Tenant 6.Other 9.

Date Inspected 3/09/2007

Additions, Outbuildings & Improvements

Type	Year	Units	Grade	Cond	Phys.	Funct.	Sound Value	
23 Frame Garage	0	576	0 0	0	0 %	0 %		1.ONE STORY FRAM
68 Wood Deck	0	336	3 100	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 R07-020-A5

Account 933

Location CUSHMAN POINT ROAD

Card 1 Of 1 10/11/2023

KRAUSSE, ALDEN A
TERPILOWSKI, IAN
2404 NORTHRIDGE COURT
PHOENIXVILLE PA 19460

B5580P211

Previous Owner
HERRICK, LLOYD C
VENTRESCA, DEBORAH L

PARIS ME 04271
Sale Date: 9/09/2020

Inspection Witnessed By:

X

Date

No./Date	Description	Date Insp.

Notes:

WISCASSET

Property Data			Assessment Record						
Neighborhood 109 SOUTHEAST			Year	Land	Buildings	Exempt	Total		
			2010	141,200	0	0	141,200		
Tree Growth Year 0			2011	141,200	0	0	141,200		
FARM LAND YEAR 0			2012	141,200	0	0	141,200		
OPEN SPACE YEAR 0			2013	141,200	0	0	141,200		
Zone/Land Use 14 SHORE RESIDENTIA			2014	141,200	0	0	141,200		
			2015	141,200	0	0	141,200		
Secondary Zone			2016	141,200	0	0	141,200		
Topography 1 Level			2017	141,200	0	0	141,200		
			2018	141,200	0	0	141,200		
1.Level	4.Below St	7.Steep	2019	141,200	0	0	141,200		
2.Rolling	5.Low	8.Rough	2020	141,200	0	0	141,200		
3.Above St	6.Swampy	9.	2021	141,200	0	0	141,200		
Utilities 9 NoWater/NoSewer			2022	141,200	0	0	141,200		
1.Public	4.Dr Well	7.Cesspool	2023	176,600	0	0	176,600		
2.Water	5.DUG/LAKE	8.	Land Data						
3.Sewer	6.Septic	9.None							
Street 1 Paved			Front Foot	Type	Effective		Influence		Influence Codes
1.Paved	4.Proposed	7.			Frontage	Depth	Factor	Code	
2.Semi Imp	5.Private	8.		11.Regular Lot					
3.Gravel	6.Pub Eas	9.NoStreet		12.Delta Triangle					
TREE GROWTH PLAN 0				13.Nabla Triangle					
CONSERV EASE 0			14.Rear Land						
Sale Data			15.Front Foot						
			Square Foot						
Sale Date 9/09/2020			16.Regular Lot						
Price 77,890			17.Secondary Site						
Sale Type 1 Land Only			18.Secondary Site						
1.Land	4.Mobile	7.	19.Condominium						
2.L & B	5.Other	8.	20.Base Homesite						
3.Building	6.	9.							
Financing 9 Unknown									
1.Convent	4.Seller	7.							
2.FHA/VA	5.Private	8.							
3.Assumed	6.Cash	9.Unknown							
Validity 1 Arms Length Sale									
1.Valid	4.Split	7.Renovate							
2.Related	5.Partial	8.Other							
3.Distress	6.Exempt	9.Foreclose							
Verified 5 Public Record									
1.Buyer	4.Agent	7.Family							
2.Seller	5.Pub Rec	8.Other							
3.Lender	6.MLS	9.							

WISCASSET

Map Lot R07-020-A5

Account 933

Location CUSHMAN POINT ROAD

Card 1 Of 1 10/11/2023

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

Map Lot R07-020-B

Account 934

Location CUSHMAN POINT ROAD

Card 1 Of 1 10/11/2023

COHEN, ALLEN S
COHEN, MELISSA V
BOOTHBAY HARBOR ME 04538

B2302P250

Inspection Witnessed By:

X

Date

No./Date	Description	Date Insp.

Notes:

WISCASSET

Property Data			Assessment Record				
Neighborhood 109 SOUTHEAST			Year	Land	Buildings	Exempt	Total
			2010	6,300	0	0	6,300
Tree Growth Year 0			2011	6,300	0	0	6,300
FARM LAND YEAR 0			2012	6,300	0	0	6,300
OPEN SPACE YEAR 0			2013	6,300	0	0	6,300
Zone/Land Use 14 SHORE RESIDENTIA			2014	6,300	0	0	6,300
Secondary Zone			2015	6,300	0	0	6,300
			2016	6,300	0	0	6,300
Topography 1 Level			2017	6,300	0	0	6,300
1.Level	4.Below St	7.Steep	2018	6,300	0	0	6,300
2.Rolling	5.Low	8.Rough	2019	6,300	0	0	6,300
3.Above St	6.Swampy	9.	2020	6,300	0	0	6,300
Utilities 9 NoWater/NoSewer			2021	6,300	0	0	6,300
1.Public	4.Dr Well	7.Cesspool	2022	6,300	0	0	6,300
2.Water	5.DUG/LAKE	8.	2023	7,900	0	0	7,900
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.					

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

WISCASSET

Map Lot R07-020-B

Account 934

Location CUSHMAN POINT ROAD

Card 1 Of 1 10/11/2023

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

Date Inspected

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 R07-020-B1			Account 935			Location 141 CUSHMAN POINT ROAD			Card 1		Of 1		10/11/2023		
COHEN, ALLEN S COHEN, MELISSA V BOOTHBAY HARBOR ME 04538						Property Data			Assessment Record						
						Neighborhood 109 SOUTHEAST			Year	Land	Buildings	Exempt	Total		
						Tree Growth Year 0			2010	311,900	316,900	10,000	618,800		
						FARM LAND YEAR 0			2011	311,900	316,900	10,000	618,800		
						OPEN SPACE YEAR 0			2012	311,900	316,900	10,000	618,800		
B2302P250 B4784P281						Zone/Land Use 14 SHORE RESIDENTIA			2013	311,900	316,900	10,000	618,800		
						Secondary Zone			2014	311,900	316,900	10,000	618,800		
									2015	311,900	316,900	10,000	618,800		
						Topography 4 Below Street			2016	311,900	316,900	15,000	613,800		
						1.Level 4.Below St 7.Steep 2.Rolling 5.Low 8.Rough 3.Above St 6.Swampy 9.			2017	311,900	316,900	20,000	608,800		
						Utilities 4 Drilled Well 6 Septic System			2018	311,900	318,200	20,000	610,100		
						1.Public 4.Dr Well 7.Cesspool 2.Water 5.DUG/LAKE 8. 3.Sewer 6.Septic 9.None			2019	311,900	318,500	20,000	610,400		
						Street 1 Paved			2020	311,900	318,500	25,000	605,400		
						1.Paved 4.Proposed 7. 2.Semi Imp 5.Private 8. 3.Gravel 6.Pub Eas 9.NoStreet			2021	311,900	318,500	25,000	605,400		
Inspection Witnessed By:									2022	311,900	318,500	24,000	606,400		
									2023	389,800	397,700	25,000	762,500		
									Land Data						
									Front Foot		Type	Effective		Influence	
			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					
						22	1.00	100	%	0	37.Softwood				
						23	1.00	100	%	0	38.Mixed Wood				
						31	0.72	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		1.72							

WISCASSET

Map Lot R07-020-B1

Account 935

Location 141 CUSHMAN POINT ROAD

Card 1

Of 1

10/11/2023

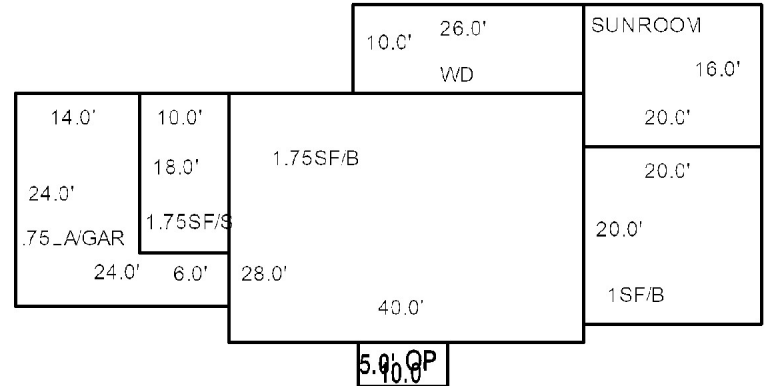
Building Style 4 Cape Cod	SF Bsmt Living 0	Layout 1 Typical
1.Conv. 5.Colonial 9.Other	Fin Bsmt Grade 0 0	1.Typical 4. 7.
2.Ranch 6.Split 10.Double	HEARTH 1	2.Inadeq 5. 8.
3.R Ranch 7.Mod/Cont 11.Multi	Heat Type 100% 1 Hot Water BB	3. 6. 9.
4.Cape 8.Log 12.Cot.	1.HWBB 5.FWA 9.No Heat	Attic 9 None
Dwelling Units 1	2.HWCI 6.GravWA 10.	1.1/4 Fin 4.Full Fin 7.
Other Units 0	3.H Pump 7.Electric 11.	2.1/2 Fin 5.F/Stair 8.
Stories 5 One & 3/4 Story	4.Steam 8.F/Wall 12.	3.3/4 Fin 6. 9.None
1.1 4.1.5 7.	Cool Type 100% 1 Refrig A/C	Insulation 1 Full
2.2 5.1.75 8.	1.Refrig 4.W&C Air 7.	1.Full 4.Minimal 7.
3.3 6.2.5 9.	2.Evapor 5. 8.	2.Heavy 5.Unknown 8.
Exterior Walls 1 CLAPBOARD	3.H Pump 6. 9.None	3.Capped 6. 9.None
1.CLAP 5.T-111 9.OTHER	Kitchen Style 1 GOOD	Unfinished % 0%
2.WD SH 6.BR/STONE 10.	1.GOOD 4.Obsolete 7.	Grade & Factor 5 Very Good 105%
3.COMP 7.NOV 11.	2.TYPICAL 5. 8.	1.E Grade 4.B Grade 7.AA+ Grad
4.ASB/ASP 8.AL/VIN 12.	3.OLD TYPE 6. 9.None	2.D Grade 5.A Grade 8.AA++Grad
Roof Surface 1 Asphalt Shingles	Bath(s) Style 1 GOOD	3.C Grade 6.AA Grade 9.Same
1.Asphalt 4.Composit 7.	1.GOOD 4.Obsolete 7.	SQFT (Footprint) 1120
2.Slate 5.Wood 8.	2.TYPICAL 5. 8.	Condition 4 Average
3.Metal 6.Other 9.	3.Old Type 6. 9.None	1.Poor 4.Avg 7.V G
SF Masonry Trim 0	# Rooms 8	2.Fair 5.Avg+ 8.Exc
OPEN-3-CUSTOM 0	# Bedrooms 3	3.Avg- 6.Good 9.Same
OPEN-4-CUSTOM 0	# Full Baths 2	Phys. % Good 0%
Year Built 1996	# Half Baths 1	Funct. % Good 100%
Year Remodeled 0	# Addn Fixtures 0	Functional Code 9 None
Foundation 1 Concrete	# Fireplaces 1	1.Incomp 4.SMALL 7.LAYOUT
1.Concrete 4.Wood 7.		2.O-Built 5.CDU 8.OTHER
2.C Block 5.Slab 8.		3.Defmaint 6.STYLE 9.None
3.Br/Stone 6.Piers 9.		Econ. % Good 100%
Basement 4 Full Basement		Economic Code None
1.1/4 Bmt 4.Full Bmt 7.		0.None 3.Services 9.None
2.1/2 Bmt 5.None 8.		1.Location 4.Traffic 8.
3.3/4 Bmt 6. 9.None		2.Encroach 8.Other 9.
Bsmt Gar # Cars 0		Entrance Code 5 Estimated
Wet Basement 1 Dry Basement		1.Interior 4.Vacant 7.
1.Dry 4. 7.		2.Refusal 5.Estimate 8.
2.Damp 5. 8.		3.Informed 6. 9.
3.Wet 6. 9.		Information Code 5 Estimate
		1.Owner 4.Agent 7.
		2.Relative 5.Estimate 8.
		3.Tenant 6.Other 9.

Date Inspected 2/10/2007

Additions, Outbuildings & Improvements

Type	Year	Units	Grade	Cond	Phys.	Funct.	Sound Value	
15 1.75 Story/BSMT	0	180	0 0	0	0 %	0 %		1.ONE STORY FRAM
11 1	0	400	0 0	0	0 %	0 %		2.TWO STORY FRAM
92 3/4S AD/GAR.....	0	396	0 0	0	0 %	0 %		3.THREE STORY FR
68 Wood Deck	0	260	3 100	0	0 %	100 %		4.1 & 1/2 STORY
342 PIER.....	1999	562	3 100	4	0 %	50 %		5.1 & 3/4 STORY
24 Frame Shed	1999	112	0 0	0	0 %	0 %		6.2 & 1/2 STORY
62 Patio	2001	875	0 0	0	0 %	0 %		21.Open Frame Por
24 Frame Shed	2002	180	0 0	0	0 %	0 %		22.Encl Frame Por
22 Encl Frame Porch	2005	320	0 0	0	0 %	0 %		23.Frame Garage
21 Open Frame	2017	50	9 100	4	0 %	100 %		24.Frame Shed
								25.Frame Bay Wind
								26.1SFr Overhang
								27.Unfin Basement
								28.Unfinished Att
								29.Finished Attic

SHED 8X14



SHED 10X18



Map Lot R07-020-B2			Account 936			Location 135 CUSHMAN POINT ROAD			Card 1 Of 1			10/11/2023					
EILERS JR., CARL WILLIAM J/T EILERS, CHRISTINE OLSON WISCASSET ME 04578			Property Data			Assessment Record											
			Neighborhood 109 SOUTHEAST			Year	Land	Buildings	Exempt	Total							
			Tree Growth Year 0			2010	306,300	182,500	0	488,800							
			FARM LAND YEAR 0			2011	306,300	182,500	0	488,800							
B4784P283 B4784P318			OPEN SPACE YEAR 0			2012	306,300	182,500	0	488,800							
Previous Owner NICKERSON, MAUREEN T.(TRUSTEE) MTN REALTY TRUST PO BOX 641 HANOVER MA 02339 Sale Date: 5/30/2014			Zone/Land Use 14 SHORE RESIDENTIA			2013	306,300	182,500	0	488,800							
			Secondary Zone			2014	306,300	182,500	0	488,800							
						2015	306,300	182,500	0	488,800							
			Topography 4 Below Street			2016	306,300	182,500	0	488,800							
			1.Level 4.Below St 7.Steep			2017	306,300	182,500	0	488,800							
			2.Rolling 5.Low 8.Rough			2018	306,300	182,500	26,000	462,800							
			3.Above St 6.Swampy 9.			2019	306,300	182,500	26,000	462,800							
			Utilities 4 Drilled Well 6 Septic System			2020	306,300	182,500	31,000	457,800							
			1.Public 4.Dr Well 7.Cesspool			2021	306,300	182,500	31,000	457,800							
			2.Water 5.DUG/LAKE 8.			2022	306,300	182,500	29,760	459,040							
			3.Sewer 6.Septic 9.None			2023	382,800	227,400	31,000	579,200							
			Street 1 Paved			Land Data											
Inspection Witnessed By:			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							%							
X			CONSERV EASE 0			Square Foot		Square Feet				Acres					
			Sale Data							%							
			Sale Date 5/30/2014							%							
			Price 412,000							%							
No./Date			Sale Type 2 Land & Buildings			16.Regular Lot		Acres				Sites					
			1.Land 4.Mobile 7.							%							
			2.L & B 5.Other 8.							%							
			3.Building 6. 9.							%							
Description			Financing 9 Unknown			17.Secondary Site		Acres				Sites					
			1.Convent 4.Seller 7.							%							
			2.FHA/VA 5.Private 8.							%							
			3.Assumed 6.Cash 9.Unknown							%							
Date Insp.			Validity 1 Arms Length Sale			18.Secondary Site		Acres				Sites					
			1.Valid 4.Split 7.Renovate							%							
			2.Related 5.Partial 8.Other							%							
			3.Distress 6.Exempt 9.Foreclose							%							
			Verified 5 Public Record			19.C Condominium		Acres				Sites					
			1.Buyer 4.Agent 7.Family							%							
			2.Seller 5.Pub Rec 8.Other							%							
			3.Lender 6.MLS 9.							%							
Notes:						20.Base Homesite		Acres				Sites					
										%							
										%							
										%							
6/01-FIGURED GUESSTIMATE FOR MRS. NICKERSON AND MAILED FORMERLY LARRY PAUL 2004-SPLIT 0.44 ACRES TO CUSHMAN POINT ROAD, NOW TOWN ROAD 05/30/14-Former owner: Maureen Nickerson BK3150 PG213, bought in 2001 for \$370,000, sold for \$412,00.						Fract. Acre		Acres				Sites					
										%							
										%							
										%							
WISCASSET						21.HS Size Adj		Acres				Sites					
										%							
										%							
										%							
						22.Base Waterfron		Acres				Sites					
										%							
										%							
										%							
						23.Deep WF Size A		Acres				Sites					
										%							
										%							
										%							
						Acres		Acres				Sites					
										%							
										%							
										%							
						24.Base Waterfron		Acres				Sites					
										%							
										%							
										%							
						25.Shallow WF Siz		Acres				Sites					
										%							
										%							
										%							
						26.Base Water Inf		Acres				Sites					
										%							
										%							
										%							
						27.Influence W Si		Acres				Sites					
										%							
										%							
										%							
						28.Rear Land 1-10		Acres				Sites					

WISCASSET

Map Lot R07-020-B2


Account 936

Location 135 CUSHMAN POINT ROAD

Card 1

Of 1

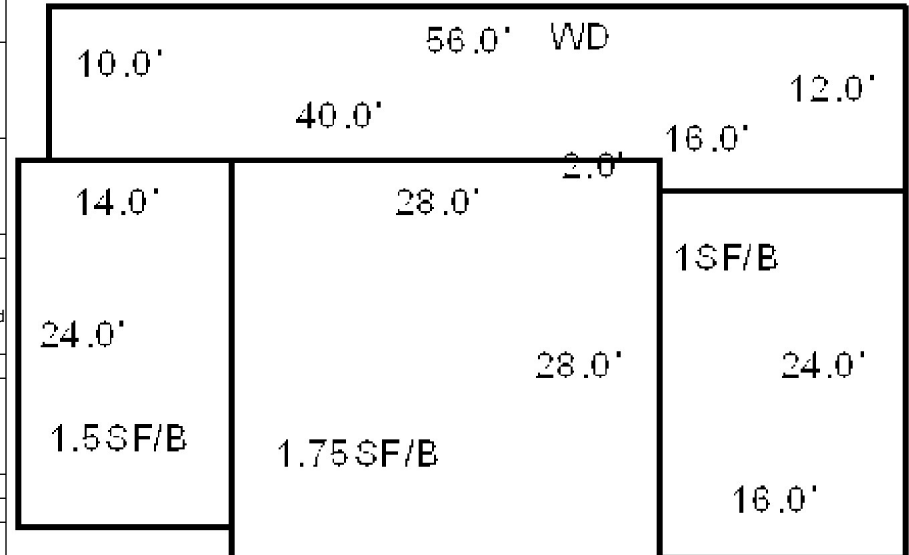
10/11/2023

Building Style 4 Cape Cod	SF Bsmt Living 0	Layout 1 Typical
1.Conv. 5.Colonial 9.Other	Fin Bsmt Grade 0 0	1.Typical 4. 7.
2.Ranch 6.Split 10.Double	HEARTH 1	2.Inadeq 5. 8.
3.R Ranch 7.Mod/Cont 11.Multi	Heat Type 100% 1 Hot Water BB	3. 6. 9.
4.Cape 8.Log 12.Cot.	1.HWBB 5.FWA 9.No Heat	Attic 9 None
Dwelling Units 1	2.HWCI 6.GravWA 10.	1.1/4 Fin 4.Full Fin 7.
Other Units 0	3.H Pump 7.Electric 11.	2.1/2 Fin 5.F/Stair 8.
Stories 5 One & 3/4 Story	4.Steam 8.F/Wall 12.	3.3/4 Fin 6. 9.None
1.1 4.1.5 7.	Cool Type 100% 9 None	Insulation 1 Full
2.2 5.1.75 8.	1.Refrig 4.W&C Air 7.	1.Full 4.Minimal 7.
3.3 6.2.5 9.	2.Evapor 5. 8.	2.Heavy 5.Unknown 8.
Exterior Walls 1 CLAPBOARD	3.H Pump 6. 9.None	3.Capped 6. 9.None
1.CLAP 5.T-111 9.OTHER	Kitchen Style 2 TYPICAL	Unfinished % 0%
2.WD SH 6.BR/STONE 10.	1.GOOD 4.Obsolete 7.	Grade & Factor 4 Good 100%
3.COMP 7.NOV 11.	2.TYPICAL 5. 8.	1.E Grade 4.B Grade 7.AA+ Grad
4.ASB/ASP 8.AL/VIN 12.	3.OLD TYPE 6. 9.None	2.D Grade 5.A Grade 8.AA++Grad
Roof Surface 1 Asphalt Shingles	Bath(s) Style 2 TYPICAL	3.C Grade 6.AA Grade 9.Same
1.Asphalt 4.Composit 7.	1.GOOD 4.Obsolete 7.	SQFT (Footprint) 784
2.Slate 5.Wood 8.	2.TYPICAL 5. 8.	Condition 4 Average
3.Metal 6.Other 9.	3.Old Type 6. 9.None	1.Poor 4.Avg 7.V G
SF Masonry Trim 0	# Rooms 6	2.Fair 5.Avg+ 8.Exc
OPEN-3-CUSTOM 0	# Bedrooms 4	3.Avg- 6.Good 9.Same
OPEN-4-CUSTOM 0	# Full Baths 2	Phys. % Good 0%
Year Built 2000	# Half Baths 1	Funct. % Good 100%
Year Remodeled 0	# Addn Fixtures 0	Functional Code 9 None
Foundation 1 Concrete	# Fireplaces 0	1.Incomp 4.SMALL 7.LAYOUT
1.Concrete 4.Wood 7.		2.O-Built 5.CDU 8.OTHER
2.C Block 5.Slab 8.		3.Defmaint 6.STYLE 9.None
3.Br/Stone 6.Piers 9.		Econ. % Good 100%
Basement 4 Full Basement		Economic Code None
1.1/4 Bmt 4.Full Bmt 7.		0.None 3.Services 9.None
2.1/2 Bmt 5.None 8.		1.Location 4.Traffic 8.
3.3/4 Bmt 6. 9.None		2.Encroach 8.Other 9.
Bsmt Gar # Cars 2		Entrance Code 5 Estimated
Wet Basement 1 Dry Basement		1.Interior 4.Vacant 7.
1.Dry 4. 7.		2.Refusal 5.Estimate 8.
2.Damp 5. 8.		3.Informed 6. 9.
3.Wet 6. 9.		Information Code 5 Estimate
		1.Owner 4.Agent 7.
		2.Relative 5.Estimate 8.
		3.Tenant 6.Other 9.

Date Inspected 6/02/2009

Additions, Outbuildings & Improvements

Type	Year	Units	Grade	Cond	Phys.	Funct.	Sound Value	
4 1 & 1/2 STORY FR	2000	336	0 0	0	0 %	100 %		1.ONE STORY FRAM
11 1	2000	384	0 0	0	0 %	100 %		2.TWO STORY FRAM
68 Wood Deck	2001	592	3 100	4	0 %	100 %		3.THREE STORY FR
68 Wood Deck	2005	48	3 100	4	0 %	100 %		4.1 & 1/2 STORY
68 Wood Deck	2005	40	3 100	4	0 %	100 %		5.1 & 3/4 STORY
68 Wood Deck	2005	44	3 100	4	0 %	100 %		6.2 & 1/2 STORY
340 FLOAT &	2005	230	3 100	4	0 %	50 %		21.Open Frame Por
342 PIER.....	2005	330	3 100	4	0 %	50 %		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



LIESER, DAVID E L/T
LIESER, DAN W. (TRUSTEES DEBRA K.LIESER REV.TRUST)
WISCASSET ME 04578

B4239P193

Previous Owner
LIESER, DEBRA KAY (DEWISEE)
LIESER, DAVID E. L/T

WISCASSET ME 04578
Sale Date: 12/15/2009

Inspection Witnessed By:

X

Date

No./Date	Description	Date Insp.

Notes:

FORMER OWNER: LAWRENCE & JANET PAUL BK2468
PG0291

2001-CAPPED FOUNDATION ONLY ON APRIL 1
2002-NEW HOME ALSO AND ADDED FLOAT, RAMP & DOCK
@25%

2004-SPLIT 0.22 ACRES TO CUSHMAN POINT ROAD, NOW
TOWN ROAD
3/29/2005 CORRECTED BUILDING SF CALCULATION OF MAIN
HOUSE AND GARAGE

WISCASSET FROM 6/100 TO 5/100

7000-Mrs. Lieber passed away leaving property to husband.

Property Data

Neighborhood	109 SOUTHEAST
Tree Growth Year	0
FARM LAND YEAR	0
OPEN SPACE YEAR	0

Zone/Land Use	14 SHORE RESIDENTIA
Secondary Zone	

Topography	4 Below Street
------------	----------------

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

Utilities	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
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CONSERV EASE	0
--------------	---

Sale Data

Sale Date	12/15/2009
-----------	------------

Price	150,000
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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	318,800	346,100	0	664,900
2011	318,800	346,100	0	664,900
2012	318,800	346,100	0	664,900
2013	318,800	346,100	0	664,900
2014	318,800	346,100	0	664,900
2015	318,800	346,100	0	664,900
2016	318,800	346,100	0	664,900
2017	318,800	346,100	0	664,900
2018	318,800	346,100	0	664,900
2019	318,800	346,100	0	664,900
2020	318,800	346,100	25,000	639,900
2021	318,800	346,100	25,000	639,900
2022	318,800	346,100	24,000	640,900
2023	398,400	432,200	25,000	805,600

Land Data

Front Foot	Type	Effective		Influence		Influence Codes
		Frontage	Depth	Factor	Code	
11.Regular Lot				%		1.Open Space
12.Delta Triangle				%		2.Neighborhood A
13.Nabla Triangle				%		3.Topography
14.Rear Land				%		4.Size/Shape
15.Front Foot				%		5.Access
				%		6.Restriction
				%		7.Corner/Locatio
						8.View/Environ
Square Foot		Square Feet				9.Fract Share
16.Regular Lot				%		Acres
17.Secondary Site				%		30.Rear 20+
18.Secondary Site				%		31.Waterfront Rea
19.Condominium				%		32.Open Space
20.Base Homesite				%		33.RestrictEsm
				%		34.PASTURE 1
				%		35.HORTICULTURAL-
Fract. Acre		Acreeage/Sites				36.Pasture 3
21.HS Size Adj	22	1.00	100	%	0	37.Softwood
22.Base Waterfront	23	1.00	100	%	0	38.Mixed Wood
23.Deep WF Size A	31	1.25	100	%	0	39.Hardwood
Acres				%		40.Wasteland
24.Base Waterfront				%		41.CAMP SITE
25.Shallow WF Siz				%		42.Mobile Home Si
26.Base Water Inf				%		43.Condo Site
27.Influence W Si				%		44.Site Improve
28.Rear Land 1-10						45.CAMP SITE
29.Rear Land 11-2						46.PAVING/00
		Total Acreage		2.25		

WISCASSET


Map Lot R07-020-B3

Account 937

Location 129 CUSHMAN POINT ROAD

Card 1 Of 2 10/11/2023

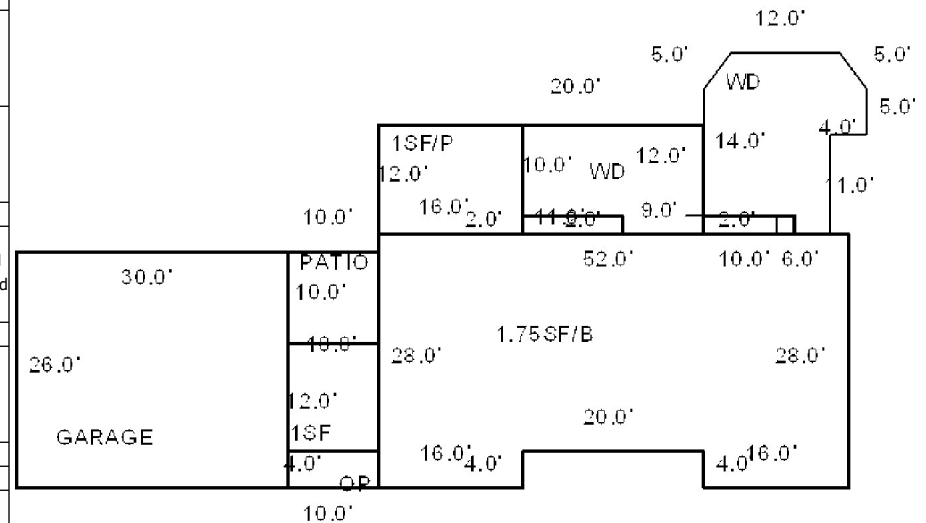
Building Style			4 Cape Cod			SF Bsmst Living			1032			Layout			1 Typical											
1.Conv.			5.Colonial			9.Other			Fin Bsmst Grade			4 100			1.Typical			4.			7.					
2.Ranch			6.Split			10.Double			HEARTH			1			2.Inadeq			5.			8.					
3.R Ranch			7.Mod/Cont			11.Multi			Heat Type			100% 1 Hot Water BB			3.			6.			9.					
4.Cape			8.Log			12.Cot.			1.HWBB			5.FWA			9.No Heat			Attic			9 None					
Dwelling Units			1			2.HWCI			6.GravWA			10.			1.1/4 Fin			4.Full Fin			7.					
Other Units			0			3.H Pump			7.Electric			11.			2.1/2 Fin			5.F/Stair			8.					
Stories			5 One & 3/4 Story			4.Steam			8.F/Wall			12.			3.3/4 Fin			6.			9.None					
1.1			4.1.5			7.			Cool Type			0% 9 None			Insulation			1 Full								
2.2			5.1.75			8.			1.Refrig			4.W&C Air			7.			1.Full			4.Minimal			7.		
3.3			6.2.5			9.			2.Evapor			5.			8.			2.Heavy			5.Unknown			8.		
Exterior Walls			1 CLAPBOARD			3.H Pump			6.			9.None			3.Capped			6.			9.None					
1.CLAP			5.T-111			9.OTHER			Kitchen Style			1 GOOD			Unfinished %			0%								
2.WD SH			6.BR/STONE			10.			1.GOOD			4.Obsolete			7.			Grade & Factor			4 Good 105%					
3.COMP			7.NOV			11.			2.TYPICAL			5.			8.			1.E Grade			4.B Grade			7.AA+ Grad		
4.ASB/ASP			8.AL/VIN			12.			3.OLD TYPE			6.			9.None			2.D Grade			5.A Grade			8.AA++Grad		
Roof Surface			1 Asphalt Shingles			Bath(s) Style			1 GOOD									3.C Grade			6.AA Grade			9.Same		
1.Asphalt			4.Composit			7.			1.GOOD			4.Obsolete			7.			SQFT (Footprint)			1376					
2.Slate			5.Wood			8.			2.TYPICAL			5.			8.			Condition			4 Average					
3.Metal			6.Other			9.			3.Old Type			6.			9.None			1.Poor			4.Avg			7.V G		
SF Masonry Trim			0			# Rooms			7									2.Fair			5.Avg+			8.Exc		
OPEN-3-CUSTOM			0			# Bedrooms			3									3.Avg-			6.Good			9.Same		
OPEN-4-CUSTOM			0			# Full Baths			2									Phys. % Good			0%					
Year Built			2001			# Half Baths			1									Funct. % Good			100%					
Year Remodeled			0			# Addn Fixtures			3									Functional Code			9 None					
Foundation			1 Concrete			# Fireplaces			1									1.Incomp			4.SMALL			7.LAYOUT		
1.Concrete			4.Wood			7.												2.O-Built			5.CDU			8.OTHER		
2.C Block			5.Slab			8.												3.Defmaint			6.STYLE			9.None		
3.Br/Stone			6.Piers			9.												Econ. % Good			100%					
Basement			4 Full Basement															Economic Code			None					
1.1/4 Bmt			4.Full Bmt			7.												0.None			3.Services			9.None		
2.1/2 Bmt			5.None			8.												1.Location			4.Traffic			8.		
3.3/4 Bmt			6.			9.None												2.Encroach			8.Other			9.		
Bsmst Gar # Cars			0															Entrance Code			1 Interior Inspect					
Wet Basement			1 Dry Basement															1.Interior			4.Vacant			7.		
1.Dry			4.			7.												2.Refusal			5.Estimate			8.		
2.Damp			5.			8.												3.Informed			6.			9.		
3.Wet			6.			9.												Information Code			1 Owner					



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Date Inspected 3/24/2007

Additions, Outbuildings & Improvements								1.ONE STORY FRAM
Type	Year	Units	Grade	Cond	Phys.	Funct.	Sound Value	2.TWO STORY FRAM
11 1	2001	120	0 0	4	0 %	100 %		3.THREE STORY FR
1 ONE STORY	2001	192	0 0	4	0 %	100 %		4.1 & 1/2 STORY
77 1.50 ST	2001	780	0 0	4	0 %	100 %		5.1 & 3/4 STORY
68 Wood Deck	2001	324	3 100	4	0 %	100 %		6.2 & 1/2 STORY
340 FLOAT &	2001	290	3 100	4	0 %	50 %		21.Open Frame Por
68 Wood Deck	2001	218	3 100	4	0 %	100 %		22.Encl Frame Por
21 Open Frame	2001	80	0 0	4	0 %	100 %		23.Frame Garage
21 Open Frame	2001	40	0 0	4	0 %	100 %		24.Frame Shed
26 1SFr Overhang	2001	42	0 0	4	0 %	100 %		25.Frame Bay Wind
62 Patio	2001	120	0 100	4	0 %	100 %		26.1SFr Overhang
								27.Unfin Basement
								28.Unfinished Att
								29.Finished Attic



Map Lot R07-020-B3

Account 937

Location 129 CUSHMAN POINT ROAD

Card 2 Of 2 10/11/2023

LIESER, DAVID E L/T
LIESER, DAN W. (TRUSTEES DEBRA K.LIESER REV.TRUST)
WISCASSET ME 04578

B4239P193

Previous Owner
LIESER, DEBRA KAY (DEWISEE)
LIESER, DAVID E. L/T

WISCASSET ME 04578
Sale Date: 12/15/2009

Inspection Witnessed By:

X

Date

No./Date	Description	Date Insp.

Notes:

WISCASSET

Property Data			Assessment Record							
Neighborhood 109 SOUTHEAST			Year	Land	Buildings	Exempt	Total			
			2010	0	1,500	0	1,500			
Tree Growth Year 0			2011	0	1,500	0	1,500			
FARM LAND YEAR 0			2012	0	1,500	0	1,500			
OPEN SPACE YEAR 0			2013	0	1,500	0	1,500			
Zone/Land Use 14 SHORE RESIDENTIA			2014	0	1,500	0	1,500			
			2015	0	1,500	0	1,500			
Secondary Zone			2016	0	1,500	0	1,500			
Topography 1 Level			2017	0	1,500	0	1,500			
			2018	0	1,500	0	1,500			
1.Level 4.Below St 7.Steep			2019	0	1,500	0	1,500			
2.Rolling 5.Low 8.Rough			2020	0	1,500	0	1,500			
3.Above St 6.Swampy 9.			2021	0	1,500	0	1,500			
Utilities 4 Drilled Well 6 Septic System			2022	0	1,500	0	1,500			
1.Public 4.Dr Well 7.Cesspool			2023	0	1,900	0	1,900			
2.Water 5.DUG/LAKE 8.			Land Data							
3.Sewer 6.Septic 9.None										
Street 1 Paved			Front Foot	Type	Effective		Influence		Influence Codes	
1.Paved 4.Proposed 7.					Frontage	Depth	Factor	Code		
2.Semi Imp 5.Private 8.						%		1.Open Space		
3.Gravel 6.Pub Eas 9.NoStreet						%		2.Neighborhood A		
TREE GROWTH PLAN 0						%		3.Topography		
CONSERV EASE 0						%		4.Size/Shape		
Sale Data			Square Foot	Type	Effective		Influence		Influence Codes	
Sale Date 12/15/2009					Frontage	Depth	Factor	Code		5.Access
Price 150,000							%			6.Restriction
Sale Type 2 Land & Buildings							%			7.Corner/Locatio
1.Land 4.Mobile 7.							%			8.View/Environ
2.L & B 5.Other 8.							%			9.Fract Share
3.Building 6. 9.						%		Acres		
Financing 9 Unknown						%		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 2 Related Parties						%		34.PASTURE 1		
1.Valid 4.Split 7.Renovate						%		35.HORTICULTURAL-		
2.Related 5.Partial 8.Other						%		36.Pasture 3		
3.Distress 6.Exempt 9.Foreclose						%		37.Softwood		
Verified 5 Public Record						%		38.Mixed Wood		
1.Buyer 4.Agent 7.Family						%		39.Hardwood		
2.Seller 5.Pub Rec 8.Other						%		40.Wasteland		
3.Lender 6.MLS 9.						%		41.CAMP SITE		
					Total Acreage 0.00		42.Mobile Home Si			
							43.Condo Site			
							44.Site Improveve			
							45.CAMP SITE			


WISCASSET

Map Lot R07-020-B3

Account 937

Location 129 CUSHMAN POINT ROAD

Card 2 Of 2 10/11/2023

Building Style			SF Bsmt Living			Layout		
1.Conv.	5.Colonial	9.Other	Fin Bsmt Grade			1.Typical 4. 7.		
2.Ranch	6.Split	10.Double	HEARTH			2.Inadeq 5. 8.		
3.R Ranch	7.Mod/Cont	11.Multi	Heat Type 100%			3. 6. 9.		
4.Cape	8.Log	12.Cot.	1.HWBB 5.FWA 9.No Heat			Attic		
Dwelling Units			2.HWCI 6.GravWA 10.			1.1/4 Fin 4.Full Fin 7.		
Other Units			3.H Pump 7.Electric 11.			2.1/2 Fin 5.F/Stair 8.		
Stories			4.Steam 8.F/Wall 12.			3.3/4 Fin 6. 9.None		
1.1	4.1.5	7.	Cool Type 0%			Insulation		
2.2	5.1.75	8.	1.Refrig 4.W&C Air 7.			1.Full 4.Minimal 7.		
3.3	6.2.5	9.	2.Evapor 5. 8.			2.Heavy 5.Unknown 8.		
Exterior Walls			3.H Pump 6. 9.None			3.Capped 6. 9.None		
1.CLAP	5.T-111	9.OTHER	Kitchen Style			Unfinished %		
2.WD SH	6.BR/STONE	10.	1.GOOD 4.Obsolete 7.			Grade & Factor		
3.COMP	7.NOV	11.	2.TYPICAL 5. 8.			1.E Grade 4.B Grade 7.AA+ Grad		
4.ASB/ASP	8.AL/VIN	12.	3.OLD TYPE 6. 9.None			2.D Grade 5.A Grade 8.AA++Grad		
Roof Surface			Bath(s) Style			3.C Grade 6.AA Grade 9.Same		
1.Asphalt	4.Composit	7.	1.GOOD 4.Obsolete 7.			SQFT (Footprint)		
2.Slate	5.Wood	8.	2.TYPICAL 5. 8.			Condition		
3.Metal	6.Other	9.	3.Old Type 6. 9.None			1.Poor 4.Avg 7.V G		
SF Masonry Trim			# Rooms			2.Fair 5.Avg+ 8.Exc		
OPEN-3-CUSTOM			# Bedrooms			3.Avg- 6.Good 9.Same		
OPEN-4-CUSTOM			# Full Baths			Phys. % Good		
Year Built			# Half Baths			Funct. % Good		
Year Remodeled			# Addn Fixtures			Functional Code		
Foundation			# Fireplaces			1.Incomp 4.SMALL 7.LAYOUT		
1.Concrete	4.Wood	7.				2.O-Built 5.CDU 8.OTHER		
2.C Block	5.Slab	8.				3.Defmait 6.STYLE 9.None		
3.Br/Stone	6.Piers	9.				Econ. % Good		
Basement						Economic Code		
1.1/4 Bmt	4.Full Bmt	7.				0.None 3.Services 9.None		
2.1/2 Bmt	5.None	8.				1.Location 4.Traffic 8.		
3.3/4 Bmt	6.	9.None				2.Encroach 8.Other 9.		
Bsmt Gar # Cars						Entrance Code 0		
Wet Basement						1.Interior 4.Vacant 7.		
1.Dry	4.	7.				2.Refusal 5.Estimate 8.		
2.Damp	5.	8.				3.Informed 6. 9.		
3.Wet	6.	9.				Information Code 0		
						1.Owner 4.Agent 7.		
						2.Relative 5.Estimate 8.		
						3.Tenant 6.Other 9.		
Date Inspected 3/24/2007								
Additions, Outbuildings & Improvements								
Type	Year	Units	Grade	Cond	Phys.	Funct.	Sound Value	1.ONE STORY FRAM
26 1SFr Overhang	2001	22	0 105	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 R07-020-B4

Account 938

Location 127 CUSHMAN POINT ROAD

Card 1 Of 1 10/11/2023

EBERHARD, DOROTHY V
16 PACKARD DRIVE
MIDDLETOWN NJ 07748

B5902P51 B5902P54

Inspection Witnessed By:

X

Date

No./Date	Description	Date Insp.

Notes:

2004-SPLIT 0.26 ACRES TO CUSHMAN POINT ROAD, NOW
TOWN ROAD

WISCASSET

Property Data			Assessment Record							
Neighborhood 109 SOUTHEAST			Year	Land	Buildings	Exempt	Total			
			2010	331,100	269,700	0	600,800			
Tree Growth Year 0			2011	331,100	269,700	0	600,800			
FARM LAND YEAR 0			2012	331,100	269,700	0	600,800			
OPEN SPACE YEAR 0			2013	331,100	269,700	0	600,800			
Zone/Land Use 14 SHORE RESIDENTIA			2014	331,100	269,700	0	600,800			
			2015	331,100	269,700	0	600,800			
Secondary Zone			2016	331,100	269,700	0	600,800			
Topography 4 Below Street			2017	331,100	269,700	0	600,800			
			2018	331,100	269,700	0	600,800			
1.Level	4.Below St	7.Steep	2019	331,100	269,700	0	600,800			
2.Rolling	5.Low	8.Rough	2020	331,100	269,700	0	600,800			
3.Above St	6.Swampy	9.	2021	331,100	269,700	0	600,800			
Utilities	4 Drilled Well	6 Septic System	2022	331,100	269,700	0	600,800			
1.Public	4.Dr Well	7.Cesspool	2023	413,900	337,100	0	751,000			
2.Water	5.DUG/LAKE	8.	Land Data							
3.Sewer	6.Septic	9.None								
Street 1 Paved			Front Foot	Type	Effective		Influence		Influence Codes	
					Frontage	Depth	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	
TREE GROWTH PLAN 0							%		4.Size/Shape	
CONSERV EASE 0							%		5.Access	
Sale Data							%		6.Restriction	
							%		7.Corner/Locatio	
Sale Date			Square Foot	Square Feet				8.View/Environ		
Price								9.Fract Share		
Sale Type								Acres		
1.Land	4.Mobile	7.						30.Rear 20+		
2.L & B	5.Other	8.						31.Waterfront Rea		
3.Building	6.	9.						32.Open Space		
Financing								33.RestrictEsm		
1.Convent	4.Seller	7.					34.PASTURE 1			
2.FHA/VA	5.Private	8.					35.HORTICULTURAL-			
3.Assumed	6.Cash	9.Unknown					36.Pasture 3			
Validity			Fract. Acre	Acreage/Sites				37.Softwood		
1.Valid	4.Split	7.Renovate		22	1.00	100	%	0	38.Mixed Wood	
2.Related	5.Partial	8.Other		23	1.00	100	%	0	39.Hardwood	
3.Distress	6.Exempt	9.Foreclose		31	2.20	100	%	0	40.Wasteland	
Verified								%		41.CAMP SITE
								%		42.Mobile Home Si
1.Buyer	4.Agent	7.Family						%		43.Condo Site
2.Seller	5.Pub Rec	8.Other					%		44.Site Improveve	
3.Lender	6.MLS	9.					%		45.CAMP SITE	
			Total Acreage		3.20					

- 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 R07-020-B4

Account 938

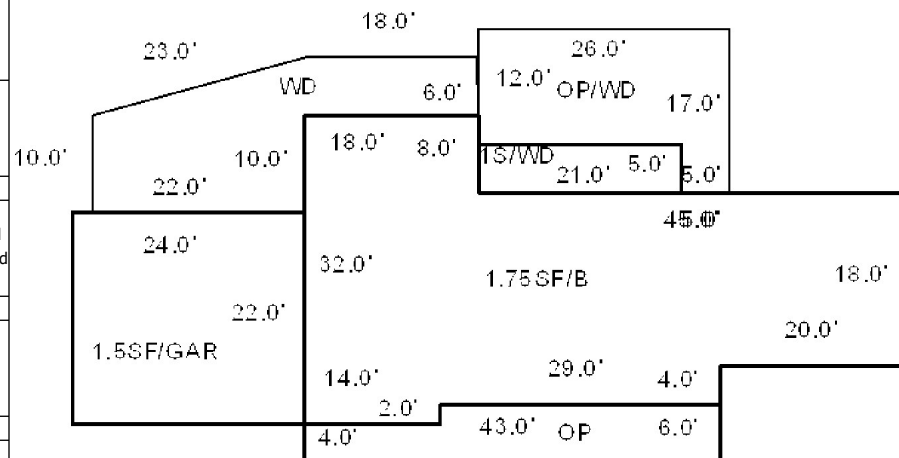
Location 127 CUSHMAN POINT ROAD

Card 1 Of 1 10/11/2023

Building Style 4 Cape Cod			SF Bsmt Living 0			Layout 1 Typical		
1.Conv.	5.Colonial	9.Other	Fin Bsmt Grade 0 0			1.Typical 4. 7.		
2.Ranch	6.Split	10.Double	HEARTH 0			2.Inadeq 5. 8.		
3.R Ranch	7.Mod/Cont	11.Multi	Heat Type 100% 1 Hot Water BB			3. 6. 9.		
4.Cape	8.Log	12.Cot.	1.HWBB 5.FWA 9.No Heat			Attic 9 None		
Dwelling Units 1			2.HWCI 6.GravWA 10.			1.1/4 Fin 4.Full Fin 7.		
Other Units 0			3.H Pump 7.Electric 11.			2.1/2 Fin 5.F/Stair 8.		
Stories 5 One & 3/4 Story			4.Steam 8.Fl/Wall 12.			3.3/4 Fin 6. 9.None		
1.1	4.1.5	7.	Cool Type 0% 9 None			Insulation 1 Full		
2.2	5.1.75	8.	1.Refrig 4.W&C Air 7.			1.Full 4.Minimal 7.		
3.3	6.2.5	9.	2.Evapor 5. 8.			2.Heavy 5.Unknown 8.		
Exterior Walls 2 WOOD SHINGLE			3.H Pump 6. 9.None			3.Capped 6. 9.None		
1.CLAP	5.T-111	9.OTHER	Kitchen Style 1 GOOD			Unfinished % 0%		
2.WD SH	6.BR/STONE	10.	1.GOOD 4.Obsolete 7.			Grade & Factor 4 Good 105%		
3.COMP	7.NOV	11.	2.TYPICAL 5. 8.			1.E Grade 4.B Grade 7.AA+ Grad		
4.ASB/ASP	8.AL/VIN	12.	3.OLD TYPE 6. 9.None			2.D Grade 5.A Grade 8.AA++Grad		
Roof Surface 1 Asphalt Shingles			Bath(s) Style 1 GOOD			3.C Grade 6.AA Grade 9.Same		
1.Asphalt	4.Composit	7.	1.GOOD 4.Obsolete 7.			SQFT (Footprint) 1478		
2.Slate	5.Wood	8.	2.TYPICAL 5. 8.			Condition 4 Average		
3.Metal	6.Other	9.	3.Old Type 6. 9.None			1.Poor 4.Avg 7.V G		
SF Masonry Trim 0			# Rooms 9			2.Fair 5.Avg+ 8.Exc		
OPEN-3-CUSTOM 0			# Bedrooms 4			3.Avg- 6.Good 9.Same		
OPEN-4-CUSTOM 0			# Full Baths 3			Phys. % Good 0%		
Year Built 1994			# Half Baths 0			Funcnt. % Good 100%		
Year Remodeled 0			# Addn Fixtures 1			Functional Code 9 None		
Foundation 1 Concrete			# Fireplaces 0			1.Incomp 4.SMALL 7.LAYOUT		
1.Concrete	4.Wood	7.	<div><p>TRIO Software A Division of Harris Computer Systems</p></div>			2.O-Built 5.CDU 8.OTHER		
2.C Block	5.Slab	8.				3.Defmaint 6.STYLE 9.None		
3.Br/Stone	6.Piers	9.				Econ. % Good 100%		
Basement 4 Full Basement						Economic Code None		
1.1/4 Bmt	4.Full Bmt	7.				0.None 3.Services 9.None		
2.1/2 Bmt	5.None	8.				1.Location 4.Traffic 8.		
3.3/4 Bmt	6. 9.None					2.Encroach 8.Other 9.		
Bsmt Gar # Cars 0						Entrance Code 5 Estimated		
Wet Basement 1 Dry Basement						1.Interior 4.Vacant 7.		
1.Dry	4. 7.					2.Refusal 5.Estimate 8.		
2.Damp	5. 8.		3.Informed 6. 9.					
3.Wet	6. 9.		Information Code 5 Estimate					

Date Inspected 2/07/2007

Additions, Outbuildings & Improvements								1.ONE STORY FRAM
Type	Year	Units	Grade	Cond	Phys.	Funct.	Sound Value	2.TWO STORY FRAM
1 ONE STORY	0	105	0 0	0	0 %	0 %		3.THREE STORY FR
68 Wood Deck	0	105	3 100	0	0 %	0 %		4.1 & 1/2 STORY
21 Open Frame	0	337	0 0	0	0 %	0 %		5.1 & 3/4 STORY
21 Open Frame	0	230	0 0	0	0 %	0 %		6.2 & 1/2 STORY
68 Wood Deck	0	376	3 100	0	0 %	0 %		21.Open Frame Por
77 1.50 ST	0	528	0 0	0	0 %	0 %		22.Encl Frame Por
68 Wood Deck	0	337	3 100	0	0 %	0 %		23.Frame Garage
					%	%		24.Frame Shed
					%	%		25.Frame Bay Wind
					%	%		26.1Sfr Overhang
					%	%		27.Unfin Basement
					%	%		28.Unfinished Att
								29.Finished Attic



Map Lot R07-020-B5

Account 939

Location 117 CUSHMAN POINT ROAD

Card 1 Of 1 10/11/2023

WHITAKER, ETHAN
WHITAKER, INGRID J
WISCASSET ME 04578

B5622P263

Property Data

Neighborhood **109 SOUTHEAST**

Tree Growth Year **0**

FARM LAND YEAR **0**

OPEN SPACE YEAR **0**

Zone/Land Use **14 SHORE RESIDENTIA**

Secondary Zone

Topography **4 Below Street**

1.Level 4.Below St 7.Steep

2.Rolling 5.Low 8.Rough

3.Above St 6.Swampy 9.

Utilities **4 Drilled Well 6 Septic System**

1.Public 4.Dr Well 7.Cesspool

2.Water 5.DUG/LAKE 8.

3.Sewer 6.Septic 9.None

Street **1 Paved**

1.Paved 4.Proposed 7.

2.Semi Imp 5.Private 8.

3.Gravel 6.Pub Eas 9.NoStreet

TREE GROWTH PLAN **0**

CONSERV EASE **0**

Sale Data

Sale Date **9/01/1999**

Price **89,500**

Sale Type **1 Land Only**

1.Land 4.Mobile 7.

2.L & B 5.Other 8.

3.Building 6. 9.

Financing **9 Unknown**

1.Convent 4.Seller 7.

2.FHA/VA 5.Private 8.

3.Assumed 6.Cash 9.Unknown

Validity **1 Arms Length Sale**

1.Valid 4.Split 7.Renovate

2.Related 5.Partial 8.Other

3.Distress 6.Exempt 9.Foreclose

Verified **5 Public Record**

1.Buyer 4.Agent 7.Family

2.Seller 5.Pub Rec 8.Other

3.Lender 6.MLS 9.

Assessment Record

Year

Land

Buildings

Exempt

Total

2010 325,300 201,800 0 527,100

2011 325,300 201,800 0 527,100

2012 325,300 201,800 10,000 517,100

2013 325,300 201,800 10,000 517,100

2014 325,300 201,800 10,000 517,100

2015 325,300 201,800 10,000 517,100

2016 325,300 201,800 15,000 512,100

2017 325,300 201,800 20,000 507,100

2018 325,300 201,800 20,000 507,100

2019 325,300 201,800 20,000 507,100

2020 325,300 201,800 25,000 502,100

2021 325,300 201,800 25,000 502,100

2022 325,300 201,800 24,000 503,100

2023 406,600 251,800 25,000 633,400

Land Data

Front Foot

Type

Effective

Influence

Influence Codes

11.Regular Lot

12.Delta Triangle

13.Nabla Triangle

14.Rear Land

15.Front Foot

22

23

31

Square Foot

Square Feet

16.Regular Lot

17.Secondary Site

18.Secondary Site

19.Condominium

20.Base Homesite

Fract. Acre

Acreage/Sites

21.HS Size Adj

22.Base Waterfron

23.Deep WF Size A

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 2.75

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

Inspection Witnessed By:

X

Date

No./Date

Description

Date Insp.

Notes:

2002-ADDED DECK

WISCASSET

WISCASSET

Map Lot R07-020-B5

Account 939

Location 117 CUSHMAN POINT ROAD

Card 1 Of 1 10/11/2023

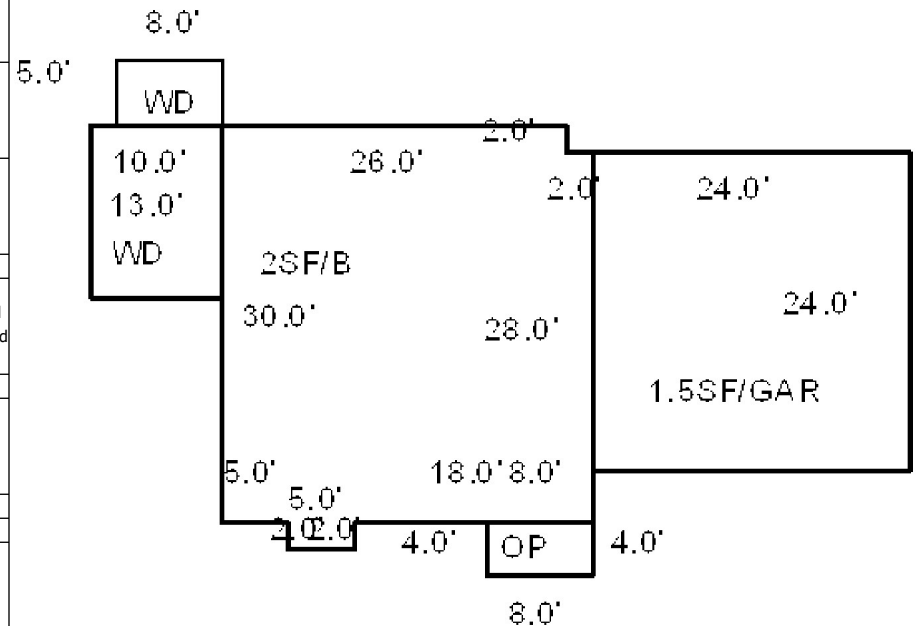
Building Style 5 Colonial	SF Bsmt Living 210	Layout 1 Typical
1.Conv. 5.Colonial 9.Other	Fin Bsmt Grade 9 100	1.Typical 4. 7.
2.Ranch 6.Split 10.Double	HEARTH 1	2.Inadeq 5. 8.
3.R Ranch 7.Mod/Cont 11.Multi	Heat Type 100% 1 Hot Water BB	3. 6. 9.
4.Cape 8.Log 12.Cot.	1.HWBB 5.FWA 9.No Heat	Attic 9 None
Dwelling Units 1	2.HWCI 6.GravWA 10.	1.1/4 Fin 4.Full Fin 7.
Other Units 0	3.H Pump 7.Electric 11.	2.1/2 Fin 5.F/Stair 8.
Stories 2 Two Story	4.Steam 8.F/Wall 12.	3.3/4 Fin 6. 9.None
1.1 4.1.5 7.	Cool Type 100% 9 None	Insulation 1 Full
2.2 5.1.75 8.	1.Refrig 4.W&C Air 7.	1.Full 4.Minimal 7.
3.3 6.2.5 9.	2.Evapor 5. 8.	2.Heavy 5.Unknown 8.
Exterior Walls 1 CLAPBOARD	3.H Pump 6. 9.None	3.Capped 6. 9.None
1.CLAP 5.T-111 9.OTHER	Kitchen Style 2 TYPICAL	Unfinished % 0%
2.WD SH 6.BR/STONE 10.	1.GOOD 4.Obsolete 7.	Grade & Factor 4 Good 105%
3.COMP 7.NOV 11.	2.TYPICAL 5. 8.	1.E Grade 4.B Grade 7.AA+ Grad
4.ASB/ASP 8.AL/VIN 12.	3.OLD TYPE 6. 9.None	2.D Grade 5.A Grade 8.AA++Grad
Roof Surface 1 Asphalt Shingles	Bath(s) Style 2 TYPICAL	3.C Grade 6.AA Grade 9.Same
1.Asphalt 4.Composit 7.	1.GOOD 4.Obsolete 7.	SQFT (Footprint) 846
2.Slate 5.Wood 8.	2.TYPICAL 5. 8.	Condition 4 Average
3.Metal 6.Other 9.	3.Old Type 6. 9.None	1.Poor 4.Avg 7.V G
SF Masonry Trim 0	# Rooms 7	2.Fair 5.Avg+ 8.Exc
OPEN-3-CUSTOM 0	# Bedrooms 4	3.Avg- 6.Good 9.Same
OPEN-4-CUSTOM 0	# Full Baths 2	Phys. % Good 0%
Year Built 1999	# Half Baths 1	Funct. % Good 100%
Year Remodeled 0	# Addn Fixtures 0	Functional Code 9 None
Foundation 1 Concrete	# Fireplaces 1	1.Incomp 4.SMALL 7.LAYOUT
1.Concrete 4.Wood 7.		2.O-Built 5.CDU 8.OTHER
2.C Block 5.Slab 8.		3.Defmaint 6.STYLE 9.None
3.Br/Stone 6.Piers 9.		Econ. % Good 100%
Basement 4 Full Basement		Economic Code None
1.1/4 Bmt 4.Full Bmt 7.		0.None 3.Services 9.None
2.1/2 Bmt 5.None 8.		1.Location 4.Traffic 8.
3.3/4 Bmt 6. 9.None		2.Encroach 8.Other 9.
Bsmt Gar # Cars 0		Entrance Code 1 Interior Inspect
Wet Basement 1 Dry Basement		1.Interior 4.Vacant 7.
1.Dry 4. 7.		2.Refusal 5.Estimate 8.
2.Damp 5. 8.		3.Informed 6. 9.
3.Wet 6. 9.		Information Code 1 Owner
		1.Owner 4.Agent 7.
		2.Relative 5.Estimate 8.
		3.Tenant 6.Other 9.



Date Inspected 2/07/2007

Additions, Outbuildings & Improvements

Type	Year	Units	Grade	Cond	Phys.	Funct.	Sound Value
93 1/2S AD/GAR.....	1999	576	4 105	4	0 %	100 %	
21 Open Frame	1999	36	4 105	4	0 %	100 %	
68 Wood Deck	2001	130	3 100	4	0 %	100 %	
68 Wood Deck	2001	170	3 100	4	0 %	100 %	
340 FLOAT &	2001	240	3 100	4	0 %	50 %	
21 Open Frame	0	32	0 0	0	0 %	100 %	
					%	%	
					%	%	
					%	%	
					%	%	



Map Lot R07-020-B6

Account 940

Location 105 CUSHMAN POINT ROAD

Card 1 Of 1 10/11/2023

HEALY, DOMINIQUE S
HEALY, WILLIAM E
THE FIRST W.E. HEALY & D.S. HEALY FAMILY REV. TRUST
105 CUSHMAN POINT ROAD
WISCASSET ME 04578
B5972P11

Previous Owner
ROSS, ARTHUR S J/T
ROSS, KATHY E
105 GLEN MAR DRIVE
LENOIR CITY TN 37772
Sale Date: 6/16/2020

Previous Owner
SMITH, DOUGLAS
SMITH, CAROL W.
C/O ARTHUR & KATHY ROSS
SALE CREEK TN 37373
Sale Date: 4/01/2014

Inspection Witnessed By:

X

Date

No./Date	Description	Date Insp.

Notes:

2004-SPLIT 0.25 ACRES TO CUSHMAN POINT ROAD, NOW TOWN ROAD
2/16/11-abatement meeting held and 15% reduction given to land for topography. (Reduction not 50% like neighbor as this lot has water, sewer & utilities.)
2014-Previous owner: Douglas & Carol Smith BK2495 PG15 , bought in 8/1999 for \$495,000, sold 4/1/14 for \$675,000.

WISCASSET**Property Data**

Neighborhood 109 SOUTHEAST		
Tree Growth Year 0		
FARM LAND YEAR 0		
OPEN SPACE YEAR 0		
Zone/Land Use 14 SHORE RESIDENTIA		
Secondary Zone		
Topography 4 Below Street		
1.Level	4.Below St	7.Steep
2.Rolling	5.Low	8.Rough
3.Above St	6.Swampy	9.
Utilities 4 Drilled Well 6 Septic System		
1.Public	4.Dr Well	7.Cesspool
2.Water	5.DUG/LAKE	8.
3.Sewer	6.Septic	9.None
Street 1 Paved		
1.Paved	4.Proposed	7.
2.Semi Imp	5.Private	8.
3.Gravel	6.Pub Eas	9.NoStreet
TREE GROWTH PLAN 0		
CONSERV EASE 0		
Sale Data		
Sale Date 6/16/2020		
Price 640,000		
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	323,400	288,200	10,000	601,600
2011	282,200	288,200	10,000	560,400
2012	282,200	288,200	10,000	560,400
2013	282,200	288,200	10,000	560,400
2014	282,200	288,200	0	570,400
2015	282,200	288,200	0	570,400
2016	282,200	288,200	0	570,400
2017	282,200	288,200	0	570,400
2018	282,200	288,200	0	570,400
2019	282,200	288,200	20,000	550,400
2020	282,200	288,200	25,000	545,400
2021	282,200	288,200	0	570,400
2022	282,200	288,200	24,000	546,400
2023	352,700	359,900	25,000	687,600

Land Data

Front Foot	Type	Effective		Influence		Influence Codes
		Frontage	Depth	Factor	Code	
11.Regular Lot				%		1.Open Space
12.Delta Triangle				%		2.Neighborhood A
13.Nabla Triangle				%		3.Topography
14.Rear Land				%		4.Size/Shape
15.Front Foot				%		5.Access
				%		6.Restriction
				%		7.Corner/Locatio
				%		8.View/Environ
				%		9.Fract Share
				%		Acres
				%		30.Rear 20+
				%		31.Waterfront Rea
				%		32.Open Space
				%		33.RestrictEsm
				%		34.PASTURE 1
				%		35.HORTICULTURAL-
				%		36.Pasture 3
				%		37.Softwood
				%		38.Mixed Wood
				%		39.Hardwood
				%		40.Wasteland
				%		41.CAMP SITE
				%		42.Mobile Home Si
				%		43.Condo Site
				%		44.Site Improve
				%		45.CAMP SITE
				%		46.PAVING/00
Total Acreage		2.61				

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**

WISCASSET

Map Lot R07-020-B6


Account 940

Location 105 CUSHMAN POINT ROAD

Card 1

Of 1

10/11/2023

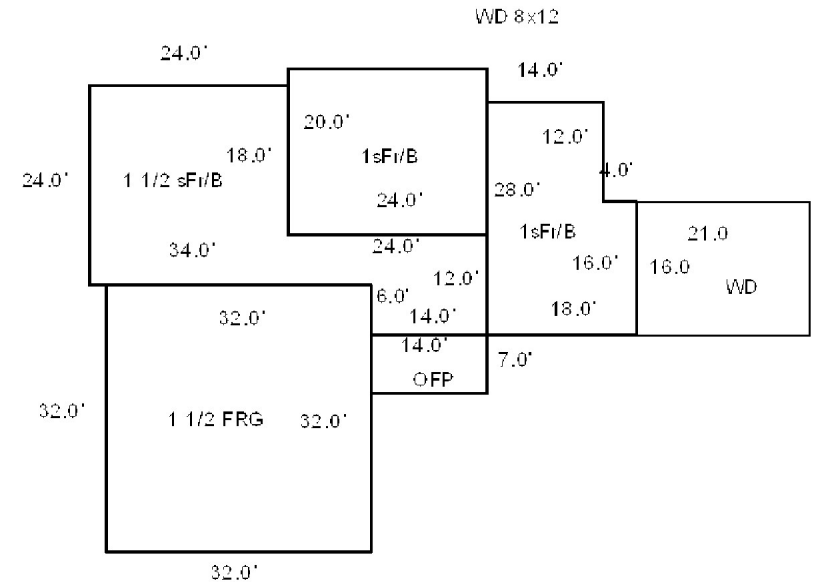
Building Style 7 Modern/Contemp.	SF Bsmt Living 1090	Layout 1 Typical
1.Conv. 5.Colonial 9.Other	Fin Bsmt Grade 9 100	1.Typical 4. 7.
2.Ranch 6.Split 10.Double	HEARTH 0	2.Inadeq 5. 8.
3.R Ranch 7.Mod/Cont 11.Multi	Heat Type 100% 1 Hot Water BB	3. 6. 9.
4.Cape 8.Log 12.Cot.	1.HWBB 5.FWA 9.No Heat	Attic 9 None
Dwelling Units 1	2.HWCI 6.GravWA 10.	1.1/4 Fin 4.Full Fin 7.
Other Units 0	3.H Pump 7.Electric 11.	2.1/2 Fin 5.F/Stair 8.
Stories 4 One & 1/2 Story	4.Steam 8.F/Wall 12.	3.3/4 Fin 6. 9.None
1.1 4.1.5 7.	Cool Type 100% 1 Refrig A/C	Insulation 1 Full
2.2 5.1.75 8.	1.Refrig 4.W&C Air 7.	1.Full 4.Minimal 7.
3.3 6.2.5 9.	2.Evapor 5. 8.	2.Heavy 5.Unknown 8.
Exterior Walls 1 CLAPBOARD	3.H Pump 6. 9.None	3.Capped 6. 9.None
1.CLAP 5.T-111 9.OTHER	Kitchen Style 1 GOOD	Unfinished % 0%
2.WD SH 6.BR/STONE 10.	1.GOOD 4.Obsolete 7.	Grade & Factor 4 Good 100%
3.COMP 7.NOV 11.	2.TYPICAL 5. 8.	1.E Grade 4.B Grade 7.AA+ Grad
4.ASB/ASP 8.AL/VIN 12.	3.OLD TYPE 6. 9.None	2.D Grade 5.A Grade 8.AA++Grad
Roof Surface 1 Asphalt Shingles	Bath(s) Style 1 GOOD	3.C Grade 6.AA Grade 9.Same
1.Asphalt 4.Composit 7.	1.GOOD 4.Obsolete 7.	SQFT (Footprint) 804
2.Slate 5.Wood 8.	2.TYPICAL 5. 8.	Condition 4 Average
3.Metal 6.Other 9.	3.Old Type 6. 9.None	1.Poor 4.Avg 7.V G
SF Masonry Trim 0	# Rooms 9	2.Fair 5.Avg+ 8.Exc
OPEN-3-CUSTOM 0	# Bedrooms 4	3.Avg- 6.Good 9.Same
OPEN-4-CUSTOM 0	# Full Baths 2	Phys. % Good 0%
Year Built 1989	# Half Baths 1	Funct. % Good 100%
Year Remodeled 0	# Addn Fixtures 1	Functional Code 9 None
Foundation 1 Concrete	# Fireplaces 0	1.Incomp 4.SMALL 7.LAYOUT
1.Concrete 4.Wood 7.		2.O-Built 5.CDU 8.OTHER
2.C Block 5.Slab 8.		3.Defmaint 6.STYLE 9.None
3.Br/Stone 6.Piers 9.		Econ. % Good 100%
Basement 4 Full Basement		Economic Code None
1.1/4 Bmt 4.Full Bmt 7.		0.None 3.Services 9.None
2.1/2 Bmt 5.None 8.		1.Location 4.Traffic 8.
3.3/4 Bmt 6. 9.None		2.Encroach 8.Other 9.
Bsmt Gar # Cars 0		Entrance Code 1 Interior Inspect
Wet Basement 1 Dry Basement		1.Interior 4.Vacant 7.
1.Dry 4. 7.		2.Refusal 5.Estimate 8.
2.Damp 5. 8.		3.Informed 6. 9.
3.Wet 6. 9.		Information Code 1 Owner
		1.Owner 4.Agent 7.
		2.Relative 5.Estimate 8.
		3.Tenant 6.Other 9.

Date Inspected 2/07/2007

Additions, Outbuildings & Improvements

Type	Year	Units	Grade	Cond	Phys.	Funct.	Sound Value
11 1	0	480	0 0	0	0 %	0 %	
21 Open Frame	0	98	0 0	0	0 %	0 %	
77 1.50 ST	0	1024	0 0	0	0 %	0 %	
68 Wood Deck	0	336	3 100	0	0 %	0 %	
68 Wood Deck	0	64	3 100	0	0 %	0 %	
24 Frame Shed	2001	102	0 0	0	0 %	100 %	
340 FLOAT &	2001	320	3 100	4	0 %	50 %	
11 1	0	456	0 0	0	0 %	100 %	
					%	%	
					%	%	

Shed 102 sf



Map Lot R07-020-B7			Account 941			Location CUSHMAN POINT ROAD			Card 1 Of 1		10/11/2023			
MEYERS, MARK ALAN MYERS, MELISSA ANN 5 PARK PLACE #629 ANNAPOLIS MD 21401 B5957P279						Property Data			Assessment Record					
						Neighborhood 109 SOUTHEAST			Year	Land	Buildings	Exempt	Total	
						Tree Growth Year 0			2010	188,000	0	0	188,000	
						FARM LAND YEAR 0			2011	188,000	0	0	188,000	
						OPEN SPACE YEAR 0			2012	188,000	0	0	188,000	
Previous Owner ZEHLER, DANIEL M 245 GOLANVYI TRL VONORE TN 37885 Sale Date: 11/23/2022						Zone/Land Use 14 SHORE RESIDENTIA			2013	188,000	0	0	188,000	
						Secondary Zone			2014	188,000	0	0	188,000	
									2015	188,000	0	0	188,000	
						Topography 1 Level			2016	188,000	0	0	188,000	
						1.Level 4.Below St 7.Steep 2.Rolling 5.Low 8.Rough 3.Above St 6.Swampy 9.			2017	188,000	0	0	188,000	
2018	188,000	0	0	188,000										
Utilities 9 NoWater/NoSewer			2019	188,000	0				0	188,000				
1.Public 4.Dr Well 7.Cesspool 2.Water 5.DUG/LAKE 8. 3.Sewer 6.Septic 9.None			2020	188,000	0				0	188,000				
Street 1 Paved 1.Paved 4.Proposed 7. 2.Semi Imp 5.Private 8. 3.Gravel 6.Pub Eas 9.NoStreet			2021	188,000	0				0	188,000				
			2022	188,000	0	0	188,000							
			2023	235,000	0	0	235,000							
			Land Data											
			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	1.Open Space							
					%		2.Neighborhood A							
					%		3.Topography							
					%		4.Size/Shape							
					%		5.Access							
					%		6.Restriction							
					%		7.Corner/Locatio							
Square Foot		Square Feet					8.View/Environ							
						%		9.Fract Share						
						%		Acres						
						%		30.Rear 20+						
						%		31.Waterfront Rea						
						%		32.Open Space						
						%		33.RestrictEsm						
Fract. Acre		Acreage/Sites					34.PASTURE 1							
		22		1.00	50	%	3	35.HORTICULTURAL-						
		23		1.00	100	%	0	36.Pasture 3						
		31		1.77	100	%	0	37.Softwood						
						%		38.Mixed Wood						
						%		39.Hardwood						
						%		40.Wasteland						
Total Acreage 2.77						%		41.CAMP SITE						
						%		42.Mobile Home Si						
						%		43.Condo Site						
						%		44.Site Improveveme						
						%		45.CAMP SITE						
						%		46.PAVING/00						
						%								
Inspection Witnessed By:						Sale Data								
						Sale Date 11/23/2022								
						Price 180,000								
						Sale Type 1 Land Only								
						1.Land 4.Mobile 7. 2.L & B 5.Other 8. 3.Building 6. 9.								
X						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								
Notes: 2003-ADJUSTED LAND FACTOR TO 100% FROM 60% LIKE ALL OTHERS IN THE NEIGHBORHOOD 2004-SPLIT 0.31 ACRES TO CUSHMAN POINT ROAD, NOW TOWN ROAD 9/2/2008-Lincoln County Commissioners ruled to give an additional 30% deduction to his land giving him a total value of \$192,850 or \$188,000 on his land.						1.Buyer 4.Agent 7.Family 2.Seller 5.Pub Rec 8.Other 3.Lender 6.MLS 9.								
WISCASSET														


WISCASSET

Map Lot R07-020-B7

Account 941

Location CUSHMAN POINT ROAD

Card 1 Of 1 10/11/2023

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

Date Inspected 2/07/2007

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

Map Lot R07-021			Account 942			Location WESTPORT BRIDGE ROAD			Card 1 Of 1			10/11/2023			
BELANGER, GABRIEL BELANGER, LINDSEY 145 WESTPORT BRIDGE RD WISCASSET ME 04578 B2633P28 B5330P57						Property Data			Assessment Record						
						Neighborhood 109 SOUTHEAST			Year	Land	Buildings	Exempt	Total		
						Tree Growth Year 0			2010	340,800	0	0	340,800		
						FARM LAND YEAR 0			2011	340,800	0	0	340,800		
						OPEN SPACE YEAR 0			2012	340,800	0	0	340,800		
Previous Owner ALSDORF, CHRISTOPHER A 92 GLEASON ROAD PRINCETON MA 01541 Sale Date: 11/09/2018						Zone/Land Use 14 SHORE RESIDENTIA			2013	340,800	0	0	340,800		
						Secondary Zone			2014	340,800	0	0	340,800		
									2015	340,800	0	0	340,800		
						Topography 1 Level			2016	340,800	0	0	340,800		
									2017	340,800	0	0	340,800		
Previous Owner ALSDORF, CHRISTOPHER A.(J/T) ALSDORF, JOYCE L. PRINCETON MA 01541 Sale Date: 7/17/2007						1.Level 4.Below St 7.Steep 2.Rolling 5.Low 8.Rough 3.Above St 6.Swampy 9.			2018	340,800	0	0	340,800		
						Utilities 9 NoWater/NoSewer			2019	340,800	0	0	340,800		
						1.Public 4.Dr Well 7.Cesspool 2.Water 5.DUG/LAKE 8. 3.Sewer 6.Septic 9.None			2020	340,800	0	0	340,800		
						Street 1 Paved 1.Paved 4.Proposed 7. 2.Semi Imp 5.Private 8. 3.Gravel 6.Pub Eas 9.NoStreet			2021	340,800	0	0	340,800		
									2022	340,800	0	0	340,800		
									2023	425,900	0	0	425,900		
						Land Data									
Inspection Witnessed By: 															

WISCASSET

Map Lot R07-021

Account 942

Location WESTPORT BRIDGE ROAD

Card 1 Of 1 10/11/2023

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

Date Inspected 2/07/2007

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

Map Lot R07-021-A

Account 943

Location 182 WESTPORT BRIDGE ROAD

Card 1 Of 1 10/11/2023

EGGLESTON(TRUSTEE), MICHAEL S
EGGLESTON(TRUSTEE), MICHELE
MICHAEL S & MICHELE EGGLESTON TRUST
ENCINTAS CA 92024

B5622P176

Previous Owner
MAYNES, ROBERT R J/T
MAYNES, KATHLEEN A
182 WESTPORT BRIDGE ROAD
WISCASSET ME 04578
Sale Date: 11/20/2020

Previous Owner
BELANGER, JEANNINE P & WILFRED W
TRUSTEES/JEANNINE P BELANGER LIVIN
182 WESTPORT BRIDGE ROAD
WISCASSET ME 04578
Sale Date: 8/29/2005

Inspection Witnessed By:

X

Date

No./Date	Description	Date Insp.

Notes:

10/18/04-DISCOVERED HOUSE HAS ELECTIRC HEAT NOT FWA. ALSO VINYL SIDING NOT T-111
2006-FORMER OWNER: WILFRED & JEANNINE BELANGER BK2286 PG45.
2009-new addition added in 2009

WISCASSET

Property Data

Neighborhood 109 SOUTHEAST		
Tree Growth Year 0		
FARM LAND YEAR 0		
OPEN SPACE YEAR 0		
Zone/Land Use 14 SHORE RESIDENTIA		
Secondary Zone		
Topography 4 Below Street 7 Steep		
1.Level	4.Below St	7.Steep
2.Rolling	5.Low	8.Rough
3.Above St	6.Swampy	9.
Utilities 4 Drilled Well 6 Septic System		
1.Public	4.Dr Well	7.Cesspool
2.Water	5.DUG/LAKE	8.
3.Sewer	6.Septic	9.None
Street 1 Paved		
1.Paved	4.Proposed	7.
2.Semi Imp	5.Private	8.
3.Gravel	6.Pub Eas	9.NoStreet
TREE GROWTH PLAN 0		
CONSERV EASE 0		
Sale Data		
Sale Date 11/20/2020		
Price 430,000		
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	288,800	120,100	0	408,900
2011	288,800	120,100	10,000	398,900
2012	288,800	120,100	10,000	398,900
2013	288,800	120,100	10,000	398,900
2014	288,800	120,100	10,000	398,900
2015	288,800	120,100	10,000	398,900
2016	288,800	120,100	15,000	393,900
2017	288,800	120,100	20,000	388,900
2018	288,800	120,100	20,000	388,900
2019	288,800	120,100	20,000	388,900
2020	288,800	120,100	25,000	383,900
2021	288,800	120,100	0	408,900
2022	288,800	120,100	0	408,900
2023	360,900	150,200	0	511,100

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		1.00				

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

WISCASSET

Map Lot R07-021-A

Account 943

Location 182 WESTPORT BRIDGE ROAD

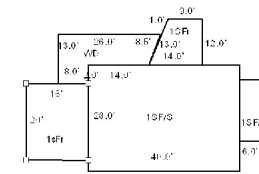
Card 1 Of 1 10/11/2023

Building Style	2 Ranch		SF Bsmt Living	0		Layout	1 Typical	
1.Conv.	5.Colonial	9.Other	Fin Bsmt Grade	0 0		1.Typical	4.	7.
2.Ranch	6.Split	10.Double	HEARTH	0		2.Inadeq	5.	8.
3.R Ranch	7.Mod/Cont	11.Multi	Heat Type	100%	9 Not Heated	3.	6.	9.
4.Cape	8.Log	12.Cot.	1.HWB	5.FWA	9.No Heat	Attic	9 None	
Dwelling Units	1		2.HWCI	6.GravWA	10.	1.1/4 Fin	4.Full Fin	7.
Other Units	0		3.H Pump	7.Electric	11.	2.1/2 Fin	5.F/Stair	8.
Stories	1 One Story		4.Steam	8.F/Wall	12.	3.3/4 Fin	6.	9.None
1.1	4.1.5	7.	Cool Type	0%	9 None	Insulation	1 Full	
2.2	5.1.75	8.	1.Refrig	4.W&C Air	7.	1.Full	4.Minimal	7.
3.3	6.2.5	9.	2.Evapor	5.	8.	2.Heavy	5.Unknown	8.
Exterior Walls	8 ALUM/VINYL		3.H Pump	6.	9.None	3.Capped	6.	9.None
1.CLAP	5.T-111	9.OTHER	Kitchen Style	2 TYPICAL		Unfinished %	0%	
2.WD SH	6.BR/STONE	10.	1.GOOD	4.Obsolete	7.	Grade & Factor	3 Average 105%	
3.COMP	7.NOV	11.	2.TYPICAL	5.	8.	1.E Grade	4.B Grade	7.AA+ Grad
4.ASB/ASP	8.AL/VIN	12.	3.OLD TYPE	6.	9.None	2.D Grade	5.A Grade	8.AA++ Grad
Roof Surface	1 Asphalt Shingles		Bath(s) Style	2 TYPICAL		3.C Grade	6.AA Grade	9.Same
1.Asphalt	4.Composit	7.	1.GOOD	4.Obsolete	7.	SQFT (Footprint)	1120	
2.Slate	5.Wood	8.	2.TYPICAL	5.	8.	Condition	4 Average	
3.Metal	6.Other	9.	3.Old Type	6.	9.None	1.Poor	4.Avg	7.V G
SF Masonry Trim	0		# Rooms	6		2.Fair	5.Avg+	8.Exc
OPEN-3-CUSTOM	0		# Bedrooms	2		3.Avg-	6.Good	9.Same
OPEN-4-CUSTOM	0		# Full Baths	2		Phys. % Good	0%	
Year Built	1980		# Half Baths	0		Funct. % Good	100%	
Year Remodeled	0		# Addn Fixtures	0		Functional Code	9 None	
Foundation	5 Concrete Slab		# Fireplaces	0		1.Incomp	4.SMALL	7.LAYOUT
1.Concrete	4.Wood	7.				2.O-Built	5.CDU	8.OTHER
2.C Block	5.Slab	8.				3.Defmaint	6.STYLE	9.None
3.Br/Stone	6.Piers	9.				Econ. % Good	100%	
Basement	9 No Basement					Economic Code	None	
1.1/4 Bmt	4.Full Bmt	7.				0.None	3.Services	9.None
2.1/2 Bmt	5.None	8.				1.Location	4.Traffic	8.
3.3/4 Bmt	6.	9.None				2.Encroach	8.Other	9.
Bsmt Gar # Cars	0					Entrance Code	3 Information Only	
Wet Basement	9 No Basement					1.Interior	4.Vacant	7.
1.Dry	4.	7.				2.Refusal	5.Estimate	8.
2.Damp	5.	8.				3.Informed	6.	9.
3.Wet	6.	9.				Information Code	1 Owner	

TRIO

Software

A Division of Harris Computer Systems



GARAGE 20X20

SKETCH CALCULATIONS		Area
Dwelling Area		
2 Ranch		1120.0
First Floor		89.0
	Total Dwelling Area	1216.0
Outbuilding Area		
1 ONE STORY FRAME		135.0
1 ONE STORY FRAME		219.6
62 Wood Deck		244.0
	Total Outbuilding Area	701.6



02/08/2007

Date Inspected 6/02/2009

Additions, Outbuildings & Improvements

Type	Year	Units	Grade	Cond	Phys.	Funct.	Sound Value
1 ONE STORY	0	138	0 0	0	0 %	0 %	
1 ONE STORY	0	96	0 0	0	0 %	0 %	
1 ONE STORY	2008	313	3 100	4	0 %	100 %	
68 Wood Deck	0	193	0 0	0	0 %	0 %	
23 Frame Garage	0	400	0 0	0	0 %	0 %	
24 Frame Shed	0	36	2 100	2	0 %	100 %	
24 Frame Shed	0	64	2 100	3	0 %	100 %	
					%	%	
					%	%	
					%	%	

WISCASSET

Map Lot R07-022


Account 944

Location 145 WESTPORT BRIDGE ROAD

Card 1

Of 2

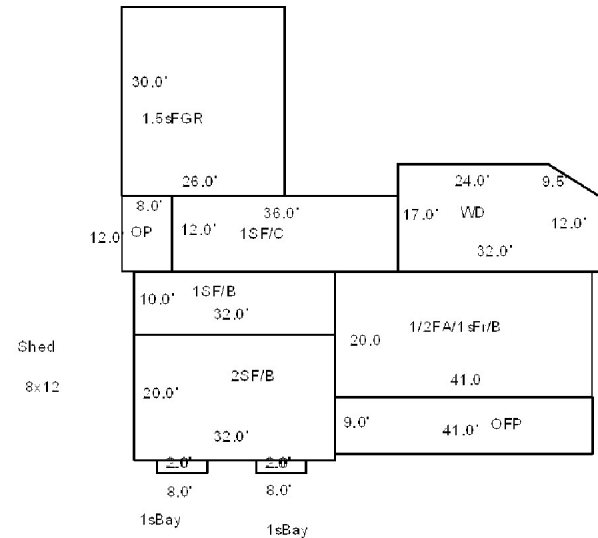
10/11/2023

Building Style 5 Colonial	SF Bsmt Living 600	Layout 1 Typical
1.Conv. 5.Colonial 9.Other	Fin Bsmt Grade 2 100	1.Typical 4. 7.
2.Ranch 6.Split 10.Double	HEARTH 0	2.Inadeq 5. 8.
3.R Ranch 7.Mod/Cont 11.Multi	Heat Type 100% 1 Hot Water BB	3. 6. 9.
4.Cape 8.Log 12.Cot.	1.HWBB 5.FWA 9.No Heat	Attic 9 None
Dwelling Units 1	2.HWCI 6.GravWA 10.	1.1/4 Fin 4.Full Fin 7.
Other Units 0	3.H Pump 7.Electric 11.	2.1/2 Fin 5.F/Stair 8.
Stories 2 Two Story	4.Steam 8.F/Wall 12.	3.3/4 Fin 6. 9.None
1.1 4.1.5 7.	Cool Type 0% 9 None	Insulation 1 Full
2.2 5.1.75 8.	1.Refrig 4.W&C Air 7.	1.Full 4.Minimal 7.
3.3 6.2.5 9.	2.Evapor 5. 8.	2.Heavy 5.Unknown 8.
Exterior Walls 1 CLAPBOARD	3.H Pump 6. 9.None	3.Capped 6. 9.None
1.CLAP 5.T-111 9.OTHER	Kitchen Style 1 GOOD	Unfinished % 0%
2.WD SH 6.BR/STONE 10.	1.GOOD 4.Obsolete 7.	Grade & Factor 4 Good 105%
3.COMP 7.NOV 11.	2.TYPICAL 5. 8.	1.E Grade 4.B Grade 7.AA+ Grad
4.ASB/ASP 8.AL/VIN 12.	3.OLD TYPE 6. 9.None	2.D Grade 5.A Grade 8.AA++Grad
Roof Surface 1 Asphalt Shingles	Bath(s) Style 1 GOOD	3.C Grade 6.AA Grade 9.Same
1.Asphalt 4.Composit 7.	1.GOOD 4.Obsolete 7.	SQFT (Footprint) 640
2.Slate 5.Wood 8.	2.TYPICAL 5. 8.	Condition 5 Above Average
3.Metal 6.Other 9.	3.Old Type 6. 9.None	1.Poor 4.Avg 7.V G
SF Masonry Trim 0	# Rooms 6	2.Fair 5.Avg+ 8.Exc
OPEN-3-CUSTOM 0	# Bedrooms 2	3.Avg- 6.Good 9.Same
OPEN-4-CUSTOM 0	# Full Baths 3	Phys. % Good 0%
Year Built 1989	# Half Baths 1	Funct. % Good 100%
Year Remodeled 2005	# Addn Fixtures 0	Functional Code 9 None
Foundation 1 Concrete	# Fireplaces 0	1.Incomp 4.SMALL 7.LAYOUT
1.Concrete 4.Wood 7.		2.O-Built 5.CDU 8.OTHER
2.C Block 5.Slab 8.		3.Defmait 6.STYLE 9.None
3.Br/Stone 6.Piers 9.		Econ. % Good 100%
Basement 4 Full Basement		Economic Code None
1.1/4 Bmt 4.Full Bmt 7.		0.None 3.Services 9.None
2.1/2 Bmt 5.None 8.		1.Location 4.Traffic 8.
3.3/4 Bmt 6. 9.None		2.Encroach 8.Other 9.
Bsmt Gar # Cars 0		Entrance Code 3 Information Only
Wet Basement 1 Dry Basement		1.Interior 4.Vacant 7.
1.Dry 4. 7.		2.Refusal 5.Estimate 8.
2.Damp 5. 8.		3.Informed 6. 9.
3.Wet 6. 9.		Information Code 1 Owner
		1.Owner 4.Agent 7.
		2.Relative 5.Estimate 8.
		3.Tenant 6.Other 9.

Date Inspected 4/09/2007

Additions, Outbuildings & Improvements

Type	Year	Units	Grade	Cond	Phys.	Funct.	Sound Value	
11 1	0	320	0 0	0	0 %	0 %		1.ONE STORY FRAM
11 1	0	820	0 0	0	0 %	0 %		2.TWO STORY FRAM
29 Finished Attic	0	420	0 0	0	0 %	0 %		3.THREE STORY FR
77 1.50 ST	1994	780	0 0	0	0 %	0 %		4.1 & 1/2 STORY
77 1.50 ST	1994	437	0 0	0	0 %	0 %		5.1 & 3/4 STORY
68 Wood Deck	2005	524	0 0	0	0 %	100 %		6.2 & 1/2 STORY
1 ONE STORY	2005	432	0 0	0	0 %	100 %		21.Open Frame Por
21 Open Frame	2005	96	0 0	0	0 %	100 %		22.Encl Frame Por
24 Frame Shed	2005	96	3 100	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 R07-022

Account 944

Location 145 WESTPORT BRIDGE ROAD

Card 2 Of 2 10/11/2023

BELANGER, GABRIEL V
BELANGER, LINDSEY A
145 WESTPORT BRIDGE ROAD
WISCASSET ME 04578

B2869P122 B5007P207

Previous Owner
REED, PAMALA GAIL

145 WESTPORT BRIDGE ROAD
WISCASSET ME 04578
Sale Date: 5/18/2016

Previous Owner
ANDERSON, VICTOR & LILY
ANDERSON, KRISTEN

WYOMING RI 02898
Sale Date: 6/12/2002

Inspection Witnessed By:

X

Date

No./Date	Description	Date Insp.

Notes:

WISCASSET

Property Data			Assessment Record						
Neighborhood 109 SOUTHEAST			Year	Land	Buildings	Exempt	Total		
			2017	0	4,600	0	4,600		
Tree Growth Year 0			2018	0	4,600	0	4,600		
FARM LAND YEAR 0			2019	0	4,600	0	4,600		
OPEN SPACE YEAR 0			2020	0	4,600	0	4,600		
Zone/Land Use 14 SHORE RESIDENTIA			2021	0	4,600	0	4,600		
Secondary Zone			2022	0	4,600	0	4,600		
			2023	0	4,900	0	4,900		
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.	Land Data						
2.Semi Imp	5.Private	8.							
3.Gravel	6.Pub Eas	9.NoStreet							
TREE GROWTH PLAN 0			Front Foot	Type	Effective		Influence		Influence Codes
CONSERV EASE 0					Frontage	Depth	Factor	Code	
Sale Data				11.Regular Lot			%		1.Open Space
				12.Delta Triangle			%		2.Neighborhood A
				13.Nabla Triangle			%		3.Topography
				14.Rear Land			%		4.Size/Shape
Sale Date 5/18/2016			15.Front Foot			%		5.Access	
Price 955,000						%		6.Restriction	
Sale Type 2 Land & Buildings			Square Foot	Square Feet				7.Corner/Locatio	
1.Land	4.Mobile	7.				%		8.View/Environ	
2.L & B	5.Other	8.				%		9.Fract Share	
3.Building	6.	9.				%		Acres	
Financing 9 Unknown						%		30.Rear 20+	
						%		31.Waterfront Rea	
						%		32.Open Space	
1.Convent	4.Seller	7.				%		33.RestrictEsm	
2.FHA/VA	5.Private	8.				%		34.PASTURE 1	
3.Assumed	6.Cash	9.Unknown				%		35.HORTICULTURAL-	
Validity 1 Arms Length Sale			Fract. Acre	Acreage/Sites				36.Pasture 3	
1.Valid	4.Split	7.Renovate				%		37.Softwood	
2.Related	5.Partial	8.Other				%		38.Mixed Wood	
3.Distress	6.Exempt	9.Foreclose				%		39.Hardwood	
Verified 5 Public Record						%		40.Wasteland	
						%		41.CAMP SITE	
						%		42.Mobile Home Si	
1.Buyer	4.Agent	7.Family		Total Acreage 0.00				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 R07-022

Account 944

Location 145 WESTPORT BRIDGE ROAD

Card 2 Of 2 10/11/2023

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

Date Inspected 4/09/2007

Additions, Outbuildings & Improvements								1.ONE STORY FRAM
Type	Year	Units	Grade	Cond	Phys.	Funct.	Sound Value	2.TWO STORY FRAM
340 FLOAT &	2016	1	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

MAINE COAST HERITAGE TRUST
TOPSHAM ME 04086

Property Data

Neighborhood **109 SOUTHEAST**

Assessment Record

Year	Land	Buildings	Exempt	Total
2010	17,300	0	17,300	0
2011	17,300	0	17,300	0
2012	17,300	0	17,300	0
2013	17,300	0	17,300	0
2014	78,000	0	78,000	0
2015	78,000	0	78,000	0
2016	78,000	0	78,000	0
2017	78,000	0	78,000	0
2018	78,000	0	78,000	0
2019	78,000	0	78,000	0
2020	78,000	0	78,000	0
2021	78,000	0	78,000	0
2022	78,000	0	78,000	0
2023	97,500	0	97,500	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
Square Foot		Square Feet				9.Fract Share
16.Regular Lot				%		Acres
17.Secondary Site				%		30.Rear 20+
18.Secondary Site				%		31.Waterfront Rea
19.Condominium				%		32.Open Space
20.Base Homesite				%		33.RestrictEsm
				%		34.PASTURE 1
				%		35.HORTICULTURAL-
Fract. Acre		Acreage/Sites				36.Pasture 3
21.HS Size Adj	31	6.00	100	%	0	37.Softwood
22.Base Waterfront				%		38.Mixed Wood
23.Deep WF Size A				%		39.Hardwood
Acres				%		40.Wasteland
24.Base Waterfront				%		41.CAMP SITE
25.Shallow WF Siz				%		42.Mobile Home Si
26.Base Water Inf				%		43.Condo Site
27.Influence W Si				%		44.Site Improveme
28.Rear Land 1-10				%		45.CAMP SITE
29.Rear Land 11-2				%		46.PAVING/00
		Total Acreage		6.00		

Inspection Witnessed By:

X

Date

No./Date	Description	Date Insp.

Notes:

2003-FORMER OWNER: EDWARD C. PLUMSTEAD BK1253
PG278 THEN PLUMPTON PARK ZOOLOGICAL GARDENS, INC.
BK2969 PG231
5/19/2003-CALLED MAINE COAST IN TOPSHAM FOR
VERIFICATION OF NON-PROFIT STATUS

WISCASSET



WISCASSET

Map Lot R07-023

Account 945

Location IN BACK RIVER/COWSEAGAN

Card 1 Of 1 10/11/2023

Building Style			SF Bsmt Living			Layout		
1.Conv.	5.Colonial	9.Other	Fin Bsmt Grade			1.Typical	4.	7.
2.Ranch	6.Split	10.Double	HEARTH			2.Inadeq	5.	8.
3.R Ranch	7.Mod/Cont	11.Multi	Heat Type 100%			3.	6.	9.
4.Cape	8.Log	12.Cot.	1.HWBB	5.FWA	9.No Heat	Attic		
Dwelling Units			2.HWCI	6.GravWA	10.	1.1/4 Fin	4.Full Fin	7.
Other Units			3.H Pump	7.Electric	11.	2.1/2 Fin	5.F/Stair	8.
Stories			4.Steam	8.F/Wall	12.	3.3/4 Fin	6.	9.None
1.1	4.1.5	7.	Cool Type 0%			Insulation		
2.2	5.1.75	8.	1.Refrig	4.W&C Air	7.	1.Full	4.Minimal	7.
3.3	6.2.5	9.	2.Evapor	5.	8.	2.Heavy	5.Unknown	8.
Exterior Walls			3.H Pump	6.	9.None	3.Capped	6.	9.None
1.CLAP	5.T-111	9.OTHER	Kitchen Style			Unfinished %		
2.WD SH	6.BR/STONE	10.	1.GOOD	4.Obsolete	7.	Grade & Factor		
3.COMP	7.NOV	11.	2.TYPICAL	5.	8.	1.E Grade	4.B Grade	7.AA+ Grad
4.ASB/ASP	8.AL/VIN	12.	3.OLD TYPE	6.	9.None	2.D Grade	5.A Grade	8.AA++Grad
Roof Surface			Bath(s) Style			3.C Grade	6.AA Grade	9.Same
1.Asphalt	4.Composit	7.	1.GOOD	4.Obsolete	7.	SQFT (Footprint)		
2.Slate	5.Wood	8.	2.TYPICAL	5.	8.	Condition		
3.Metal	6.Other	9.	3.Old Type	6.	9.None	1.Poor	4.Avg	7.V G
SF Masonry Trim			# Rooms			2.Fair	5.Avg+	8.Exc
OPEN-3-CUSTOM			# Bedrooms			3.Avg-	6.Good	9.Same
OPEN-4-CUSTOM			# Full Baths			Phys. % Good		
Year Built			# Half Baths			Funct. % Good		
Year Remodeled			# Addn Fixtures			Functional Code		
Foundation			# Fireplaces			1.Incomp	4.SMALL	7.LAYOUT
1.Concrete	4.Wood	7.				2.O-Built	5.CDU	8.OTHER
2.C Block	5.Slab	8.				3.Defmait	6.STYLE	9.None
3.Br/Stone	6.Piers	9.				Econ. % Good		
Basement						Economic Code		
1.1/4 Bmt	4.Full Bmt	7.				0.None	3.Services	9.None
2.1/2 Bmt	5.None	8.				1.Location	4.Traffic	8.
3.3/4 Bmt	6.	9.None				2.Encroach	8.Other	9.
Bsmt Gar # Cars						Entrance Code 4 Unoccupied		
Wet Basement						1.Interior	4.Vacant	7.
1.Dry	4.	7.				2.Refusal	5.Estimate	8.
2.Damp	5.	8.				3.Informed	6.	9.
3.Wet	6.	9.				Information Code 5 Estimate		
Date Inspected 2/07/2007			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

GAGNON, ROBERT R GAGNON, MISTY K WISCASSET ME 04578	Property Data			Assessment Record						
	Neighborhood 109 SOUTHEAST			Year	Land	Buildings	Exempt	Total		
	Tree Growth Year 0			2010	36,700	42,500	0	79,200		
	FARM LAND YEAR 0			2011	36,700	42,500	0	79,200		
	OPEN SPACE YEAR 0			2012	36,700	42,500	0	79,200		
	Zone/Land Use 21 RURAL			2013	36,700	42,500	0	79,200		
	Secondary Zone			2014	36,700	42,500	0	79,200		
	Topography 4 Below Street			2016	36,700	42,500	0	79,200		
	1.Level 4.Below St 7.Steep 2.Rolling 5.Low 8.Rough 3.Above St 6.Swampy 9.			2017	36,700	42,500	0	79,200		
	Utilities 2 Public Water 6 Septic System			2018	36,700	42,500	0	79,200		
B4059P149 B5348P38 Previous Owner CASSIDY, JUDITH PO BOX 579 WOOLWICH ME 04579 Sale Date: 6/27/2005	1.Public 4.Dr Well 7.Cesspool 2.Water 5.DUG/LAKE 8. 3.Sewer 6.Septic 9.None			2019	36,700	42,500	20,000	59,200		
	Street 1 Paved			2020	36,700	42,500	25,000	54,200		
	1.Paved 4.Proposed 7. 2.Semi Imp 5.Private 8. 3.Gravel 6.Pub Eas 9.NoStreet			2021	36,700	42,500	25,000	54,200		
	TREE GROWTH PLAN 0			2022	36,700	42,500	24,000	55,200		
	CONSERV EASE 0			2023	45,900	53,100	25,000	74,000		
	Sale Date 6/27/2005			Land Data						
	Price			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
	Sale Type 2 Land & Buildings					Frontage	Depth	Factor	Code	
	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			Square Foot 16.Regular Lot 17.Secondary Site 18.Secondary Site 19.Condominium 20.Base Homesite	Square Feet						
1.Valid 4.Split 7.Renovate							%			
2.Related 5.Partial 8.Other							%			
3.Distress 6.Exempt 9.Foreclose							%			
Verified 5 Public Record							%			
1.Buyer 4.Agent 7.Family							%			
2.Seller 5.Pub Rec 8.Other							%			
3.Lender 6.MLS 9.							%			
			Fract. Acre 21.HS Size Adj 22.Base Waterfron 23.Deep WF Size A Acres 24.Base Waterfron 25.Shallow WF Siz 26.Base Water Inf 27.Influence W Si 28.Rear Land 1-10 29.Rear Land 11-2	Total Acreage	1.20					

WISCASSET

Map Lot R07-024


Account 946

Location 395 BIRCH POINT ROAD

Card 1

Of 1

10/11/2023

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

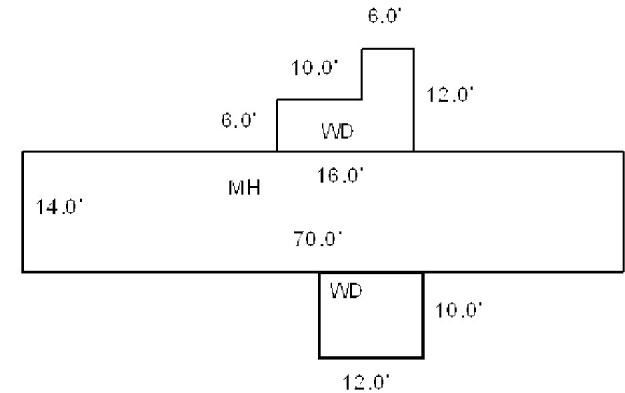
Date Inspected 6/02/2009

Additions, Outbuildings & Improvements

Type	Year	Units	Grade	Cond	Phys.	Funct.	Sound Value	
998 14' Mobile	2005	14x70	2 100	3	0 %	50 %		1.ONE STORY FRAM
68 Wood Deck	0	120	2 100	3	0 %	100 %		2.TWO STORY FRAM
77 1.50 ST	2005	576	2 100	2	0 %	50 %		3.THREE STORY FR
61 Canopy	2006	240	2 100	2	0 %	100 %		4.1 & 1/2 STORY
24 Frame Shed	2006	96	2 100	2	0 %	100 %		5.1 & 3/4 STORY
24 Frame Shed	2006	240	2 100	2	0 %	100 %		6.2 & 1/2 STORY
68 Wood Deck	2005	132	2 100	2	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

GARAGE 24X24

SHED 8X10



WISCASSET

Map Lot R07-025





Account 947

Location 377 BIRCH POINT ROAD

Card 1

Of 1

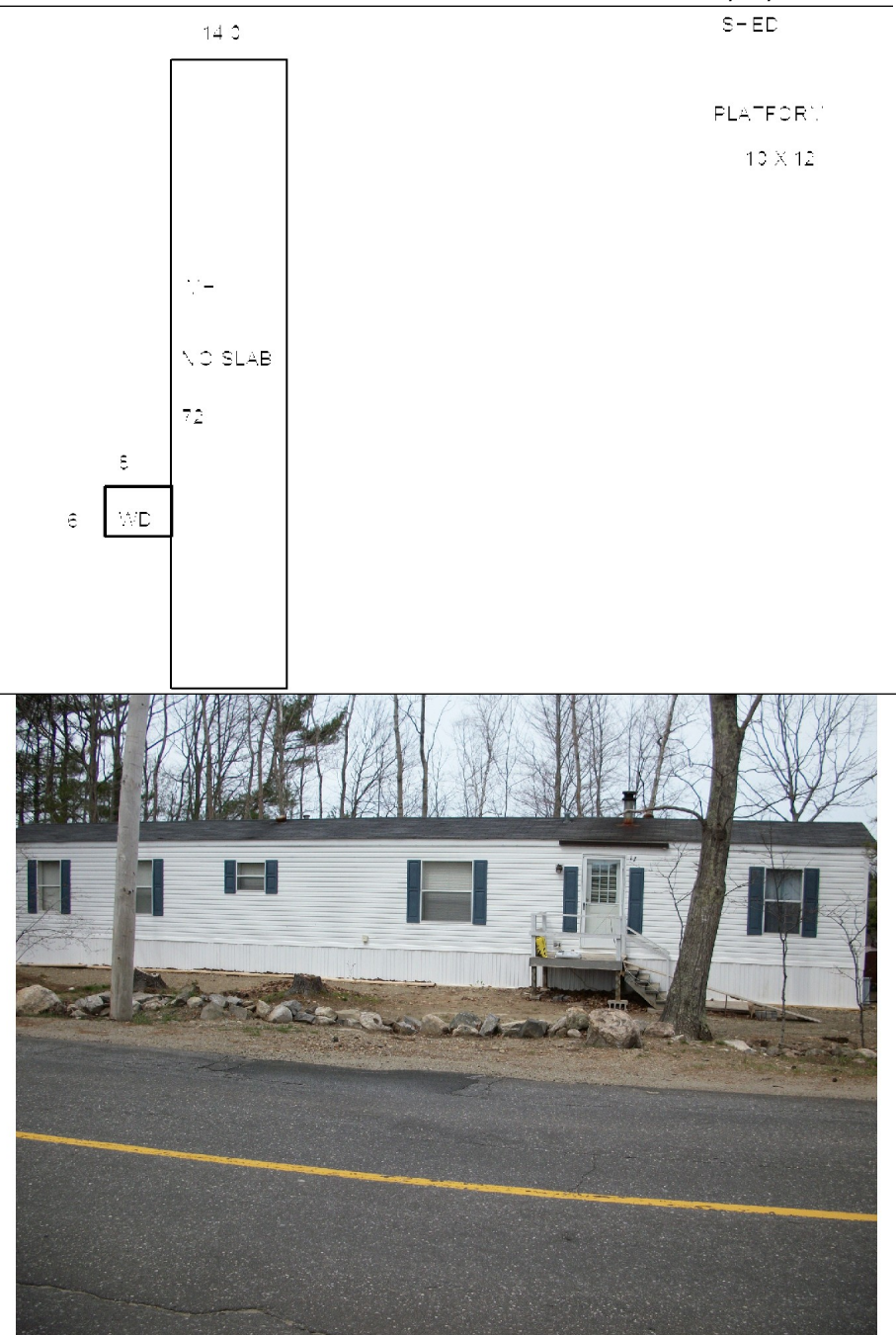
10/11/2023

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

Date Inspected 6/03/2010

Additions, Outbuildings & Improvements

Type	Year	Units	Grade	Cond	Phys.	Funct.	Sound Value	
24 Frame Shed	2009	192	3 100	4	0 %	100 %		1.ONE STORY FRAM
68 Wood Deck	2009	120	3 100	4	0 %	100 %		2.TWO STORY FRAM
998 14' Mobile	1997	14x72	2 95	4	0 %	50 %		3.THREE STORY FR
68 Wood Deck	2010	48	3 100	4	0 %	100 %		4.1 & 1/2 STORY
23 Frame Garage	2012	768	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 R07-025-A

Account 948

Location 367 BIRCH POINT ROAD

Card 1 Of 1 10/11/2023

CAMPBELL, RALPH L J/T
CAMPBELL, CHERYL B
HEATHER R. CAMPBELL & JAMES M. CAMPBELL
367 BIRCH POINT ROAD
WISCASSET ME 04578
B5911P72

Previous Owner
CAMPBELL, RALPH L.
CAMPBELL, CHERYL B.

WISCASSET ME 04578
Sale Date: 6/13/2009

Inspection Witnessed By:

X

Date

No./Date	Description	Date Insp.

Notes:

2010-added .09 acres from lot 25
2011-Removed pool.

WISCASSET

Property Data

Neighborhood	109 SOUTHEAST		
Tree Growth Year	0		
FARM LAND YEAR	0		
OPEN SPACE YEAR	0		
Zone/Land Use	21 RURAL		
Secondary Zone			
Topography	2 Rolling		
1.Level	4.Below St	7.Steep	
2.Rolling	5.Low	8.Rough	
3.Above St	6.Swampy	9.	
Utilities	4 Drilled Well	6 Septic System	
1.Public	4.Dr Well	7.Cesspool	
2.Water	5.DUG/LAKE	8.	
3.Sewer	6.Septic	9.None	
Street	1 Paved		
1.Paved	4.Proposed	7.	
2.Semi Imp	5.Private	8.	
3.Gravel	6.Pub Eas	9.NoStreet	
TREE GROWTH PLAN	0		
CONSERV EASE	0		
Sale Data			
Sale Date	6/13/2009		
Price			
Sale Type	1 Land Only		
1.Land	4.Mobile	7.	
2.L & B	5.Other	8.	
3.Building	6.	9.	
Financing	9 Unknown		
1.Convent	4.Seller	7.	
2.FHA/VA	5.Private	8.	
3.Assumed	6.Cash	9.Unknown	
Validity	1 Arms Length Sale		
1.Valid	4.Split	7.Renovate	
2.Related	5.Partial	8.Other	
3.Distress	6.Exempt	9.Foreclose	
Verified	5 Public Record		
1.Buyer	4.Agent	7.Family	
2.Seller	5.Pub Rec	8.Other	
3.Lender	6.MLS	9.	

Assessment Record

Year	Land	Buildings	Exempt	Total
2010	39,000	111,500	10,000	140,500
2011	39,000	110,500	10,000	139,500
2012	39,000	110,500	10,000	139,500
2013	39,000	110,500	10,000	139,500
2014	39,000	110,500	10,000	139,500
2015	39,000	110,500	10,000	139,500
2016	39,000	110,500	15,000	134,500
2017	39,000	110,500	20,000	129,500
2018	39,000	110,500	20,000	129,500
2019	39,000	110,500	20,000	129,500
2020	39,000	111,500	25,000	125,500
2021	39,000	111,500	25,000	125,500
2022	39,000	111,500	24,000	126,500
2023	48,700	139,400	25,000	163,100

Land Data

Front Foot	Type	Effective		Influence		Influence Codes
		Frontage	Depth	Factor	Code	
11.Regular Lot				%		1.Open Space
12.Delta Triangle				%		2.Neighborhood A
13.Nabla Triangle				%		3.Topography
14.Rear Land				%		4.Size/Shape
15.Front Foot				%		5.Access
				%		6.Restriction
				%		7.Corner/Locatio
				%		8.View/Environ
				%		9.Fract Share
				%		Acres
				%		30.Rear 20+
				%		31.Waterfront Rea
				%		32.Open Space
				%		33.RestrictEsm
				%		34.PASTURE 1
				%		35.HORTICULTURAL-
				%		36.Pasture 3
				%		37.Softwood
				%		38.Mixed Wood
				%		39.Hardwood
				%		40.Wasteland
				%		41.CAMP SITE
				%		42.Mobile Home Si
				%		43.Condo Site
				%		44.Site Improve
				%		45.CAMP SITE
				%		46.PAVING/00
Total Acreage		2.33				


WISCASSET

Map Lot R07-025-A

Account 948

Location 367 BIRCH POINT ROAD

Card 1 Of 1 10/11/2023

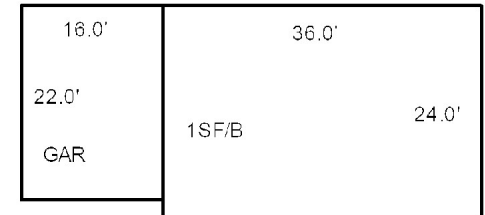
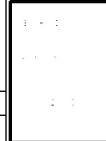
Building Style 2 Ranch	SF Bsmt Living 561	Layout 1 Typical
1.Conv. 5.Colonial 9.Other	Fin Bsmt Grade 9 100	1.Typical 4. 7.
2.Ranch 6.Split 10.Double	HEARTH 0	2.Inadeq 5. 8.
3.R Ranch 7.Mod/Cont 11.Multi	Heat Type 100% 1 Hot Water BB	3. 6. 9.
4.Cape 8.Log 12.Cot.	1.HWBB 5.FWA 9.No Heat	Attic 9 None
Dwelling Units 1	2.HWCI 6.GravWA 10.	1.1/4 Fin 4.Full Fin 7.
Other Units 0	3.H Pump 7.Electric 11.	2.1/2 Fin 5.F/Stair 8.
Stories 1 One Story	4.Steam 8.F/Wall 12.	3.3/4 Fin 6. 9.None
1.1 4.1.5 7.	Cool Type 0% 9 None	Insulation 1 Full
2.2 5.1.75 8.	1.Refrig 4.W&C Air 7.	1.Full 4.Minimal 7.
3.3 6.2.5 9.	2.Evapor 5. 8.	2.Heavy 5.Unknown 8.
Exterior Walls 2 WOOD SHINGLE	3.H Pump 6. 9.None	3.Capped 6. 9.None
1.CLAP 5.T-111 9.OTHER	Kitchen Style 2 TYPICAL	Unfinished % 0%
2.WD SH 6.BR/STONE 10.	1.GOOD 4.Obsolete 7.	Grade & Factor 3 Average 105%
3.COMP 7.NOV 11.	2.TYPICAL 5. 8.	1.E Grade 4.B Grade 7.AA+ Grad
4.ASB/ASP 8.AL/VIN 12.	3.OLD TYPE 6. 9.None	2.D Grade 5.A Grade 8.AA++Grad
Roof Surface 1 Asphalt Shingles	Bath(s) Style 2 TYPICAL	3.C Grade 6.AA Grade 9.Same
1.Asphalt 4.Composit 7.	1.GOOD 4.Obsolete 7.	SQFT (Footprint) 864
2.Slate 5.Wood 8.	2.TYPICAL 5. 8.	Condition 5 Above Average
3.Metal 6.Other 9.	3.Old Type 6. 9.None	1.Poor 4.Avg 7.V G
SF Masonry Trim 0	# Rooms 4	2.Fair 5.Avg+ 8.Exc
OPEN-3-CUSTOM 0	# Bedrooms 2	3.Avg- 6.Good 9.Same
OPEN-4-CUSTOM 0	# Full Baths 1	Phys. % Good 0%
Year Built 1972	# Half Baths 0	Funct. % Good 100%
Year Remodeled 0	# Addn Fixtures 0	Functional Code 9 None
Foundation 1 Concrete	# Fireplaces 1	1.Incomp 4.SMALL 7.LAYOUT
1.Concrete 4.Wood 7.		2.O-Built 5.CDU 8.OTHER
2.C Block 5.Slab 8.		3.Defmaitn 6.STYLE 9.None
3.Br/Stone 6.Piers 9.		Econ. % Good 100%
Basement 4 Full Basement		Economic Code None
1.1/4 Bmt 4.Full Bmt 7.		0.None 3.Services 9.None
2.1/2 Bmt 5.None 8.		1.Location 4.Traffic 8.
3.3/4 Bmt 6. 9.None		2.Encroach 8.Other 9.
Bsmt Gar # Cars 0		Entrance Code 1 Interior Inspect
Wet Basement 1 Dry Basement		1.Interior 4.Vacant 7.
1.Dry 4. 7.		2.Refusal 5.Estimate 8.
2.Damp 5. 8.		3.Informed 6. 9.
3.Wet 6. 9.		Information Code 1 Owner
		1.Owner 4.Agent 7.
		2.Relative 5.Estimate 8.
		3.Tenant 6.Other 9.

Date Inspected 1/31/2007

Additions, Outbuildings & Improvements

Type	Year	Units	Grade	Cond	Phys.	Funct.	Sound Value
23 Frame Garage	0	352	0 0	0	0 %	0 %	
24 Frame Shed	2020	192	3 100	4	0 %	100 %	
					%	%	
					%	%	
					%	%	
					%	%	
					%	%	
					%	%	
					%	%	
					%	%	
					%	%	

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



AGPOOL



Map Lot R07-025-B			Account 949			Location BIRCH POINT ROAD			Card 1		Of 1		10/11/2023		
GAGNON, ROBERT R GAGNON, MISTY K WISCASSET ME 04578						Property Data			Assessment Record						
						Neighborhood 109 SOUTHEAST			Year	Land	Buildings	Exempt	Total		
						Tree Growth Year 0			2010	36,700	0	0	36,700		
						FARM LAND YEAR 0			2011	36,700	0	0	36,700		
						OPEN SPACE YEAR 0			2012	36,700	0	0	36,700		
B4059P149 B5348P37						Zone/Land Use 21 RURAL			2013	36,700	0	0	36,700		
Previous Owner CASSIDY, JUDITH						Secondary Zone			2014	36,700	0	0	36,700		
						Topography 2 Rolling			2015	36,700	0	0	36,700		
PO BOX 579 WOOLWICH ME 04579 Sale Date: 6/27/2005						1.Level 4.Below St 7.Steep 2.Rolling 5.Low 8.Rough 3.Above St 6.Swampy 9.			2016	36,700	0	0	36,700		
						Utilities 9 NoWater/NoSewer			2017	36,700	0	0	36,700		
						1.Public 4.Dr Well 7.Cesspool 2.Water 5.DUG/LAKE 8. 3.Sewer 6.Septic 9.None			2018	36,700	0	0	36,700		
						Street 1 Paved			2019	36,700	0	0	36,700		
						1.Paved 4.Proposed 7. 2.Semi Imp 5.Private 8. 3.Gravel 6.Pub Eas 9.NoStreet			2020	36,700	0	0	36,700		
Inspection Witnessed By:						TREE GROWTH PLAN 0			2021	36,700	0	0	36,700		
						CONSERV EASE 0			2022	36,700	0	0	36,700		
						Sale Date 6/27/2005			2023	45,900	0	0	45,900		
						Price			Land Data						
						Sale Type 1 Land Only			Front Foot		Type	Effective		Influence	
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							
X						Financing 9 Unknown			Square Foot		Square Feet				1.Open Space
						1.Convent 4.Seller 7. 2.FHA/VA 5.Private 8. 3.Assumed 6.Cash 9.Unknown			16.Regular Lot 17.Secondary Site 18.Secondary Site 19.Condominium 20.Base Homesite						
Notes:						Validity 2 Related Parties			Fract. Acre		Acreege/Sites				3.Topography
						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		20	1.00	100	%	0
2006-FORMER OWNER: JUDITH E. CASSIDY BK1296 PG320 (FAMILY TRANSFER) ALSO QUITCLAIM DEED DONE FOR RELEASE OF LIEN. 2009-Release deed done.						Verified 5 Public Record			Acres						5.Access
						1.Buyer 4.Agent 7.Family 2.Seller 5.Pub Rec 8.Other 3.Lender 6.MLS 9.			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		21	1.00	100	%	0
WISCASSET															7.Corner/Locatio
											28	0.22	100	%	0
															9.Fract Share
															30.Rear 20+
															32.Open Space
															34.PASTURE 1
															36.Pasture 3
															38.Mixed Wood
															40.Wasteland
															42.Mobile Home Si
															44.Site Improve
															46.PAVING/00




WISCASSET

Map Lot R07-025-B

Account 949

Location BIRCH POINT ROAD

Card 1 Of 1 10/11/2023

Building Style			SF Bsmt Living			Layout		
1.Conv.	5.Colonial	9.Other	Fin Bsmt Grade			1.Typical	4.	7.
2.Ranch	6.Split	10.Double	HEARTH			2.Inadeq	5.	8.
3.R Ranch	7.Mod/Cont	11.Multi	Heat Type 100%			3.	6.	9.
4.Cape	8.Log	12.Cot.	1.HWBB	5.FWA	9.No Heat	Attic		
Dwelling Units			2.HWCI	6.GravWA	10.	1.1/4 Fin	4.Full Fin	7.
Other Units			3.H Pump	7.Electric	11.	2.1/2 Fin	5.F/Stair	8.
Stories			4.Steam	8.F/Wall	12.	3.3/4 Fin	6.	9.None
1.1	4.1.5	7.	Cool Type 0%			Insulation		
2.2	5.1.75	8.	1.Refrig	4.W&C Air	7.	1.Full	4.Minimal	7.
3.3	6.2.5	9.	2.Evapor	5.	8.	2.Heavy	5.Unknown	8.
Exterior Walls			3.H Pump	6.	9.None	3.Capped	6.	9.None
1.CLAP	5.T-111	9.OTHER	Kitchen Style			Unfinished %		
2.WD SH	6.BR/STONE	10.	1.GOOD	4.Obsolete	7.	Grade & Factor		
3.COMP	7.NOV	11.	2.TYPICAL	5.	8.	1.E Grade	4.B Grade	7.AA+ Grad
4.ASB/ASP	8.AL/VIN	12.	3.OLD TYPE	6.	9.None	2.D Grade	5.A Grade	8.AA++Grad
Roof Surface			Bath(s) Style			3.C Grade	6.AA Grade	9.Same
1.Asphalt	4.Composit	7.	1.GOOD	4.Obsolete	7.	SQFT (Footprint)		
2.Slate	5.Wood	8.	2.TYPICAL	5.	8.	Condition		
3.Metal	6.Other	9.	3.Old Type	6.	9.None	1.Poor	4.Avg	7.V G
SF Masonry Trim			# Rooms			2.Fair	5.Avg+	8.Exc
OPEN-3-CUSTOM			# Bedrooms			3.Avg-	6.Good	9.Same
OPEN-4-CUSTOM			# Full Baths			Phys. % Good		
Year Built			# Half Baths			Funct. % Good		
Year Remodeled			# Addn Fixtures			Functional Code		
Foundation			# Fireplaces			1.Incomp	4.SMALL	7.LAYOUT
1.Concrete	4.Wood	7.				2.O-Built	5.CDU	8.OTHER
2.C Block	5.Slab	8.				3.Defmait	6.STYLE	9.None
3.Br/Stone	6.Piers	9.				Econ. % Good		
Basement						Economic Code		
1.1/4 Bmt	4.Full Bmt	7.				0.None	3.Services	9.None
2.1/2 Bmt	5.None	8.				1.Location	4.Traffic	8.
3.3/4 Bmt	6.	9.None				2.Encroach	8.Other	9.
Bsmt Gar # Cars						Entrance Code 4 Unoccupied		
Wet Basement						1.Interior	4.Vacant	7.
1.Dry	4.	7.				2.Refusal	5.Estimate	8.
2.Damp	5.	8.				3.Informed	6.	9.
3.Wet	6.	9.				Information Code 5 Estimate		
Date Inspected 1/31/2007			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 R07-026-001			Account 950			Location 325 BIRCH POINT ROAD			Card 1		Of 1		10/11/2023		
BEAHM, FREDERICK H BEAHM, MARRYANN 325 BIRCH POINT ROAD WISCASSET ME 04578						Property Data			Assessment Record						
						Neighborhood 109 SOUTHEAST			Year	Land	Buildings	Exempt	Total		
						Tree Growth Year 0			2010	36,900	204,700	16,000	225,600		
						FARM LAND YEAR 0			2011	36,900	204,700	16,000	225,600		
						OPEN SPACE YEAR 0			2012	36,900	204,700	16,000	225,600		
B3504P101 B5111P180						Zone/Land Use 21 RURAL			2013	36,900	204,700	16,000	225,600		
Previous Owner CLARK, LAWRENCE C. J/T CLARK, HELENE D.						Secondary Zone			2014	36,900	204,700	16,000	225,600		
									2015	36,900	204,700	16,000	225,600		
WISCASSET ME 04578 Sale Date: 3/02/2017						Topography 2 Rolling			2016	36,900	204,700	21,000	220,600		
Previous Owner NORRIS, CAROL ANN C/O LAWRENCE C. & HELENE D. CLARK 325 BIRCH POINT ROAD WISCASSET ME 04578 Sale Date: 6/23/2005						1.Level 4.Below St 7.Steep 2.Rolling 5.Low 8.Rough 3.Above St 6.Swampy 9.			2017	36,900	204,700	0	241,600		
									2018	36,900	204,700	20,000	221,600		
						Utilities 4 Drilled Well 3 Public Sewer			2019	36,900	204,700	20,000	221,600		
									2020	36,900	204,700	25,000	216,600		
									2021	36,900	204,700	25,000	216,600		
Previous Owner THOMAS, STEVEN L. (J/T) THOMAS, DONNA J.						1.Public 4.Dr Well 7.Cesspool 2.Water 5.DUG/LAKE 8. 3.Sewer 6.Septic 9.None			2022	36,900	204,700	24,000	217,600		
						Street 1 Paved			2023	46,100	255,900	25,000	277,000		
						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									
X						Date									
No./Date		Description				Date Insp.									
Notes: 2002-FORMER OWNER: SANDRA & GLEN CRAIG PREVIOUS BK1784 PG121 2003-FORMER OWNER: STEVEN & DONNA THOMAS BK2761 PG292. SOLD 11/02 \$235,000. 2006-FORMER OWNER: CAROL ANN NORRIS BK2949 PG251						Sale Date 3/02/2017									
						Price 266,000									
						Sale Type 2 Land & Buildings									
						1.Land 4.Mobile 7. 2.L & B 5.Other 8. 3.Building 6. 9.									
						Financing 9 Unknown									
						1.Convent 4.Seller 7. 2.FHA/VA 5.Private 8. 3.Assumed 6.Cash 9.Unknown									
						Validity 1 Arms Length Sale									
						1.Valid 4.Split 7.Renovate 2.Related 5.Partial 8.Other 3.Distress 6.Exempt 9.Foreclose									
						Verified 5 Public Record									
						1.Buyer 4.Agent 7.Family 2.Seller 5.Pub Rec 8.Other 3.Lender 6.MLS 9.									


WISCASSET

Map Lot R07-026-001

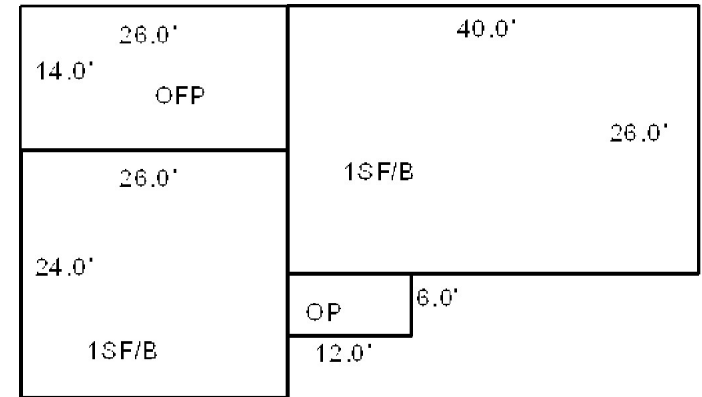
Account 950

Location 325 BIRCH POINT ROAD

Card 1 Of 1 10/11/2023

Building Style 2 Ranch	SF Bsmt Living 676	Layout 1 Typical
1.Conv. 5.Colonial 9.Other	Fin Bsmt Grade 9 100	1.Typical 4. 7.
2.Ranch 6.Split 10.Double	HEARTH 0	2.Inadeq 5. 8.
3.R Ranch 7.Mod/Cont 11.Multi	Heat Type 100% 1 Hot Water BB	3. 6. 9.
4.Cape 8.Log 12.Cot.	1.HWBB 5.FWA 9.No Heat	Attic 9 None
Dwelling Units 1	2.HWCI 6.GravWA 10.	1.1/4 Fin 4.Full Fin 7.
Other Units 0	3.H Pump 7.Electric 11.	2.1/2 Fin 5.F/Stair 8.
Stories 1 One Story	4.Steam 8.F/Wall 12.	3.3/4 Fin 6. 9.None
1.1 4.1.5 7.	Cool Type 0% 9 None	Insulation 1 Full
2.2 5.1.75 8.	1.Refrig 4.W&C Air 7.	1.Full 4.Minimal 7.
3.3 6.2.5 9.	2.Evapor 5. 8.	2.Heavy 5.Unknown 8.
Exterior Walls 1 CLAPBOARD	3.H Pump 6. 9.None	3.Capped 6. 9.None
1.CLAP 5.T-111 9.OTHER	Kitchen Style 2 TYPICAL	Unfinished % 0%
2.WD SH 6.BR/STONE 10.	1.GOOD 4.Obsolete 7.	Grade & Factor 4 Good 95%
3.COMP 7.NOV 11.	2.TYPICAL 5. 8.	1.E Grade 4.B Grade 7.AA+ Grad
4.ASB/ASP 8.AL/VIN 12.	3.OLD TYPE 6. 9.None	2.D Grade 5.A Grade 8.AA++Grad
Roof Surface 1 Asphalt Shingles	Bath(s) Style 2 TYPICAL	3.C Grade 6.AA Grade 9.Same
1.Asphalt 4.Composit 7.	1.GOOD 4.Obsolete 7.	SQFT (Footprint) 1040
2.Slate 5.Wood 8.	2.TYPICAL 5. 8.	Condition 4 Average
3.Metal 6.Other 9.	3.Old Type 6. 9.None	1.Poor 4.Avg 7.V G
SF Masonry Trim 0	# Rooms 6	2.Fair 5.Avg+ 8.Exc
OPEN-3-CUSTOM 0	# Bedrooms 3	3.Avg- 6.Good 9.Same
OPEN-4-CUSTOM 0	# Full Baths 2	Phys. % Good 0%
Year Built 1987	# Half Baths 0	Funct. % Good 100%
Year Remodeled 0	# Addn Fixtures 0	Functional Code 9 None
Foundation 1 Concrete	# Fireplaces 1	1.Incomp 4.SMALL 7.LAYOUT
1.Concrete 4.Wood 7.		2.O-Built 5.CDU 8.OTHER
2.C Block 5.Slab 8.		3.Defmaint 6.STYLE 9.None
3.Br/Stone 6.Piers 9.		Econ. % Good 100%
Basement 4 Full Basement		Economic Code None
1.1/4 Bmt 4.Full Bmt 7.		0.None 3.Services 9.None
2.1/2 Bmt 5.None 8.		1.Location 4.Traffic 8.
3.3/4 Bmt 6. 9.None		2.Encroach 8.Other 9.
Bsmt Gar # Cars 2		Entrance Code 3 Information Only
Wet Basement 1 Dry Basement		1.Interior 4.Vacant 7.
1.Dry 4. 7.		2.Refusal 5.Estimate 8.
2.Damp 5. 8.		3.Informed 6. 9.
3.Wet 6. 9.		Information Code 1 Owner
		1.Owner 4.Agent 7.
		2.Relative 5.Estimate 8.
		3.Tenant 6.Other 9.

1.75\$ SHED 22X28



Date Inspected 1/31/2007

Additions, Outbuildings & Improvements

Type	Year	Units	Grade	Cond	Phys.	Funct.	Sound Value
11 1	0	624	0 0	0	0 %	100 %	
21 Open Frame	0	72	0 0	0	0 %	100 %	
21 Open Frame	0	364	0 0	0	0 %	100 %	
43 2S Frame Garage	1999	616	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



WISCASSET

WISCASSET

Map Lot R07-026-002



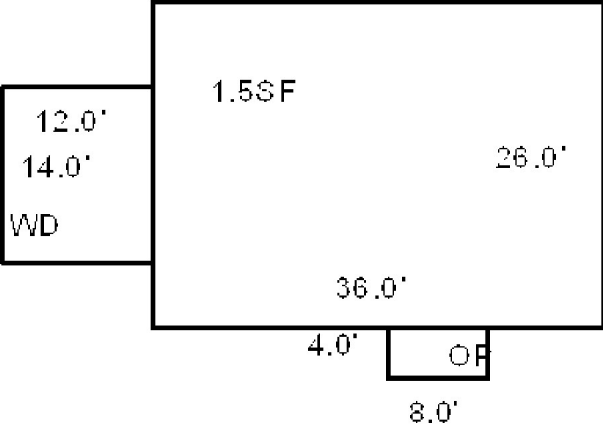
Account 951

Location 331 BIRCH POINT ROAD

Card 1

Of 1

10/11/2023

Building Style 4 Cape Cod	SF Bsmt Living 842	Layout 1 Typical
1.Conv. 5.Colonial 9.Other	Fin Bsmt Grade 9 100	1.Typical 4. 7.
2.Ranch 6.Split 10.Double	HEARTH 0	2.Inadeq 5. 8.
3.R Ranch 7.Mod/Cont 11.Multi	Heat Type 100% 1 Hot Water BB	3. 6. 9.
4.Cape 8.Log 12.Cot.	1.HWBB 5.FWA 9.No Heat	Attic 9 None
Dwelling Units 1	2.HWCI 6.GravWA 10.	1.1/4 Fin 4.Full Fin 7.
Other Units 0	3.H Pump 7.Electric 11.	2.1/2 Fin 5.F/Stair 8.
Stories 4 One & 1/2 Story	4.Steam 8.F/Wall 12.	3.3/4 Fin 6. 9.None
1.1 4.1.5 7.	Cool Type 100% 9 None	Insulation 1 Full
2.2 5.1.75 8.	1.Refrig 4.W&C Air 7.	1.Full 4.Minimal 7.
3.3 6.2.5 9.	2.Evapor 5. 8.	2.Heavy 5.Unknown 8.
Exterior Walls 8 ALUM/VINYL	3.H Pump 6. 9.None	3.Capped 6. 9.None
1.CLAP 5.T-111 9.OTHER	Kitchen Style 2 TYPICAL	Unfinished % 0%
2.WD SH 6.BR/STONE 10.	1.GOOD 4.Obsolete 7.	Grade & Factor 4 Good 95%
3.COMP 7.NOV 11.	2.TYPICAL 5. 8.	1.E Grade 4.B Grade 7.AA+ Grad
4.ASB/ASP 8.AL/VIN 12.	3.OLD TYPE 6. 9.None	2.D Grade 5.A Grade 8.AA++Grad
Roof Surface 1 Asphalt Shingles	Bath(s) Style 2 TYPICAL	3.C Grade 6.AA Grade 9.Same
1.Asphalt 4.Composit 7.	1.GOOD 4.Obsolete 7.	SQFT (Footprint) 936
2.Slate 5.Wood 8.	2.TYPICAL 5. 8.	Condition 4 Average
3.Metal 6.Other 9.	3.Old Type 6. 9.None	1.Poor 4.Avg 7.V G
SF Masonry Trim 0	# Rooms 7	2.Fair 5.Avg+ 8.Exc
OPEN-3-CUSTOM 0	# Bedrooms 5	3.Avg- 6.Good 9.Same
OPEN-4-CUSTOM 0	# Full Baths 3	Phys. % Good 0%
Year Built 1998	# Half Baths 0	Funct. % Good 100%
Year Remodeled 0	# Addn Fixtures 0	Functional Code 9 None
Foundation 1 Concrete	# Fireplaces 0	1.Incomp 4.SMALL 7.LAYOUT
1.Concrete 4.Wood 7.		2.O-Built 5.CDU 8.OTHER
2.C Block 5.Slab 8.		3.Defmaint 6.STYLE 9.None
3.Br/Stone 6.Piers 9.		Econ. % Good 100%
Basement 4 Full Basement		Economic Code None
1.1/4 Bmt 4.Full Bmt 7.		0.None 3.Services 9.None
2.1/2 Bmt 5.None 8.		1.Location 4.Traffic 8.
3.3/4 Bmt 6. 9.None		2.Encroach 8.Other 9.
Bsmt Gar # Cars 0		Entrance Code 1 Interior Inspect
Wet Basement 1 Dry Basement		1.Interior 4.Vacant 7.
1.Dry 4. 7.		2.Refusal 5.Estimate 8.
2.Damp 5. 8.		3.Informed 6. 9.
3.Wet 6. 9.		Information Code 1 Owner
		1.Owner 4.Agent 7.
		2.Relative 5.Estimate 8.
		3.Tenant 6.Other 9.

Date Inspected 1/31/2007

Additions, Outbuildings & Improvements

Type	Year	Units	Grade	Cond	Phys.	Funct.	Sound Value	
21 Open Frame	1998	168	4 100	4	0 %	100 %		1.ONE STORY FRAM
24 Frame Shed	1999	64	4 100	4	0 %	100 %		2.TWO STORY FRAM
21 Open Frame	2001	32	4 100	4	0 %	100 %		3.THREE STORY FR
68 Wood Deck	2001	168	0 0	0	0 %	100 %		4.1 & 1/2 STORY
					%	%		5.1 & 3/4 STORY
					%	%		6.2 & 1/2 STORY
					%	%		21.Open Frame Por
					%	%		22.Encl Frame Por
					%	%		23.Frame Garage
					%	%		24.Frame Shed
					%	%		25.Frame Bay Wind
					%	%		26.1SFr Overhang
					%	%		27.Unfin Basement
					%	%		28.Unfinished Att
					%	%		29.Finished Attic



Map Lot R07-026-003

Account 952

Location 337 BIRCH POINT ROAD

Card 1 Of 1 10/11/2023

MANTEUFFEL, ELIZABETH M & IACONO, DAVID V
IACONO, THERESA J & IACONO, ANNIE M.
337 BIRCH POINT ROAD
WISCASSET ME 04578

B5861P7

Previous Owner
IACONO, ROBERT
50 CROSSBOW LANE

WEST WARWICK RI 02893
Sale Date: 2/14/2022

Previous Owner
FEDERAL NATIONAL MORTGAGE ASSOCIATION
3900 WISCONSIN AVE, NW

WASHINGTON DC 20016
Sale Date: 1/19/2020

Previous Owner
JAYNES, CINDI
JAYNES, LARRY M
313 E FLORIDA AVE
RUSTON LA 71270
Sale Date: 1/06/2020

Inspection Witnessed By:

X

Date

No./Date	Description	Date Insp.

Notes:

2005-CODED 80% FACTOR DUE TO LAND SWAMPY AND
BOGGY

10/13/09-Per site visit by local appraiser this property is a
double wide mobile home and has the metal underneath.
Changed record accordingly.

WISCASSET**Property Data**

Neighborhood 109 SOUTHEAST		
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 2/14/2022		
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	37,500	81,100	10,000	108,600
2011	37,500	81,100	10,000	108,600
2012	37,500	81,100	10,000	108,600
2013	37,500	81,100	10,000	108,600
2014	37,500	81,100	10,000	108,600
2015	37,500	81,100	10,000	108,600
2016	37,500	81,100	15,000	103,600
2017	37,500	81,100	20,000	98,600
2018	37,500	81,100	20,000	98,600
2019	37,500	81,100	0	118,600
2020	37,500	81,100	0	118,600
2021	37,500	81,100	0	118,600
2022	37,500	81,100	0	118,600
2023	46,900	101,400	0	148,300

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		1.60		


WISCASSET

Map Lot R07-026-003

Account 952

Location 337 BIRCH POINT ROAD

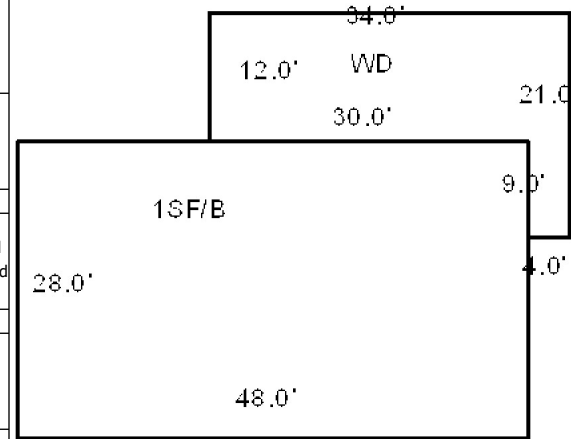
Card 1 Of 1 10/11/2023

Building Style 10 Double Wide	SF Bsmt Living 0	Layout 1 Typical
1.Conv. 5.Colonial 9.Other	Fin Bsmt Grade 0 0	1.Typical 4. 7.
2.Ranch 6.Split 10.Double	HEARTH 0	2.Inadeq 5. 8.
3.R Ranch 7.Mod/Cont 11.Multi	Heat Type 100% 1 Hot Water BB	3. 6. 9.
4.Cape 8.Log 12.Cot.	1.HWBB 5.FWA 9.No Heat	Attic 9 None
Dwelling Units 1	2.HWCI 6.GravWA 10.	1.1/4 Fin 4.Full Fin 7.
Other Units 0	3.H Pump 7.Electric 11.	2.1/2 Fin 5.F/Stair 8.
Stories 1 One Story	4.Steam 8.F/Wall 12.	3.3/4 Fin 6. 9.None
1.1 4.1.5 7.	Cool Type 0% 9 None	Insulation 1 Full
2.2 5.1.75 8.	1.Refrig 4.W&C Air 7.	1.Full 4.Minimal 7.
3.3 6.2.5 9.	2.Evapor 5. 8.	2.Heavy 5.Unknown 8.
Exterior Walls 8 ALUM/VINYL	3.H Pump 6. 9.None	3.Capped 6. 9.None
1.CLAP 5.T-111 9.OTHER	Kitchen Style 2 TYPICAL	Unfinished % 0%
2.WD SH 6.BR/STONE 10.	1.GOOD 4.Obsolete 7.	Grade & Factor 2 Fair 100%
3.COMP 7.NOV 11.	2.TYPICAL 5. 8.	1.E Grade 4.B Grade 7.AA+ Grad
4.ASB/ASP 8.AL/VIN 12.	3.OLD TYPE 6. 9.None	2.D Grade 5.A Grade 8.AA++Grad
Roof Surface 3 Sheet Metal	Bath(s) Style 2 TYPICAL	3.C Grade 6.AA Grade 9.Same
1.Asphalt 4.Composit 7.	1.GOOD 4.Obsolete 7.	SQFT (Footprint) 1344
2.Slate 5.Wood 8.	2.TYPICAL 5. 8.	Condition 4 Average
3.Metal 6.Other 9.	3.Old Type 6. 9.None	1.Poor 4.Avg 7.V G
SF Masonry Trim 0	# Rooms 5	2.Fair 5.Avg+ 8.Exc
OPEN-3-CUSTOM 0	# Bedrooms 3	3.Avg- 6.Good 9.Same
OPEN-4-CUSTOM 0	# Full Baths 1	Phys. % Good 0%
Year Built 1990	# Half Baths 0	Funct. % Good 100%
Year Remodeled 0	# Addn Fixtures 0	Functional Code 9 None
Foundation 1 Concrete	# Fireplaces 0	1.Incomp 4.SMALL 7.LAYOUT
1.Concrete 4.Wood 7.		2.O-Built 5.CDU 8.OTHER
2.C Block 5.Slab 8.		3.Defmaint 6.STYLE 9.None
3.Br/Stone 6.Piers 9.		Econ. % Good 100%
Basement 4 Full Basement		Economic Code None
1.1/4 Bmt 4.Full Bmt 7.		0.None 3.Services 9.None
2.1/2 Bmt 5.None 8.		1.Location 4.Traffic 8.
3.3/4 Bmt 6. 9.None		2.Encroach 8.Other 9.
Bsmt Gar # Cars 0		Entrance Code 3 Information Only
Wet Basement 1 Dry Basement		1.Interior 4.Vacant 7.
1.Dry 4. 7.		2.Refusal 5.Estimate 8.
2.Damp 5. 8.		3.Informed 6. 9.
3.Wet 6. 9.		Information Code 2 Relative
		1.Owner 4.Agent 7.
		2.Relative 5.Estimate 8.
		3.Tenant 6.Other 9.

Date Inspected 1/31/2007

Additions, Outbuildings & Improvements

Type	Year	Units	Grade	Cond	Phys.	Funct.	Sound Value	
68 Wood Deck	0	444	0 0	0	0 %	0 %		1.ONE STORY FRAM
23 Frame Garage	0	576	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



GARAGE 24X24



Total Acreage 1.60

WISCASSET

Map Lot R07-026-004

Account 953

Location 343 BIRCH POINT ROAD

Card 1

Of 1

10/11/2023

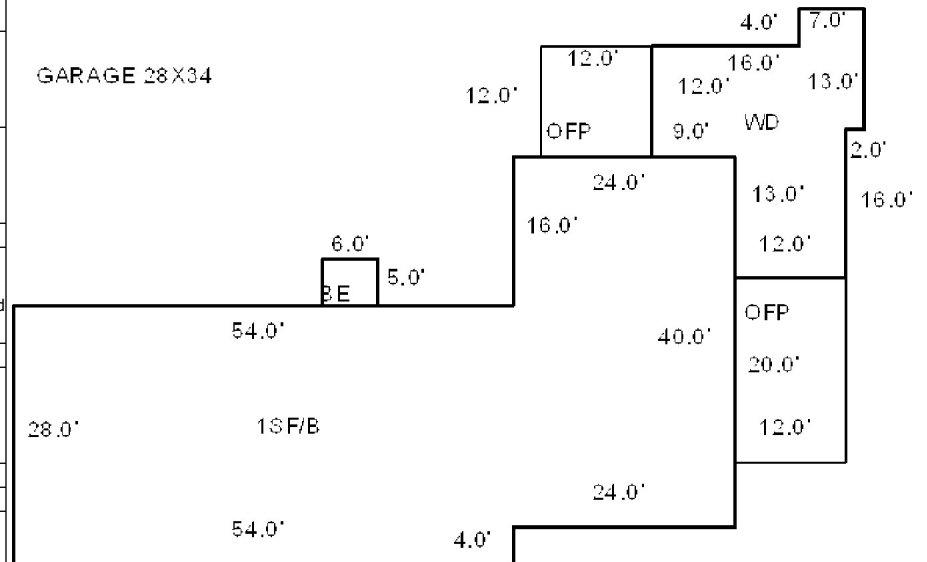
Building Style 2 Ranch	SF Bsmt Living 1936	Layout 1 Typical
1.Conv. 5.Colonial 9.Other	Fin Bsmt Grade 9 100	1.Typical 4. 7.
2.Ranch 6.Split 10.Double	HEARTH 0	2.Inadeq 5. 8.
3.R Ranch 7.Mod/Cont 11.Multi	Heat Type 100% 1 Hot Water BB	3. 6. 9.
4.Cape 8.Log 12.Cot.	1.HWBB 5.FWA 9.No Heat	Attic 9 None
Dwelling Units 1	2.HWCI 6.GravWA 10.	1.1/4 Fin 4.Full Fin 7.
Other Units 0	3.H Pump 7.Electric 11.	2.1/2 Fin 5.F/Stair 8.
Stories 1 One Story	4.Steam 8.F/Wall 12.	3.3/4 Fin 6. 9.None
1.1 4.1.5 7.	Cool Type 0% 9 None	Insulation 1 Full
2.2 5.1.75 8.	1.Refrig 4.W&C Air 7.	1.Full 4.Minimal 7.
3.3 6.2.5 9.	2.Evapor 5. 8.	2.Heavy 5.Unknown 8.
Exterior Walls 8 ALUM/VINYL	3.H Pump 6. 9.None	3.Capped 6. 9.None
1.CLAP 5.T-111 9.OTHER	Kitchen Style 2 TYPICAL	Unfinished % 0%
2.WD SH 6.BR/STONE 10.	1.GOOD 4.Obsolete 7.	Grade & Factor 3 Average 105%
3.COMP 7.NOV 11.	2.TYPICAL 5. 8.	1.E Grade 4.B Grade 7.AA+ Grad
4.ASB/ASP 8.AL/VIN 12.	3.OLD TYPE 6. 9.None	2.D Grade 5.A Grade 8.AA++Grad
Roof Surface 1 Asphalt Shingles	Bath(s) Style 2 TYPICAL	3.C Grade 6.AA Grade 9.Same
1.Asphalt 4.Composit 7.	1.GOOD 4.Obsolete 7.	SQFT (Footprint) 2472
2.Slate 5.Wood 8.	2.TYPICAL 5. 8.	Condition 4 Average
3.Metal 6.Other 9.	3.Old Type 6. 9.None	1.Poor 4.Avg 7.V G
SF Masonry Trim 0	# Rooms 15	2.Fair 5.Avg+ 8.Exc
OPEN-3-CUSTOM 0	# Bedrooms 8	3.Avg- 6.Good 9.Same
OPEN-4-CUSTOM 0	# Full Baths 2	Phys. % Good 0%
Year Built 1986	# Half Baths 4	Funct. % Good 100%
Year Remodeled 2004	# Addn Fixtures 0	Functional Code 9 None
Foundation 1 Concrete	# Fireplaces 1	1.Incomp 4.SMALL 7.LAYOUT
1.Concrete 4.Wood 7.		2.O-Built 5.CDU 8.OTHER
2.C Block 5.Slab 8.		3.Defmaitn 6.STYLE 9.None
3.Br/Stone 6.Piers 9.		Econ. % Good 80%
Basement 4 Full Basement		Economic Code Other.....
1.1/4 Bmt 4.Full Bmt 7.		0.None 3.Services 9.None
2.1/2 Bmt 5.None 8.		1.Location 4.Traffic 8.
3.3/4 Bmt 6. 9.None		2.Encroach 8.Other 9.
Bsmt Gar # Cars 0		Entrance Code 1 Interior Inspect
Wet Basement 1 Dry Basement		1.Interior 4.Vacant 7.
1.Dry 4. 7.		2.Refusal 5.Estimate 8.
2.Damp 5. 8.		3.Informed 6. 9.
3.Wet 6. 9.		Information Code 2 Relative
		1.Owner 4.Agent 7.
		2.Relative 5.Estimate 8.
		3.Tenant 6.Other 9.



Date Inspected 2/01/2007

Additions, Outbuildings & Improvements

Type	Year	Units	Grade	Cond	Phys.	Funct.	Sound Value	
21 Open Frame	0	240	0 0	0	0 %	0 %		1.ONE STORY FRAM
68 Wood Deck	1999	490	0 0	0	0 %	0 %		2.TWO STORY FRAM
21 Open Frame	1999	144	0 0	0	0 %	0 %		3.THREE STORY FR
77 1.50 ST	2005	952	0 0	0	0 %	0 %		4.1 & 1/2 STORY
90 BSMT ENTRY.....	1986	30	0 0	0	0 %	0 %		5.1 & 3/4 STORY
					%	%		6.2 & 1/2 STORY
					%	%		21.Open Frame Por
					%	%		22.Encl Frame Por
					%	%		23.Frame Garage
					%	%		24.Frame Shed
					%	%		25.Frame Bay Wind
					%	%		26.1SFr Overhang
					%	%		27.Unfin Basement
					%	%		28.Unfinished Att
					%	%		29.Finished Attic



Map Lot R07-026-005

Account 954

Location 349 BIRCH POINT ROAD

Card 1 Of 1 10/11/2023

ISSLER, KELLY A
ISSLER, FALLON YVETTE
349 BIRCH POINT
WISCASSET ME 04578

B5530P242

Previous Owner
BABINEAU, LUCIEN R
BABINEAU, LOUISE E

WISCASSET ME 04578
Sale Date: 6/05/2020

Inspection Witnessed By:

X

Date

No./Date	Description	Date Insp.

Notes:

WISCASSET

Property Data			Assessment Record													
Neighborhood 109 SOUTHEAST Tree Growth Year 0 FARM LAND YEAR 0 OPEN SPACE YEAR 0			Year	Land	Buildings	Exempt	Total									
			2010	37,700	217,300	10,000	245,000									
			2011	37,700	217,300	10,000	245,000									
			2012	37,700	217,300	10,000	245,000									
Zone/Land Use 21 RURAL Secondary Zone			2013	37,700	217,300	10,000	245,000									
			2014	37,700	217,300	10,000	245,000									
			2015	37,700	217,300	10,000	245,000									
Topography 2 Rolling			2016	37,700	217,300	15,000	240,000									
1.Level	4.Below St	7.Steep	2017	37,700	217,300	20,000	235,000									
2.Rolling	5.Low	8.Rough	2018	37,700	217,300	20,000	235,000									
3.Above St	6.Swampy	9.	2019	37,700	217,300	20,000	235,000									
Utilities	4 Drilled Well	3 Public Sewer	2020	37,700	217,300	25,000	230,000									
1.Public	4.Dr Well	7.Cesspool	2021	37,700	217,300	0	255,000									
2.Water	5.DUG/LAKE	8.	2022	37,700	217,300	0	255,000									
3.Sewer	6.Septic	9.None	2023	47,100	271,600	0	318,700									
Street 1 Paved 1.Paved			Land Data													
								Front Foot			Type	Effective		Influence		Influence Codes
												Frontage	Depth	Factor	Code	
2.Semi Imp	5.Private	8.	11.Regular Lot					1.Open Space								
3.Gravel	6.Pub Eas	9.NoStreet	12.Delta Triangle					2.Neighborhood A								
TREE GROWTH PLAN 0			13.Nabla Triangle					3.Topography								
CONSERV EASE 0			14.Rear Land					4.Size/Shape								
Sale Data			15.Front Foot					5.Access								
								6.Restriction								
Sale Date	6/05/2020							7.Corner/Locatio								
Price	325,000							8.View/Environ								
Sale Type	2 Land & Buildings		Square Foot					9.Fract Share								
1.Land	4.Mobile	7.						Acres								
2.L & B	5.Other	8.	16.Regular Lot					30.Rear 20+								
3.Building	6.	9.	17.Secondary Site					31.Waterfront Rea								
Financing	9 Unknown		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	1 Arms Length Sale		Fract. Acre					36.Pasture 3								
1.Valid	4.Split	7.Renovate						21.HS Size Adj					37.Softwood			
2.Related	5.Partial	8.Other						22.Base Waterfron					38.Mixed Wood			
3.Distress	6.Exempt	9.Foreclose						23.Deep WF Size A					39.Hardwood			
Verified	5 Public Record		Acres					40.Wasteland								
	1.Buyer	4.Agent						7.Family	24.Base Waterfron					41.CAMP SITE		
	2.Seller	5.Pub Rec						8.Other	25.Shallow WF Siz					42.Mobile Home Si		
3.Lender	6.MLS	9.						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													
			Total Acreage					1.70								


WISCASSET

Map Lot R07-026-005

Account 954

Location 349 BIRCH POINT ROAD

Card 1 Of 1 10/11/2023

Building Style 5 Colonial	SF Bsmt Living 500	Layout 1 Typical
1.Conv. 5.Colonial 9.Other	Fin Bsmt Grade 9 100	1.Typical 4. 7.
2.Ranch 6.Split 10.Double	HEARTH 0	2.Inadeq 5. 8.
3.R Ranch 7.Mod/Cont 11.Multi	Heat Type 100% 5 Forced Warm Air	3. 6. 9.
4.Cape 8.Log 12.Cot.	1.HWBB 5.FWA 9.No Heat	Attic 9 None
Dwelling Units 1	2.HWCI 6.GravWA 10.	1.1/4 Fin 4.Full Fin 7.
Other Units 0	3.H Pump 7.Electric 11.	2.1/2 Fin 5.F/Stair 8.
Stories 2 Two Story	4.Steam 8.F/Wall 12.	3.3/4 Fin 6. 9.None
1.1 4.1.5 7.	Cool Type 0% 9 None	Insulation 1 Full
2.2 5.1.75 8.	1.Refrig 4.W&C Air 7.	1.Full 4.Minimal 7.
3.3 6.2.5 9.	2.Evapor 5. 8.	2.Heavy 5.Unknown 8.
Exterior Walls 1 CLAPBOARD	3.H Pump 6. 9.None	3.Capped 6. 9.None
1.CLAP 5.T-111 9.OTHER	Kitchen Style 2 TYPICAL	Unfinished % 0%
2.WD SH 6.BR/STONE 10.	1.GOOD 4.Obsolete 7.	Grade & Factor 4 Good 95%
3.COMP 7.NOV 11.	2.TYPICAL 5. 8.	1.E Grade 4.B Grade 7.AA+ Grad
4.ASB/ASP 8.AL/VIN 12.	3.OLD TYPE 6. 9.None	2.D Grade 5.A Grade 8.AA++Grad
Roof Surface 1 Asphalt Shingles	Bath(s) Style 2 TYPICAL	3.C Grade 6.AA Grade 9.Same
1.Asphalt 4.Composit 7.	1.GOOD 4.Obsolete 7.	SQFT (Footprint) 864
2.Slate 5.Wood 8.	2.TYPICAL 5. 8.	Condition 5 Above Average
3.Metal 6.Other 9.	3.Old Type 6. 9.None	1.Poor 4.Avg 7.V G
SF Masonry Trim 0	# Rooms 6	2.Fair 5.Avg+ 8.Exc
OPEN-3-CUSTOM 0	# Bedrooms 3	3.Avg- 6.Good 9.Same
OPEN-4-CUSTOM 0	# Full Baths 2	Phys. % Good 0%
Year Built 1985	# Half Baths 0	Funct. % Good 100%
Year Remodeled 0	# Addn Fixtures 0	Functional Code 9 None
Foundation 1 Concrete	# Fireplaces 0	1.Incomp 4.SMALL 7.LAYOUT
1.Concrete 4.Wood 7.		2.O-Built 5.CDU 8.OTHER
2.C Block 5.Slab 8.		3.Defmaint 6.STYLE 9.None
3.Br/Stone 6.Piers 9.		Econ. % Good 100%
Basement 4 Full Basement		Economic Code None
1.1/4 Bmt 4.Full Bmt 7.		0.None 3.Services 9.None
2.1/2 Bmt 5.None 8.		1.Location 4.Traffic 8.
3.3/4 Bmt 6. 9.None		2.Encroach 8.Other 9.
Bsmt Gar # Cars 0		Entrance Code 3 Information Only
Wet Basement 1 Dry Basement		1.Interior 4.Vacant 7.
1.Dry 4. 7.		2.Refusal 5.Estimate 8.
2.Damp 5. 8.		3.Informed 6. 9.
3.Wet 6. 9.		Information Code 1 Owner
		1.Owner 4.Agent 7.
		2.Relative 5.Estimate 8.
		3.Tenant 6.Other 9.

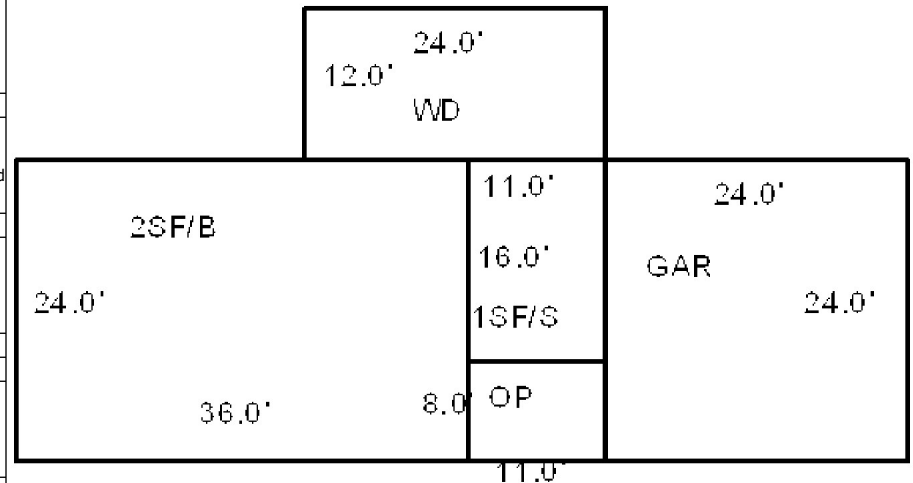
Date Inspected 1/31/2007

Additions, Outbuildings & Improvements

Type	Year	Units	Grade	Cond	Phys.	Funct.	Sound Value
1 ONE STORY	0	176	0 0	0	0 %	0 %	
21 Open Frame	0	88	0 0	0	0 %	0 %	
78 1.75 ST	0	576	0 0	0	0 %	0 %	
73 AB.GR. POOL.....	0	1	3 100	4	99 %	100 %	
68 Wood Deck	2001	288	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

AGPOOL



WALKER, JULIA T
LORING, EVAN J
356 BIRCH POINT ROAD
WISCASSET ME 04578

B5743P298

Previous Owner
BELAND, MARK S J/T
BELAND, DESSIE L
356 BIRCH POINT ROAD
WISCASSET ME 04578
Sale Date: 7/14/2021

Previous Owner
ANDREWS, DEBRA A.
C/O MARK S. & DESSIE L. BELAND
356 BIRCH POINT ROAD
WISCASSET ME 04578
Sale Date: 6/14/2007

Inspection Witnessed By:

X

Date

No./Date	Description	Date Insp.

Notes:

'19 Nah garage appears complete.

'18 W/ Mrs. N/C

'17 w/ tenant agg 24x32 garage inc.

7/10/07-FORMER OWNER: DEBRA A. ANDREWS BK1735
PG210.

2011-No longer live in town, removed homestead exemption.

WISCASSET

Property Data

Neighborhood		109 SOUTHEAST	
Tree Growth Year		0	
FARM LAND YEAR		0	
OPEN SPACE YEAR		0	
Zone/Land Use		21 RURAL	
Secondary Zone			
Topography		4 Below Street	
1.Level	4.Below St	7.Steep	
2.Rolling	5.Low	8.Rough	
3.Above St	6.Swampy	9.	
Utilities	4 Drilled Well	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		7/14/2021	
Price		210,000	
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	37,500	88,500	10,000	116,000
2011	37,500	88,500	0	126,000
2012	37,500	88,500	0	126,000
2013	37,500	88,500	0	126,000
2014	37,500	88,500	0	126,000
2015	37,500	88,500	0	126,000
2016	37,500	88,500	0	126,000
2017	37,500	104,800	0	142,300
2018	37,500	104,800	0	142,300
2019	37,500	107,600	0	145,100
2020	37,500	107,600	0	145,100
2021	37,500	107,600	0	145,100
2022	37,500	107,600	0	145,100
2023	46,900	134,600	0	181,500

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
Square Foot		Square Feet				9.Fract Share
16.Regular Lot				%		Acres
17.Secondary Site				%		30.Rear 20+
18.Secondary Site				%		31.Waterfront Rea
19.Condominium				%		32.Open Space
20.Base Homesite				%		33.RestrictEsm
				%		34.PASTURE 1
				%		35.HORTICULTURAL-
Fract. Acre		Acreage/Sites				36.Pasture 3
21.HS Size Adj	20	1.00	100	%	0	37.Softwood
22.Base Waterfront	21	1.00	100	%	0	38.Mixed Wood
23.Deep WF Size A	28	0.61	100	%	0	39.Hardwood
Acres				%		40.Wasteland
24.Base Waterfront				%		41.CAMP SITE
25.Shallow WF Siz				%		42.Mobile Home Si
26.Base Water Inf				%		43.Condo Site
27.Influence W Si				%		44.Site Improve
28.Rear Land 1-10						45.CAMP SITE
29.Rear Land 11-2						46.PAVING/00
		Total Acreage		1.61		



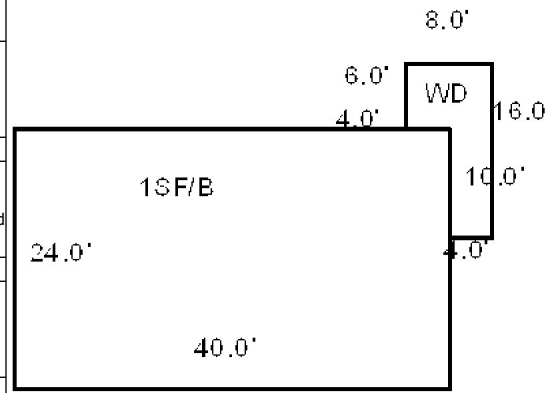
WISCASSET

Map Lot R07-026-006

Account 955

Location 356 BIRCH POINT ROAD

Card 1 Of 1 10/11/2023

Building Style 2 Ranch	SF Bsmt Living 0	Layout 1 Typical
1.Conv. 5.Colonial 9.Other	Fin Bsmt Grade 0 0	1.Typical 4. 7.
2.Ranch 6.Split 10.Double	HEARTH 0	2.Inadeq 5. 8.
3.R Ranch 7.Mod/Cont 11.Multi	Heat Type 100% 1 Hot Water BB	3. 6. 9.
4.Cape 8.Log 12.Cot.	1.HWBB 5.FWA 9.No Heat	Attic 9 None
Dwelling Units 1	2.HWCI 6.GravWA 10.	1.1/4 Fin 4.Full Fin 7.
Other Units 0	3.H Pump 7.Electric 11.	2.1/2 Fin 5.F/Stair 8.
Stories 1 One Story	4.Steam 8.F/Wall 12.	3.3/4 Fin 6. 9.None
1.1 4.1.5 7.	Cool Type 0% 9 None	Insulation 1 Full
2.2 5.1.75 8.	1.Refrig 4.W&C Air 7.	1.Full 4.Minimal 7.
3.3 6.2.5 9.	2.Evapor 5. 8.	2.Heavy 5.Unknown 8.
Exterior Walls 8 ALUM/VINYL	3.H Pump 6. 9.None	3.Capped 6. 9.None
1.CLAP 5.T-111 9.OTHER	Kitchen Style 2 TYPICAL	Unfinished % 0%
2.WD SH 6.BR/STONE 10.	1.GOOD 4.Obsolete 7.	Grade & Factor 3 Average 105%
3.COMP 7.NOV 11.	2.TYPICAL 5. 8.	1.E Grade 4.B Grade 7.AA+ Grad
4.ASB/ASP 8.AL/VIN 12.	3.OLD TYPE 6. 9.None	2.D Grade 5.A Grade 8.AA++Grad
Roof Surface 1 Asphalt Shingles	Bath(s) Style 2 TYPICAL	3.C Grade 6.AA Grade 9.Same
1.Asphalt 4.Composit 7.	1.GOOD 4.Obsolete 7.	SQFT (Footprint) 960
2.Slate 5.Wood 8.	2.TYPICAL 5. 8.	Condition 5 Above Average
3.Metal 6.Other 9.	3.Old Type 6. 9.None	1.Poor 4.Avg 7.V G
SF Masonry Trim 0	# Rooms 6	2.Fair 5.Avg+ 8.Exc
OPEN-3-CUSTOM 0	# Bedrooms 3	3.Avg- 6.Good 9.Same
OPEN-4-CUSTOM 0	# Full Baths 1	Phys. % Good 0%
Year Built 1992	# Half Baths 0	Funct. % Good 100%
Year Remodeled 0	# Addn Fixtures 0	Functional Code 9 None
Foundation 1 Concrete	# Fireplaces 0	1.Incomp 4.SMALL 7.LAYOUT
1.Concrete 4.Wood 7.		2.O-Built 5.CDU 8.OTHER
2.C Block 5.Slab 8.		3.Defmaint 6.STYLE 9.None
3.Br/Stone 6.Piers 9.		Econ. % Good 100%
Basement 4 Full Basement		Economic Code None
1.1/4 Bmt 4.Full Bmt 7.		0.None 3.Services 9.None
2.1/2 Bmt 5.None 8.		1.Location 4.Traffic 8.
3.3/4 Bmt 6. 9.None		2.Encroach 8.Other 9.
Bsmt Gar # Cars 0		Entrance Code 5 Estimated
Wet Basement 1 Dry Basement		1.Interior 4.Vacant 7.
1.Dry 4. 7.		2.Refusal 5.Estimate 8.
2.Damp 5. 8.		3.Informed 6. 9.
3.Wet 6. 9.		Information Code 5 Estimate
		1.Owner 4.Agent 7.
		2.Relative 5.Estimate 8.
		3.Tenant 6.Other 9.

Date Inspected 2/10/2007

Additions, Outbuildings & Improvements

Type	Year	Units	Grade	Cond	Phys.	Funct.	Sound Value
24 Frame Shed	0	84	2 100	4	0 %	100 %	
68 Wood Deck	2005	88	0 0	0	0 %	0 %	
90 BSMT ENTRY.....	0	24	0 0	0	0 %	0 %	
23 Frame Garage	2016	768	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

SHED 6X14

01/31/2007

Map Lot

R07-026-007

Account

956

Location

361 BIRCH POINT ROAD

Card

1

Of

1

10/11/2023

JONES, KELLY L

JONES, SHERRI B

WISCASSET ME 04578

Property Data

Neighborhood

109 SOUTHEAST

Tree Growth Year

0

FARM LAND YEAR

0

OPEN SPACE YEAR

0

Zone/Land Use

21 RURAL

Secondary Zone

Topography

4 Below Street

1.Level

4.Below St

7.Steep

2.Rolling

5.Low

8.Rough

3.Above St

6.Swampy

9.

Utilities

4 Drilled Well

3 Public Sewer

1.Public

4.Dr Well

7.Cesspool

2.Water

5.DUG/LAKE

8.

3.Sewer

6.Septic

9.None

Street

1 Paved

1.Paved

4.Proposed

7.

2.Semi Imp

5.Private

8.

3.Gravel

6.Pub Eas

9.NoStreet

TREE GROWTH PLAN

0

CONSERV EASE

0

Sale Data

Sale Date

Price

Sale Type

1.Land

4.Mobile

7.

2.L & B

5.Other

8.

3.Building

6.

9.

Financing

1.Convent

4.Seller

7.

2.FHA/VA

5.Private

8.

3.Assumed

6.Cash

9.Unknown

Validity

1.Valid

4.Split

7.Renovate

2.Related

5.Partial

8.Other

3.Distress

6.Exempt

9.Foreclose

Verified

1.Buyer

4.Agent

7.Family

2.Seller

5.Pub Rec

8.Other

3.Lender

6.MLS

9.

Assessment Record

Year

Land

Buildings

Exempt

Total

2010

37,300

96,500

10,000

123,800

2011

37,300

96,500

10,000

123,800

2012

37,300

96,500

10,000

123,800

2013

37,300

96,500

10,000

123,800

2014

37,300

96,500

10,000

123,800

2015

37,300

96,500

10,000

123,800

2016

37,300

96,500

15,000

118,800

2017

37,300

96,500

20,000

113,800

2018

37,300

96,500

20,000

113,800

2019

37,300

96,500

20,000

113,800

2020

37,300

96,500

25,000

108,800

2021

37,300

96,500

25,000

108,800

2022

37,300

96,500

24,000

109,800

2023

46,600

120,600

25,000

142,200

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

28

0.50

100

%

0

Acre

%

24.Base Waterfron

%

25.Shallow WF Siz

%

26.Base Water Inf

%

27.Influence W Si

%

28.Rear Land 1-10

%

29.Rear Land 11-2

%

Total Acreage

1.50

1.Open Space

2.Neighborhood A

3.Topography

4.Size/Shape

5.Access

6.Restriction

7.Corner/Locatio

8.View/Environ

9.Fract Share

Acre

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:

2003-PATIO ADDED IN 2002 IS NOW ONE STORY FRAME

WISCASSET

WISCASSET

Map Lot R07-026-007




Account 956

Location 361 BIRCH POINT ROAD

Card 1

Of 1

10/11/2023

Building Style 6 Split Level	SF Bsmt Living 160	Layout 1 Typical
1.Conv. 5.Colonial 9.Other	Fin Bsmt Grade 9 100	1.Typical 4. 7.
2.Ranch 6.Split 10.Double	HEARTH 0	2.Inadeq 5. 8.
3.R Ranch 7.Mod/Cont 11.Multi	Heat Type 100% 5 Forced Warm Air	3. 6. 9.
4.Cape 8.Log 12.Cot.	1.HWBB 5.FWA 9.No Heat	Attic 9 None
Dwelling Units 1	2.HWCI 6.GravWA 10.	1.1/4 Fin 4.Full Fin 7.
Other Units 0	3.H Pump 7.Electric 11.	2.1/2 Fin 5.F/Stair 8.
Stories 1 One Story	4.Steam 8.F/Wall 12.	3.3/4 Fin 6. 9.None
1.1 4.1.5 7.	Cool Type 0% 9 None	Insulation 1 Full
2.2 5.1.75 8.	1.Refrig 4.W&C Air 7.	1.Full 4.Minimal 7.
3.3 6.2.5 9.	2.Evapor 5. 8.	2.Heavy 5.Unknown 8.
Exterior Walls 2 WOOD SHINGLE	3.H Pump 6. 9.None	3.Capped 6. 9.None
1.CLAP 5.T-111 9.OTHER	Kitchen Style 2 TYPICAL	Unfinished % 0%
2.WD SH 6.BR/STONE 10.	1.GOOD 4.Obsolete 7.	Grade & Factor 3 Average 105%
3.COMP 7.NOV 11.	2.TYPICAL 5. 8.	1.E Grade 4.B Grade 7.AA+ Grad
4.ASB/ASP 8.AL/VIN 12.	3.OLD TYPE 6. 9.None	2.D Grade 5.A Grade 8.AA++Grad
Roof Surface 1 Asphalt Shingles	Bath(s) Style 2 TYPICAL	3.C Grade 6.AA Grade 9.Same
1.Asphalt 4.Composit 7.	1.GOOD 4.Obsolete 7.	SQFT (Footprint) 528
2.Slate 5.Wood 8.	2.TYPICAL 5. 8.	Condition 4 Average
3.Metal 6.Other 9.	3.Old Type 6. 9.None	1.Poor 4.Avg 7.V G
SF Masonry Trim 0	# Rooms 5	2.Fair 5.Avg+ 8.Exc
OPEN-3-CUSTOM 0	# Bedrooms 3	3.Avg- 6.Good 9.Same
OPEN-4-CUSTOM 0	# Full Baths 1	Phys. % Good 0%
Year Built 1982	# Half Baths 0	Funct. % Good 100%
Year Remodeled 2002	# Addn Fixtures 0	Functional Code 9 None
Foundation 1 Concrete	# Fireplaces 0	1.Incomp 4.SMALL 7.LAYOUT
1.Concrete 4.Wood 7.		2.O-Built 5.CDU 8.OTHER
2.C Block 5.Slab 8.		3.Defmaint 6.STYLE 9.None
3.Br/Stone 6.Piers 9.		Econ. % Good 100%
Basement 2 1/2 Basement		Economic Code None
1.1/4 Bmt 4.Full Bmt 7.		0.None 3.Services 9.None
2.1/2 Bmt 5.None 8.		1.Location 4.Traffic 8.
3.3/4 Bmt 6. 9.None		2.Encroach 8.Other 9.
Bsmt Gar # Cars 0		Entrance Code 5 Estimated
Wet Basement 1 Dry Basement		1.Interior 4.Vacant 7.
1.Dry 4. 7.		2.Refusal 5.Estimate 8.
2.Damp 5. 8.		3.Informed 6. 9.
3.Wet 6. 9.		Information Code 5 Estimate
		1.Owner 4.Agent 7.
		2.Relative 5.Estimate 8.
		3.Tenant 6.Other 9.

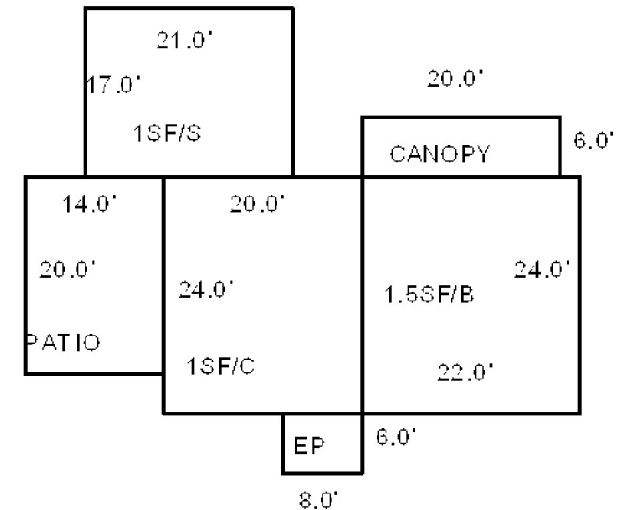
Date Inspected 1/31/2007

Additions, Outbuildings & Improvements

Type	Year	Units	Grade	Cond	Phys.	Funct.	Sound Value
61 Canopy	0	120	0 0	0	0 %	0 %	
22 Encl Frame Porch	0	48	0 0	0	0 %	0 %	
1 ONE STORY	0	480	0 0	0	0 %	0 %	
73 AB.GR. POOL.....	0	1	3 100	4	99 %	100 %	
24 Frame Shed	1999	268	3 100	4	0 %	100 %	
1 ONE STORY	2002	320	3 100	4	0 %	100 %	
68 Wood Deck	1982	140	2 100	2	0 %	100 %	
62 Patio	2002	280	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

AGPOOL



Map Lot R07-027

Account 957

Location TWO BRIDGE ROAD

Card 1 Of 1 10/11/2023

FOGG, PETER H
FOGG, TERESA J C
WISCASSET ME 04578

B1178P119

Inspection Witnessed By:

X

Date

No./Date	Description	Date Insp.

Notes:

WISCASSET

Property Data			Assessment Record						
Neighborhood 109 SOUTHEAST			Year	Land	Buildings	Exempt	Total		
			2010	40,700	0	0	40,700		
			2011	40,700	0	0	40,700		
Tree Growth Year 0			2012	40,700	0	0	40,700		
FARM LAND YEAR 0			2013	40,700	0	0	40,700		
OPEN SPACE YEAR 0			2014	40,700	0	0	40,700		
Zone/Land Use 21 RURAL			2015	40,700	0	0	40,700		
Secondary Zone			2016	40,700	0	0	40,700		
			2017	40,700	0	0	40,700		
			2018	40,700	0	0	40,700		
Topography 1 Level			2019	40,700	0	0	40,700		
1.Level	4.Below St	7.Steep	2020	40,700	0	0	40,700		
2.Rolling	5.Low	8.Rough	2021	40,700	0	0	40,700		
3.Above St	6.Swampy	9.	2022	40,700	0	0	40,700		
Utilities 9 NoWater/NoSewer			2023	50,900	0	0	50,900		
1.Public	4.Dr Well	7.Cesspool	Land Data						
2.Water	5.DUG/LAKE	8.							
3.Sewer	6.Septic	9.None							
Street 1 Paved			Front Foot	Type	Effective		Influence		Influence Codes
1.Paved	4.Proposed	7.			Frontage	Depth	Factor	Code	
2.Semi Imp	5.Private	8.					%		
3.Gravel	6.Pub Eas	9.NoStreet					%		
TREE GROWTH PLAN 0							%		
CONSERV EASE 0							%		
Sale Data							%		
Sale Date					%				
Price					%				
Sale Type					%				
1.Land	4.Mobile	7.	Square Foot	Square Feet					
2.L & B	5.Other	8.				%			
3.Building	6.	9.				%			
Financing						%			
1.Convent	4.Seller	7.				%			
2.FHA/VA	5.Private	8.				%			
3.Assumed	6.Cash	9.Unknown				%			
Validity			Fract. Acre	Acreage/Sites					
1.Valid	4.Split	7.Renovate		20	1.00	100 %	0		
2.Related	5.Partial	8.Other		21	1.00	100 %	0		
3.Distress	6.Exempt	9.Foreclose		28	2.19	100 %	0		
Verified						%			
1.Buyer	4.Agent	7.Family				%			
2.Seller	5.Pub Rec	8.Other				%			
3.Lender	6.MLS	9.			%				
			Total Acreage 3.19						

WISCASSET

Map Lot R07-027

Account 957

Location TWO BRIDGE ROAD

Card 1 Of 1 10/11/2023

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

Map Lot R07-028

Account 2012

Location TWO BRIDGE ROAD

Card 1 Of 1 10/11/2023

CENTRAL MAINE POWER
c/o AVANGRID MANAGEMENT COMPANY-LOCAL TAXES
PORTLAND ME 04101

CENTRAL MAINE POWER c/o AVANGRID MANAGEMENT COMPANY-LOCAL TAXES PORTLAND ME 04101			Property Data			Assessment Record					
			Neighborhood 109 SOUTHEAST			Year	Land	Buildings		Exempt	Total
			Tree Growth Year 0			2010	10,000	0		0	10,000
			FARM LAND YEAR 0			2011	10,000	0		0	10,000
			OPEN SPACE YEAR 0			2012	10,000	0		0	10,000
			Zone/Land Use 23 UTILITY ROW			2013	10,000	0		0	10,000
			Secondary Zone			2014	10,000	0		0	10,000
						2015	10,000	0		0	10,000
			Topography 2 Rolling			2016	10,000	0		0	10,000
			1.Level 4.Below St 7.Steep	2017	10,000	0		0	10,000		
			2.Rolling 5.Low 8.Rough	2018	10,000	0		0	10,000		
			3.Above St 6.Swampy 9.	2019	10,000	0		0	10,000		
			Utilities 9 NoWater/NoSewer	2020	10,000	0		0	10,000		
			1.Public 4.Dr Well 7.Cesspool	2021	10,000	0		0	10,000		
			2.Water 5.DUG/LAKE 8.	2022	10,000	0		0	10,000		
			3.Sewer 6.Septic 9.None	2023	10,600	0		0	10,600		
			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			11.Regular Lot							1.Open Space	
Sale Data			12.Delta Triangle							2.Neighborhood A	
			13.Nabla Triangle							3.Topography	
			14.Rear Land							4.Size/Shape	
			15.Front Foot							5.Access	
Price										6.Restriction	
Sale Type				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			16.Regular Lot							30.Rear 20+	
1.Convent 4.Seller 7.			17.Secondary Site							31.Waterfront Rea	
2.FHA/VA 5.Private 8.			18.Secondary Site							32.Open Space	
3.Assumed 6.Cash 9.Unknown			19.Condominium							33.RestrictEsm	
			20.Base Homesite							34.PASTURE 1	
Validity			Fract. Acre		28	Acreage/Sites				35.HORTICULTURAL-	
1.Valid 4.Split 7.Renovate								36.Pasture 3			
2.Related 5.Partial 8.Other								37.Softwood			
3.Distress 6.Exempt 9.Foreclose								38.Mixed Wood			
Verified			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 5.00				43.Condo Site	
			29.Rear Land 11-2							44.Site Improve	
										45.CAMP SITE	
										46.PAVING/00	

Inspection Witnessed By:

X

Date

No./Date	Description	Date Insp.

Notes:

WISCASSET

WISCASSET

WISCASSET

Map Lot R07-028

Account 2012

Location TWO BRIDGE ROAD

Card 1 Of 1 10/11/2023

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

WISCASSET

Map Lot R07-029

Account 958

Location TWO BRIDGE ROAD

Card 1 Of 1 10/11/2023

Building Style			SF Bsmt Living			Layout		
1.Conv.	5.Colonial	9.Other	Fin Bsmt Grade			1.Typical 4. 7.		
2.Ranch	6.Split	10.Double	HEARTH			2.Inadeq 5. 8.		
3.R Ranch	7.Mod/Cont	11.Multi	Heat Type 100%			3. 6. 9.		
4.Cape	8.Log	12.Cot.	1.HWBB 5.FWA 9.No Heat			Attic		
Dwelling Units			2.HWCI 6.GravWA 10.			1.1/4 Fin 4.Full Fin 7.		
Other Units			3.H Pump 7.Electric 11.			2.1/2 Fin 5.F/Stair 8.		
Stories			4.Steam 8.F/Wall 12.			3.3/4 Fin 6. 9.None		
1.1	4.1.5	7.	Cool Type 0%			Insulation		
2.2	5.1.75	8.	1.Refrig 4.W&C Air 7.			1.Full 4.Minimal 7.		
3.3	6.2.5	9.	2.Evapor 5. 8.			2.Heavy 5.Unknown 8.		
Exterior Walls			3.H Pump 6. 9.None			3.Capped 6. 9.None		
1.CLAP	5.T-111	9.OTHER	Kitchen Style			Unfinished %		
2.WD SH	6.BR/STONE	10.	1.GOOD 4.Obsolete 7.			Grade & Factor		
3.COMP	7.NOV	11.	2.TYPICAL 5. 8.			1.E Grade 4.B Grade 7.AA+ Grad		
4.ASB/ASP	8.AL/VIN	12.	3.OLD TYPE 6. 9.None			2.D Grade 5.A Grade 8.AA++Grad		
Roof Surface			Bath(s) Style			3.C Grade 6.AA Grade 9.Same		
1.Asphalt	4.Composit	7.	1.GOOD 4.Obsolete 7.			SQFT (Footprint)		
2.Slate	5.Wood	8.	2.TYPICAL 5. 8.			Condition		
3.Metal	6.Other	9.	3.Old Type 6. 9.None			1.Poor 4.Avg 7.V G		
SF Masonry Trim			# Rooms			2.Fair 5.Avg+ 8.Exc		
OPEN-3-CUSTOM			# Bedrooms			3.Avg- 6.Good 9.Same		
OPEN-4-CUSTOM			# Full Baths			Phys. % Good		
Year Built			# Half Baths			Funct. % Good		
Year Remodeled			# Addn Fixtures			Functional Code		
Foundation			# Fireplaces			1.Incomp 4.SMALL 7.LAYOUT		
1.Concrete	4.Wood	7.				2.O-Built 5.CDU 8.OTHER		
2.C Block	5.Slab	8.				3.Defmoint 6.STYLE 9.None		
3.Br/Stone	6.Piers	9.				Econ. % Good		
Basement						Economic Code		
1.1/4 Bmt	4.Full Bmt	7.				0.None 3.Services 9.None		
2.1/2 Bmt	5.None	8.	1.Location 4.Traffic 8.					
3.3/4 Bmt	6.	9.None				2.Encroach 8.Other 9.		
Bsmt Gar # Cars						Entrance Code 4 Unoccupied		
Wet Basement						1.Interior 4.Vacant 7.		
1.Dry	4.	7.				2.Refusal 5.Estimate 8.		
2.Damp	5.	8.				3.Informed 6. 9.		
3.Wet	6.	9.				Information Code 5 Estimate		
						1.Owner 4.Agent 7.		
						2.Relative 5.Estimate 8.		
						3.Tenant 6.Other 9.		
Date Inspected								
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 R07-029-A

Account 959

Location 76 TWO BRIDGE ROAD

Card 1 Of 1 10/11/2023

CURTIS, SHIRLEY I. & STETSON L.
TRUSTEES, SHIRLEY I. CURTIS LIVING TRUST
WISCASSET ME 04578

B3178P179 B3771P259 B4768P161

Previous Owner
FOGG, JANICE M.
FOGG,JR., MERRILL O.

FREEPORT ME 04032

Inspection Witnessed By:

X

Date

No./Date	Description	Date Insp.

Notes:

'16 p/o 2nd floor not finished(was assumed complete for a long time just now done) add fba
'15 nah add shed
2004-PREVIOUS OWNERS: JANICE & MERRILL FOGG
BK1971 PG346
2007-DEED RECORDED PUTTING INTO LIVING TRUST.
2014-Permit to finish upstairs.

WISCASSET

Property Data

Neighborhood	109 SOUTHEAST		
Tree Growth Year	0		
FARM LAND YEAR	0		
OPEN SPACE YEAR	0		
Zone/Land Use	21 RURAL		
Secondary Zone			
Topography	4 Below Street		
1.Level	4.Below St	7.Steep	
2.Rolling	5.Low	8.Rough	
3.Above St	6.Swampy	9.	
Utilities	4 Drilled Well	6 Septic System	
1.Public	4.Dr Well	7.Cesspool	
2.Water	5.DUG/LAKE	8.	
3.Sewer	6.Septic	9.None	
Street	1 Paved		
1.Paved	4.Proposed	7.	
2.Semi Imp	5.Private	8.	
3.Gravel	6.Pub Eas	9.NoStreet	
TREE GROWTH PLAN	0		
CONSERV EASE	0		
Sale Data			
Sale Date	10/23/2003		
Price	32,000		
Sale Type	1 Land Only		
1.Land	4.Mobile	7.	
2.L & B	5.Other	8.	
3.Building	6.	9.	
Financing	9 Unknown		
1.Convent	4.Seller	7.	
2.FHA/VA	5.Private	8.	
3.Assumed	6.Cash	9.Unknown	
Validity	1 Arms Length Sale		
1.Valid	4.Split	7.Renovate	
2.Related	5.Partial	8.Other	
3.Distress	6.Exempt	9.Foreclose	
Verified	5 Public Record		
1.Buyer	4.Agent	7.Family	
2.Seller	5.Pub Rec	8.Other	
3.Lender	6.MLS	9.	

Assessment Record

Year	Land	Buildings	Exempt	Total
2010	38,300	193,500	16,000	215,800
2011	38,300	193,500	16,000	215,800
2012	38,300	193,500	16,000	215,800
2013	38,300	193,500	16,000	215,800
2014	38,300	205,700	16,000	228,000
2015	38,300	206,900	16,000	229,200
2016	38,300	222,100	21,000	239,400
2017	38,300	222,100	26,000	234,400
2018	38,300	222,100	26,000	234,400
2019	38,300	222,100	26,000	234,400
2020	38,300	222,100	31,000	229,400
2021	38,300	222,100	31,000	229,400
2022	38,300	222,100	29,760	230,640
2023	47,900	277,600	31,000	294,500

Land Data

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


WISCASSET

Map Lot R07-029-A

Account 959

Location 76 TWO BRIDGE ROAD

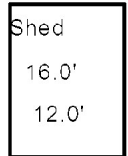
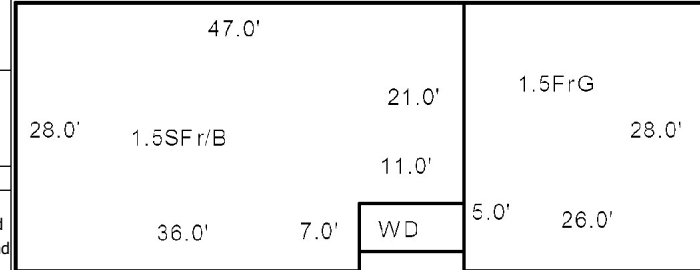
Card 1 Of 1 10/11/2023

Building Style 4 Cape Cod	SF Bsmt Living 560	Layout 1 Typical
1.Conv. 5.Colonial 9.Other	Fin Bsmt Grade 2 100	1.Typical 4. 7.
2.Ranch 6.Split 10.Double	HEARTH 0	2.Inadeq 5. 8.
3.R Ranch 7.Mod/Cont 11.Multi	Heat Type 100% 1 Hot Water BB	3. 6. 9.
4.Cape 8.Log 12.Cot.	1.HWBB 5.FWA 9.No Heat	Attic 9 None
Dwelling Units 1	2.HWCI 6.GravWA 10.	1.1/4 Fin 4.Full Fin 7.
Other Units 0	3.H Pump 7.Electric 11.	2.1/2 Fin 5.F/Stair 8.
Stories 4 One & 1/2 Story	4.Steam 8.F/Wall 12.	3.3/4 Fin 6. 9.None
1.1 4.1.5 7.	Cool Type 100% 9 None	Insulation 1 Full
2.2 5.1.75 8.	1.Refrig 4.W&C Air 7.	1.Full 4.Minimal 7.
3.3 6.2.5 9.	2.Evapor 5. 8.	2.Heavy 5.Unknown 8.
Exterior Walls 8 ALUM/VINYL	3.H Pump 6. 9.None	3.Capped 6. 9.None
1.CLAP 5.T-111 9.OTHER	Kitchen Style 2 TYPICAL	Unfinished % 15%
2.WD SH 6.BR/STONE 10.	1.GOOD 4.Obsolete 7.	Grade & Factor 4 Good 100%
3.COMP 7.NOV 11.	2.TYPICAL 5. 8.	1.E Grade 4.B Grade 7.AA+ Grad
4.ASB/ASP 8.AL/VIN 12.	3.OLD TYPE 6. 9.None	2.D Grade 5.A Grade 8.AA++Grad
Roof Surface 1 Asphalt Shingles	Bath(s) Style 2 TYPICAL	3.C Grade 6.AA Grade 9.Same
1.Asphalt 4.Composit 7.	1.GOOD 4.Obsolete 7.	SQFT (Footprint) 1239
2.Slate 5.Wood 8.	2.TYPICAL 5. 8.	Condition 4 Average
3.Metal 6.Other 9.	3.Old Type 6. 9.None	1.Poor 4.Avg 7.V G
SF Masonry Trim 0	# Rooms 4	2.Fair 5.Avg+ 8.Exc
OPEN-3-CUSTOM 0	# Bedrooms 4	3.Avg- 6.Good 9.Same
OPEN-4-CUSTOM 0	# Full Baths 2	Phys. % Good 0%
Year Built 2004	# Half Baths 0	Funct. % Good 100%
Year Remodeled 0	# Addn Fixtures 1	Functional Code 9 None
Foundation 1 Concrete	# Fireplaces 0	1.Incomp 4.SMALL 7.LAYOUT
1.Concrete 4.Wood 7.		2.O-Built 5.CDU 8.OTHER
2.C Block 5.Slab 8.		3.Defmaint 6.STYLE 9.None
3.Br/Stone 6.Piers 9.		Econ. % Good 100%
Basement 4 Full Basement		Economic Code None
1.1/4 Bmt 4.Full Bmt 7.		0.None 3.Services 9.None
2.1/2 Bmt 5.None 8.		1.Location 4.Traffic 8.
3.3/4 Bmt 6. 9.None		2.Encroach 8.Other 9.
Bsmt Gar # Cars 0		Entrance Code 1 Interior Inspect
Wet Basement 1 Dry Basement		1.Interior 4.Vacant 7.
1.Dry 4. 7.		2.Refusal 5.Estimate 8.
2.Damp 5. 8.		3.Informed 6. 9.
3.Wet 6. 9.		Information Code 1 Owner
		1.Owner 4.Agent 7.
		2.Relative 5.Estimate 8.
		3.Tenant 6.Other 9.

Date Inspected 3/15/2007

Additions, Outbuildings & Improvements

Type	Year	Units	Grade	Cond	Phys.	Funct.	Sound Value	
21 Open Frame	0	55	0 0	0	0 %	100 %		1.ONE STORY FRAM
77 1.50 ST	0	728	0 0	0	0 %	100 %		2.TWO STORY FRAM
24 Frame Shed	2014	192	4 100	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 R07-031

Account 960

Location 86 TWO BRIDGE ROAD

Card 1 Of 2 10/11/2023

FRYE, BRENT FRYE, KALEIGH 86 TWO BRIDGE ROAD WISCASSET ME 04578			Property Data			Assessment Record							
			Neighborhood 109 SOUTHEAST			Year	Land	Buildings	Exempt	Total			
			Tree Growth Year 0			2010	65,300	221,600	16,000	270,900			
			FARM LAND YEAR 0			2011	65,300	221,600	16,000	270,900			
			OPEN SPACE YEAR 0			2012	65,300	221,600	16,000	270,900			
B557P251 B5155P108 Previous Owner DANIELS, JEANNE J. C/O JOYCE PAGE PO BOX 5 LIMINGTON ME 04049 Sale Date: 6/30/2017			Zone/Land Use 21 RURAL			2013	65,300	221,600	16,000	270,900			
			Secondary Zone			2014	65,300	221,600	16,000	270,900			
						2015	65,300	221,600	16,000	270,900			
			Topography 2 Rolling			2016	65,300	221,600	0	286,900			
						1.Level 4.Below St 7.Steep 2.Rolling 5.Low 8.Rough 3.Above St 6.Swampy 9.			2017	65,300	221,600	0	286,900
Utilities 4 Drilled Well 3 Public Sewer						2018	60,300	221,600	0	281,900			
1.Public 4.Dr Well 7.Cesspool 2.Water 5.DUG/LAKE 8. 3.Sewer 6.Septic 9.None						2019	60,300	221,600	20,000	261,900			
Street 3 Gravel						2020	60,300	221,600	25,000	256,900			
1.Paved 4.Proposed 7. 2.Semi Imp 5.Private 8. 3.Gravel 6.Pub Eas 9.NoStreet						2021	60,300	221,600	25,000	256,900			
Inspection Witnessed By:						2022	60,300	221,600	24,000	257,900			
						2023	75,400	277,000	25,000	327,400			
			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							
X			Date		14.Rear Land		4.Size/Shape						
					15.Front Foot		5.Access						
							6.Restriction						
							7.Corner/Locatio						
							8.View/Environ						
No./Date		Description		Date Insp.		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							
Notes: 6/6/23 NAH- 1sFr MORE COMP (SIDING&FLOORS). 7/21/22 W/MRS- ADD ADNN INC. '18 per review of deed and tax maps(5 acres taken by cmp Makes this lot 15 +- acres) '16 per info in nursing home remove exemptions.			Sale Date 6/30/2017			Square Foot		Square Feet					
			Price 200,000										
			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			Fract. Acre		Acreage/Sites					
			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.										
WISCASSET						Total Acreage 15.00							

WISCASSET

Map Lot R07-031

Account 960

Location 86 TWO BRIDGE ROAD

Card 1

Of 2

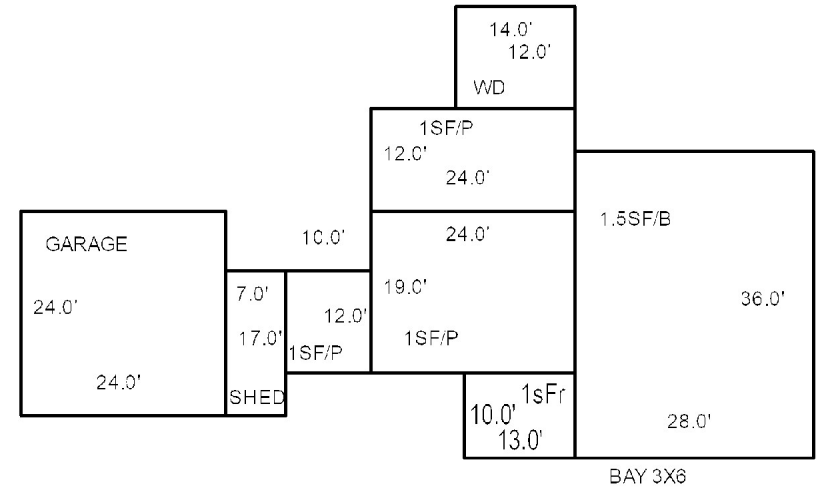
10/11/2023

Building Style 4 Cape Cod	SF Bsmt Living 0	Layout 1 Typical
1.Conv. 5.Colonial 9.Other	Fin Bsmt Grade 0 0	1.Typical 4. 7.
2.Ranch 6.Split 10.Double	HEARTH 0	2.Inadeq 5. 8.
3.R Ranch 7.Mod/Cont 11.Multi	Heat Type 100% 5 Forced Warm Air	3. 6. 9.
4.Cape 8.Log 12.Cot.	1.HWBB 5.FWA 9.No Heat	Attic 9 None
Dwelling Units 1	2.HWCI 6.GravWA 10.	1.1/4 Fin 4.Full Fin 7.
Other Units 0	3.H Pump 7.Electric 11.	2.1/2 Fin 5.F/Stair 8.
Stories 4 One & 1/2 Story	4.Steam 8.F/Wall 12.	3.3/4 Fin 6. 9.None
1.1 4.1.5 7.	Cool Type 0% 9 None	Insulation 4 Minimal
2.2 5.1.75 8.	1.Refrig 4.W&C Air 7.	1.Full 4.Minimal 7.
3.3 6.2.5 9.	2.Evapor 5. 8.	2.Heavy 5.Unknown 8.
Exterior Walls 1 CLAPBOARD	3.H Pump 6. 9.None	3.Capped 6. 9.None
1.CLAP 5.T-111 9.OTHER	Kitchen Style 2 TYPICAL	Unfinished % 0%
2.WD SH 6.BR/STONE 10.	1.GOOD 4.Obsolete 7.	Grade & Factor 4 Good 95%
3.COMP 7.NOV 11.	2.TYPICAL 5. 8.	1.E Grade 4.B Grade 7.AA+ Grad
4.ASB/ASP 8.AL/VIN 12.	3.OLD TYPE 6. 9.None	2.D Grade 5.A Grade 8.AA++Grad
Roof Surface 1 Asphalt Shingles	Bath(s) Style 2 TYPICAL	3.C Grade 6.AA Grade 9.Same
1.Asphalt 4.Composit 7.	1.GOOD 4.Obsolete 7.	SQFT (Footprint) 1008
2.Slate 5.Wood 8.	2.TYPICAL 5. 8.	Condition 4 Average
3.Metal 6.Other 9.	3.Old Type 6. 9.None	1.Poor 4.Avg 7.V G
SF Masonry Trim 0	# Rooms 7	2.Fair 5.Avg+ 8.Exc
OPEN-3-CUSTOM 0	# Bedrooms 4	3.Avg- 6.Good 9.Same
OPEN-4-CUSTOM 0	# Full Baths 1	Phys. % Good 0%
Year Built 1805	# Half Baths 1	Funct. % Good 100%
Year Remodeled 0	# Addn Fixtures 0	Functional Code 9 None
Foundation 3 Brick &/or Stone	# Fireplaces 1	1.Incomp 4.SMALL 7.LAYOUT
1.Concrete 4.Wood 7.		2.O-Built 5.CDU 8.OTHER
2.C Block 5.Slab 8.		3.Defmaint 6.STYLE 9.None
3.Br/Stone 6.Piers 9.		Econ. % Good 100%
Basement 2 1/2 Basement		Economic Code None
1.1/4 Bmt 4.Full Bmt 7.		0.None 3.Services 9.None
2.1/2 Bmt 5.None 8.		1.Location 4.Traffic 8.
3.3/4 Bmt 6. 9.None		2.Encroach 8.Other 9.
Bsmt Gar # Cars 0		Entrance Code 3 Information Only
Wet Basement 3 Wet Basement		1.Interior 4.Vacant 7.
1.Dry 4. 7.		2.Refusal 5.Estimate 8.
2.Damp 5. 8.		3.Informed 6. 9.
3.Wet 6. 9.		Information Code 1 Owner
		1.Owner 4.Agent 7.
		2.Relative 5.Estimate 8.
		3.Tenant 6.Other 9.

Date Inspected 1/31/2007

Additions, Outbuildings & Improvements

Type	Year	Units	Grade	Cond	Phys.	Funct.	Sound Value
1 ONE STORY	0	288	0 0	0	0 %	0 %	
1 ONE STORY	0	456	0 0	0	0 %	0 %	
22 Encl Frame Porch	0	24	0 0	0	0 %	0 %	
28 Unfinished Attic	0	456	0 0	0	0 %	0 %	
23 Frame Garage	1970	576	3 100	4	0 %	100 %	
68 Wood Deck	1990	168	3 100	4	0 %	100 %	
24 Frame Shed	0	119	0 0	0	0 %	0 %	
157 1.50 ST	1900	3200	3 100	4	0 %	100 %	
1 ONE STORY	0	120	0 0	0	0 %	0 %	
25 Frame Bay	0	18	0 0	0	0 %	0 %	



BARN 40X60



Map Lot R07-031

Account 960

Location 86 TWO BRIDGE ROAD

Card 2 Of 2 10/11/2023

FRYE, BRENT FRYE, KALEIGH 86 TWO BRIDGE ROAD WISCASSET ME 04578 B557P251 B5155P108			Property Data			Assessment Record							
			Neighborhood 109 SOUTHEAST			Year	Land	Buildings	Exempt	Total			
			Tree Growth Year 0			2022	0	4,300	0	4,300			
			FARM LAND YEAR 0			2023	0	9,700	0	9,700			
			OPEN SPACE YEAR 0										
Previous Owner DANIELS, JEANNE J. C/O JOYCE PAGE PO BOX 5 LIMINGTON ME 04049 Sale Date: 6/30/2017			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 3 Gravel										
			1.Paved 4.Proposed 7. 2.Semi Imp 5.Private 8. 3.Gravel 6.Pub Eas 9.NoStreet										
Inspection Witnessed By:			TREE GROWTH PLAN 0			Land Data							
			CONSERV EASE 0										
			Sale Data										
			Sale Date 6/30/2017										
X Date			Price 200,000			Front Foot		Type	Effective		Influence		Influence Codes
			Sale Type 2 Land & Buildings						Frontage	Depth	Factor	Code	
			1.Land 4.Mobile 7. 2.L & B 5.Other 8. 3.Building 6. 9.										
			Financing 9 Unknown										
Notes:			1.Convent 4.Seller 7. 2.FHA/VA 5.Private 8. 3.Assumed 6.Cash 9.Unknown			Square Foot			Square Feet				
			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										
WISCASSET			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			Acreage/Sites				
						Total Acreage		0.00					

WISCASSET




WISCASSET

Map Lot R07-031

Account 960

Location 86 TWO BRIDGE ROAD

Card 2 Of 2 10/11/2023

Building Style			SF Bsmt Living			Layout		
1.Conv.	5.Colonial	9.Other	Fin Bsmt Grade			1.Typical	4.	7.
2.Ranch	6.Split	10.Double	HEARTH			2.Inadeq	5.	8.
3.R Ranch	7.Mod/Cont	11.Multi	Heat Type 100%			3.	6.	9.
4.Cape	8.Log	12.Cot.	1.HWBB	5.FWA	9.No Heat	Attic		
Dwelling Units			2.HWCI	6.GravWA	10.	1.1/4 Fin	4.Full Fin	7.
Other Units			3.H Pump	7.Electric	11.	2.1/2 Fin	5.F/Stair	8.
Stories			4.Steam	8.F/Wall	12.	3.3/4 Fin	6.	9.None
1.1	4.1.5	7.	Cool Type 0%			Insulation		
2.2	5.1.75	8.	1.Refrig	4.W&C Air	7.	1.Full	4.Minimal	7.
3.3	6.2.5	9.	2.Evapor	5.	8.	2.Heavy	5.Unknown	8.
Exterior Walls			3.H Pump	6.	9.None	3.Capped	6.	9.None
1.CLAP	5.T-111	9.OTHER	Kitchen Style			Unfinished %		
2.WD SH	6.BR/STONE	10.	1.GOOD	4.Obsolete	7.	Grade & Factor		
3.COMP	7.NOV	11.	2.TYPICAL	5.	8.	1.E Grade	4.B Grade	7.AA+ Grad
4.ASB/ASP	8.AL/VIN	12.	3.OLD TYPE	6.	9.None	2.D Grade	5.A Grade	8.AA++Grad
Roof Surface			Bath(s) Style			3.C Grade	6.AA Grade	9.Same
1.Asphalt	4.Composit	7.	1.GOOD	4.Obsolete	7.	SQFT (Footprint)		
2.Slate	5.Wood	8.	2.TYPICAL	5.	8.	Condition		
3.Metal	6.Other	9.	3.Old Type	6.	9.None	1.Poor	4.Avg	7.V G
SF Masonry Trim			# Rooms			2.Fair	5.Avg+	8.Exc
OPEN-3-CUSTOM			# Bedrooms			3.Avg-	6.Good	9.Same
OPEN-4-CUSTOM			# Full Baths			Phys. % Good		
Year Built			# Half Baths			Funct. % Good		
Year Remodeled			# Addn Fixtures			Functional Code		
Foundation			# Fireplaces			1.Incomp	4.SMALL	7.LAYOUT
1.Concrete	4.Wood	7.				2.O-Built	5.CDU	8.OTHER
2.C Block	5.Slab	8.				3.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 1/31/2007						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
1 ONE STORY	2021	130	9 100	4	0 %	90 %		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 R07-032

Account 961

Location 73 TWO BRIDGE ROAD

Card 1 Of 1 10/11/2023

JAMES, ANDREW M
JAMES, CAROL M
WISCASSET ME 04578

B2199P172

Inspection Witnessed By:

X

Date

No./Date	Description	Date Insp.

Notes:

2002-DECKS ADDED IN 2002, 17 X 16. ALSO CHANGED
CONDITION FROM 6 TO 4.
2012-added 5 x 8 OFP.

WISCASSET

Property Data

Neighborhood	109 SOUTHEAST		
Tree Growth Year	0		
FARM LAND YEAR	0		
OPEN SPACE YEAR	0		
Zone/Land Use	21 RURAL		
Secondary Zone			
Topography	1 Level		
1.Level	4.Below St	7.Steep	
2.Rolling	5.Low	8.Rough	
3.Above St	6.Swampy	9.	
Utilities	4 Drilled Well	6 Septic System	
1.Public	4.Dr Well	7.Cesspool	
2.Water	5.DUG/LAKE	8.	
3.Sewer	6.Septic	9.None	
Street	1 Paved		
1.Paved	4.Proposed	7.	
2.Semi Imp	5.Private	8.	
3.Gravel	6.Pub Eas	9.NoStreet	
TREE GROWTH PLAN	0		
CONSERV EASE	0		
Sale Data			
Sale Date	11/01/1996		
Price	71,500		
Sale Type	2 Land & Buildings		
1.Land	4.Mobile	7.	
2.L & B	5.Other	8.	
3.Building	6.	9.	
Financing	9 Unknown		
1.Convent	4.Seller	7.	
2.FHA/VA	5.Private	8.	
3.Assumed	6.Cash	9.Unknown	
Validity	1 Arms Length Sale		
1.Valid	4.Split	7.Renovate	
2.Related	5.Partial	8.Other	
3.Distress	6.Exempt	9.Foreclose	
Verified	5 Public Record		
1.Buyer	4.Agent	7.Family	
2.Seller	5.Pub Rec	8.Other	
3.Lender	6.MLS	9.	

Assessment Record

Year	Land	Buildings	Exempt	Total
2010	37,800	71,200	10,000	99,000
2011	37,800	71,200	10,000	99,000
2012	37,800	71,200	10,000	99,000
2013	37,800	72,200	10,000	100,000
2014	37,800	72,200	10,000	100,000
2015	37,800	72,200	10,000	100,000
2016	37,800	72,200	15,000	95,000
2017	37,800	72,200	20,000	90,000
2018	37,800	72,200	20,000	90,000
2019	37,800	72,200	20,000	90,000
2020	37,800	72,200	25,000	85,000
2021	37,800	72,200	25,000	85,000
2022	37,800	72,200	24,000	86,000
2023	47,200	90,200	25,000	112,400

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		1.73				


WISCASSET

Map Lot R07-032

Account 961

Location 73 TWO BRIDGE ROAD

Card 1 Of 1 10/11/2023

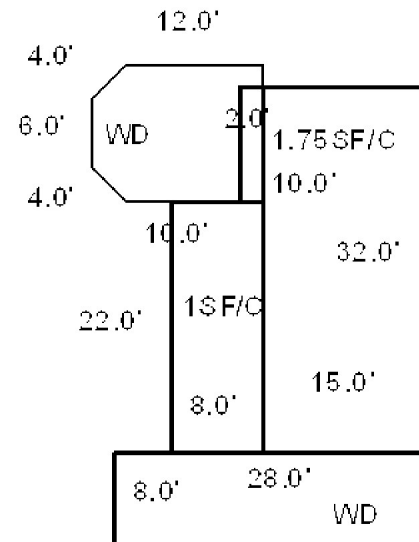
Building Style 1 Conventional	SF Bsmt Living 0	Layout 1 Typical
1.Conv. 5.Colonial 9.Other	Fin Bsmt Grade 0 0	1.Typical 4. 7.
2.Ranch 6.Split 10.Double	HEARTH 0	2.Inadeq 5. 8.
3.R Ranch 7.Mod/Cont 11.Multi	Heat Type 100% 5 Forced Warm Air	3. 6. 9.
4.Cape 8.Log 12.Cot.	1.HWBB 5.FWA 9.No Heat	Attic 9 None
Dwelling Units 1	2.HWCI 6.GravWA 10.	1.1/4 Fin 4.Full Fin 7.
Other Units 0	3.H Pump 7.Electric 11.	2.1/2 Fin 5.F/Stair 8.
Stories 5 One & 3/4 Story	4.Steam 8.F/Wall 12.	3.3/4 Fin 6. 9.None
1.1 4.1.5 7.	Cool Type 0% 9 None	Insulation 1 Full
2.2 5.1.75 8.	1.Refrig 4.W&C Air 7.	1.Full 4.Minimal 7.
3.3 6.2.5 9.	2.Evapor 5. 8.	2.Heavy 5.Unknown 8.
Exterior Walls 8 ALUM/VINYL	3.H Pump 6. 9.None	3.Capped 6. 9.None
1.CLAP 5.T-111 9.OTHER	Kitchen Style 1 GOOD	Unfinished % 0%
2.WD SH 6.BR/STONE 10.	1.GOOD 4.Obsolete 7.	Grade & Factor 3 Average 105%
3.COMP 7.NOV 11.	2.TYPICAL 5. 8.	1.E Grade 4.B Grade 7.AA+ Grad
4.ASB/ASP 8.AL/VIN 12.	3.OLD TYPE 6. 9.None	2.D Grade 5.A Grade 8.AA++Grad
Roof Surface 1 Asphalt Shingles	Bath(s) Style 2 TYPICAL	3.C Grade 6.AA Grade 9.Same
1.Asphalt 4.Composit 7.	1.GOOD 4.Obsolete 7.	SQFT (Footprint) 480
2.Slate 5.Wood 8.	2.TYPICAL 5. 8.	Condition 5 Above Average
3.Metal 6.Other 9.	3.Old Type 6. 9.None	1.Poor 4.Avg 7.V G
SF Masonry Trim 0	# Rooms 5	2.Fair 5.Avg+ 8.Exc
OPEN-3-CUSTOM 0	# Bedrooms 3	3.Avg- 6.Good 9.Same
OPEN-4-CUSTOM 0	# Full Baths 1	Phys. % Good 0%
Year Built 1948	# Half Baths 1	Funct. % Good 100%
Year Remodeled 1999	# Addn Fixtures 0	Functional Code 9 None
Foundation 1 Concrete	# Fireplaces 0	1.Incomp 4.SMALL 7.LAYOUT
1.Concrete 4.Wood 7.		2.O-Built 5.CDU 8.OTHER
2.C Block 5.Slab 8.		3.Defmaint 6.STYLE 9.None
3.Br/Stone 6.Piers 9.		Econ. % Good 100%
Basement 5 Crawl Space		Economic Code None
1.1/4 Bmt 4.Full Bmt 7.		0.None 3.Services 9.None
2.1/2 Bmt 5.None 8.		1.Location 4.Traffic 8.
3.3/4 Bmt 6. 9.None		2.Encroach 8.Other 9.
Bsmt Gar # Cars 0		Entrance Code 1 Interior Inspect
Wet Basement 9 No Basement		1.Interior 4.Vacant 7.
1.Dry 4. 7.		2.Refusal 5.Estimate 8.
2.Damp 5. 8.		3.Informed 6. 9.
3.Wet 6. 9.		Information Code 1 Owner
		1.Owner 4.Agent 7.
		2.Relative 5.Estimate 8.
		3.Tenant 6.Other 9.

Date Inspected 1/30/2007

Additions, Outbuildings & Improvements

Type	Year	Units	Grade	Cond	Phys.	Funct.	Sound Value
1 ONE STORY	1999	176	0 0	0	0 %	0 %	
68 Wood Deck	1985	224	3 100	4	0 %	100 %	
23 Frame Garage	1960	420	2 100	4	0 %	100 %	
24 Frame Shed	1960	325	2 100	2	0 %	100 %	
68 Wood Deck	2001	201	3 100	4	0 %	100 %	
26 1SFr Overhang	1999	20	0 0	0	0 %	0 %	
21 Open Frame	2012	40	3 100	4	0 %	100 %	
					%	%	
					%	%	
					%	%	

SHED 13X25



GARAGE 20X14

CANOPY 10X20



Property Data			Assessment Record							
Neighborhood 109 SOUTHEAST			Year	Land	Buildings	Exempt	Total			
			2010	60,300	0	0	60,300			
Tree Growth Year 0			2011	60,300	500	0	60,800			
FARM LAND YEAR 0			2012	60,300	500	0	60,800			
OPEN SPACE YEAR 0			2013	60,300	500	0	60,800			
Zone/Land Use 21 RURAL			2014	60,300	500	0	60,800			
Secondary Zone			2015	60,300	500	0	60,800			
Topography 7 Steep			2016	60,300	500	0	60,800			
1.Level	4.Below St	7.Steep	2017	60,300	500	0	60,800			
2.Rolling	5.Low	8.Rough	2018	60,300	500	0	60,800			
3.Above St	6.Swampy	9.	2019	60,300	500	0	60,800			
Utilities 4 Drilled Well			2020	60,300	500	0	60,800			
1.Public	4.Dr Well	7.Cesspool	2021	60,300	500	0	60,800			
2.Water	5.DUG/LAKE	8.	2022	60,300	500	0	60,800			
3.Sewer	6.Septic	9.None	2023	75,400	700	0	76,100			
Street 1 Paved			Land Data							
1.Paved	4.Proposed	7.								
2.Semi Imp	5.Private	8.	Front Foot		Type	Effective		Influence		Influence Codes
3.Gravel	6.Pub Eas	9.NoStreet				Frontage	Depth	Factor	Code	
TREE GROWTH PLAN 0			11.Regular Lot				%		1.Open Space	
CONSERV EASE 0			12.Delta Triangle				%		2.Neighborhood A	
Sale Data			13.Nabla Triangle				%		3.Topography	
			14.Rear Land				%		4.Size/Shape	
Sale Date 3/01/1994			15.Front Foot				%		5.Access	
Price 35,000							%		6.Restriction	
Sale Type 1 Land Only							%		7.Corner/Locatio	
1.Land	4.Mobile	7.	Square Foot		Square Feet				8.View/Environ	
2.L & B	5.Other	8.					%		9.Fract Share	
3.Building	6.	9.					%		Acres	
Financing 9 Unknown			16.Regular Lot				%		30.Rear 20+	
1.Convent	4.Seller	7.	17.Secondary Site				%		31.Waterfront Rea	
2.FHA/VA	5.Private	8.	18.Secondary Site				%		32.Open Space	
3.Assumed	6.Cash	9.Unknown	19.Condominium				%		33.RestrictEsm	
Validity 1 Arms Length Sale			20.Base Homesite				%		34.PASTURE 1	
1.Valid	4.Split	7.Renovate	Fract. Acre		Acreage/Sites				35.HORTICULTURAL-	
2.Related	5.Partial	8.Other				20	1.00	100	%	0
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	28	10.00	100	%	0	38.Mixed Wood	
1.Buyer	4.Agent	7.Family	Acres	29	4.00	100	%	0	39.Hardwood	
2.Seller	5.Pub Rec	8.Other	24.Base Waterfron				%		40.Wasteland	
3.Lender	6.MLS	9.	25.Shallow WF Siz				%		41.CAMP SITE	
			26.Base Water Inf				%		42.Mobile Home Si	
			27.Influence W Si	Total Acreage 15.00					43.Condo Site	
			28.Rear Land 1-10						44.Site Improve	
			29.Rear Land 11-2					45.CAMP SITE		
								46.PAVING/00		

WISCASSET

Map Lot R07-033

Account 962

Location TWO BRIDGE ROAD

Card 1 Of 1 10/11/2023

Building Style			SF Bsmt Living			Layout		
1.Conv.	5.Colonial	9.Other	Fin Bsmt Grade			1.Typical	4.	7.
2.Ranch	6.Split	10.Double	HEARTH			2.Inadeq	5.	8.
3.R Ranch	7.Mod/Cont	11.Multi	Heat Type 100%			3.	6.	9.
4.Cape	8.Log	12.Cot.	1.HWBB	5.FWA	9.No Heat	Attic		
Dwelling Units			2.HWCI	6.GravWA	10.	1.1/4 Fin	4.Full Fin	7.
Other Units			3.H Pump	7.Electric	11.	2.1/2 Fin	5.F/Stair	8.
Stories			4.Steam	8.F/Wall	12.	3.3/4 Fin	6.	9.None
1.1	4.1.5	7.	Cool Type 0%			Insulation		
2.2	5.1.75	8.	1.Refrig	4.W&C Air	7.	1.Full	4.Minimal	7.
3.3	6.2.5	9.	2.Evapor	5.	8.	2.Heavy	5.Unknown	8.
Exterior Walls			3.H Pump	6.	9.None	3.Capped	6.	9.None
1.CLAP	5.T-111	9.OTHER	Kitchen Style			Unfinished %		
2.WD SH	6.BR/STONE	10.	1.GOOD	4.Obsolete	7.	Grade & Factor		
3.COMP	7.NOV	11.	2.TYPICAL	5.	8.	1.E Grade	4.B Grade	7.AA+ Grad
4.ASB/ASP	8.AL/VIN	12.	3.OLD TYPE	6.	9.None	2.D Grade	5.A Grade	8.AA++Grad
Roof Surface			Bath(s) Style			3.C Grade	6.AA Grade	9.Same
1.Asphalt	4.Composit	7.	1.GOOD	4.Obsolete	7.	SQFT (Footprint)		
2.Slate	5.Wood	8.	2.TYPICAL	5.	8.	Condition		
3.Metal	6.Other	9.	3.Old Type	6.	9.None	1.Poor	4.Avg	7.V G
SF Masonry Trim			# Rooms			2.Fair	5.Avg+	8.Exc
OPEN-3-CUSTOM			# Bedrooms			3.Avg-	6.Good	9.Same
OPEN-4-CUSTOM			# Full Baths			Phys. % Good		
Year Built			# Half Baths			Funct. % Good		
Year Remodeled			# Addn Fixtures			Functional Code		
Foundation			# Fireplaces			1.Incomp	4.SMALL	7.LAYOUT
1.Concrete	4.Wood	7.				2.O-Built	5.CDU	8.OTHER
2.C Block	5.Slab	8.				3.Defmait	6.STYLE	9.None
3.Br/Stone	6.Piers	9.				Econ. % Good		
Basement						Economic Code		
1.1/4 Bmt	4.Full Bmt	7.				0.None	3.Services	9.None
2.1/2 Bmt	5.None	8.				1.Location	4.Traffic	8.
3.3/4 Bmt	6.	9.None				2.Encroach	8.Other	9.
Bsmt Gar # Cars						Entrance Code 4 Unoccupied		
Wet Basement						1.Interior	4.Vacant	7.
1.Dry	4.	7.				2.Refusal	5.Estimate	8.
2.Damp	5.	8.				3.Informed	6.	9.
3.Wet	6.	9.				Information Code 5 Estimate		
Date Inspected 1/30/2007						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
24 Frame Shed	2010	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 R07-034

Account 963

Location 33 TWO BRIDGE ROAD

Card 1 Of 1 10/11/2023

FOGG, PETER H
FOGG, TERESA J C
WISCASSET ME 04578

B1178P119

Inspection Witnessed By:

X

Date

No./Date	Description	Date Insp.

Notes:

WISCASSET

Property Data			Assessment Record						
Neighborhood 109 SOUTHEAST			Year	Land	Buildings	Exempt	Total		
			2010	78,300	213,300	10,000	281,600		
Tree Growth Year 0			2011	78,300	213,300	10,000	281,600		
FARM LAND YEAR 0			2012	78,300	213,300	10,000	281,600		
OPEN SPACE YEAR 0			2013	78,300	213,300	10,000	281,600		
Zone/Land Use 21 RURAL			2014	78,300	213,300	10,000	281,600		
			2015	78,300	213,300	10,000	281,600		
Secondary Zone			2016	78,300	213,300	15,000	276,600		
Topography 2 Rolling			2017	78,300	213,300	20,000	271,600		
1.Level	4.Below St	7.Steep	2018	78,300	213,300	20,000	271,600		
2.Rolling	5.Low	8.Rough	2019	78,300	213,300	20,000	271,600		
3.Above St	6.Swampy	9.	2020	78,300	213,300	25,000	266,600		
Utilities	4 Drilled Well	6 Septic System	2021	78,300	213,300	25,000	266,600		
1.Public	4.Dr Well	7.Cesspool	2022	78,300	213,300	24,000	267,600		
2.Water	5.DUG/LAKE	8.	2023	97,900	266,600	25,000	339,500		
3.Sewer	6.Septic	9.None	Land Data						
Street	1 Paved								
1.Paved	4.Proposed	7.	Front Foot	Type	Effective		Influence		Influence Codes
2.Semi Imp	5.Private	8.			Frontage	Depth	Factor	Code	
3.Gravel	6.Pub Eas	9.NoStreet				%		1.Open Space	
TREE GROWTH PLAN 0				11.Regular Lot			%		2.Neighborhood A
CONSERV EASE 0				12.Delta Triangle			%		3.Topography
Sale Data				13.Nabla Triangle			%		4.Size/Shape
				14.Rear Land			%		5.Access
Sale Date			15.Front Foot			%		6.Restriction	
Price						%		7.Corner/Locatio	
Sale Type						%		8.View/Environ	
1.Land	4.Mobile	7.	Square Foot	Square Feet				9.Fract Share	
2.L & B	5.Other	8.					%		
3.Building	6.	9.					%		
Financing							%		
1.Convent	4.Seller	7.					%		
2.FHA/VA	5.Private	8.					%		
3.Assumed	6.Cash	9.Unknown					%		
Validity			Fract. Acre	Acreage/Sites					
1.Valid	4.Split	7.Renovate		20		1.00	100	%	0
2.Related	5.Partial	8.Other		21		1.00	100	%	0
3.Distress	6.Exempt	9.Foreclose		28		10.00	100	%	0
Verified				29		10.00	100	%	0
				30		24.00	100	%	0
1.Buyer	4.Agent	7.Family					%		
2.Seller	5.Pub Rec	8.Other	Total Acreage 45.00					42.Mobile Home Si	
3.Lender	6.MLS	9.							
								43.Condo Site	
								44.Site Improveve	
								45.CAMP SITE	

WISCASSET

Map Lot R07-034

Account 963

Location 33 TWO BRIDGE ROAD

Card 1 Of 1 10/11/2023

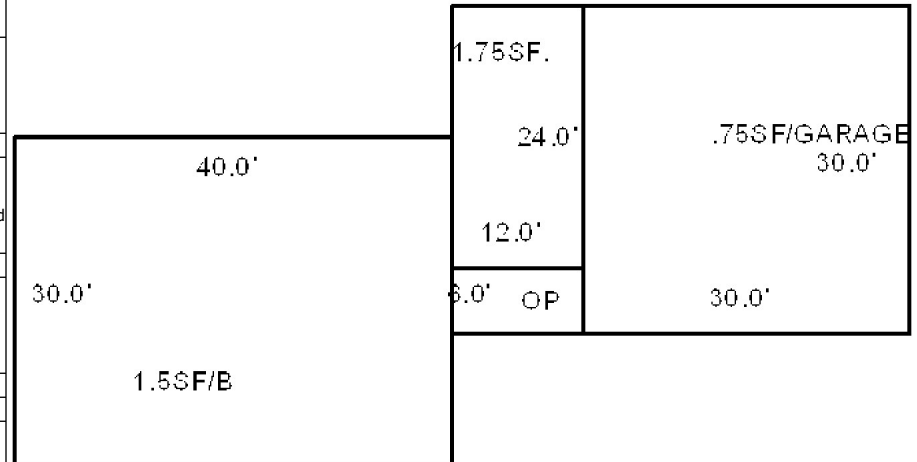
Building Style 4 Cape Cod	SF Bsmt Living 0	Layout 1 Typical
1.Conv. 5.Colonial 9.Other	Fin Bsmt Grade 0 0	1.Typical 4. 7.
2.Ranch 6.Split 10.Double	HEARTH 0	2.Inadeq 5. 8.
3.R Ranch 7.Mod/Cont 11.Multi	Heat Type 67% 5 Forced Warm Air	3. 6. 9.
4.Cape 8.Log 12.Cot.	1.HWBB 5.FWA 9.No Heat	Attic 9 None
Dwelling Units 1	2.HWCI 6.GravWA 10.	1.1/4 Fin 4.Full Fin 7.
Other Units 0	3.H Pump 7.Electric 11.	2.1/2 Fin 5.F/Stair 8.
Stories 5 One & 3/4 Story	4.Steam 8.F/Wall 12.	3.3/4 Fin 6. 9.None
1.1 4.1.5 7.	Cool Type 0% 9 None	Insulation 1 Full
2.2 5.1.75 8.	1.Refrig 4.W&C Air 7.	1.Full 4.Minimal 7.
3.3 6.2.5 9.	2.Evapor 5. 8.	2.Heavy 5.Unknown 8.
Exterior Walls 1 CLAPBOARD	3.H Pump 6. 9.None	3.Capped 6. 9.None
1.CLAP 5.T-111 9.OTHER	Kitchen Style 2 TYPICAL	Unfinished % 0%
2.WD SH 6.BR/STONE 10.	1.GOOD 4.Obsolete 7.	Grade & Factor 4 Good 100%
3.COMP 7.NOV 11.	2.TYPICAL 5. 8.	1.E Grade 4.B Grade 7.AA+ Grad
4.ASB/ASP 8.AL/VIN 12.	3.OLD TYPE 6. 9.None	2.D Grade 5.A Grade 8.AA++Grad
Roof Surface 1 Asphalt Shingles	Bath(s) Style 2 TYPICAL	3.C Grade 6.AA Grade 9.Same
1.Asphalt 4.Composit 7.	1.GOOD 4.Obsolete 7.	SQFT (Footprint) 1200
2.Slate 5.Wood 8.	2.TYPICAL 5. 8.	Condition 5 Above Average
3.Metal 6.Other 9.	3.Old Type 6. 9.None	1.Poor 4.Avg 7.V G
SF Masonry Trim 0	# Rooms 8	2.Fair 5.Avg+ 8.Exc
OPEN-3-CUSTOM 0	# Bedrooms 2	3.Avg- 6.Good 9.Same
OPEN-4-CUSTOM 0	# Full Baths 3	Phys. % Good 0%
Year Built 1830	# Half Baths 0	Funct. % Good 100%
Year Remodeled 0	# Addn Fixtures 2	Functional Code 9 None
Foundation 3 Brick &/or Stone	# Fireplaces 1	1.Incomp 4.SMALL 7.LAYOUT
1.Concrete 4.Wood 7.		2.O-Built 5.CDU 8.OTHER
2.C Block 5.Slab 8.		3.Defmaint 6.STYLE 9.None
3.Br/Stone 6.Piers 9.		Econ. % Good 100%
Basement 4 Full Basement		Economic Code None
1.1/4 Bmt 4.Full Bmt 7.		0.None 3.Services 9.None
2.1/2 Bmt 5.None 8.		1.Location 4.Traffic 8.
3.3/4 Bmt 6. 9.None		2.Encroach 8.Other 9.
Bsmt Gar # Cars 0		Entrance Code 1 Interior Inspect
Wet Basement 3 Wet Basement		1.Interior 4.Vacant 7.
1.Dry 4. 7.		2.Refusal 5.Estimate 8.
2.Damp 5. 8.		3.Informed 6. 9.
3.Wet 6. 9.		Information Code 1 Owner
		1.Owner 4.Agent 7.
		2.Relative 5.Estimate 8.
		3.Tenant 6.Other 9.

Date Inspected 1/30/2007

Additions, Outbuildings & Improvements

Type	Year	Units	Grade	Cond	Phys.	Funct.	Sound Value	
24 Frame Shed	1990	192	3 100	4	0 %	100 %		1.ONE STORY FRAM
21 Open Frame	1999	72	4 100	4	0 %	100 %		2.TWO STORY FRAM
92 3/4S AD/GAR.....	1999	900	0 0	0	0 %	0 %		3.THREE STORY FR
5 1 & 3/4 STORY FR	1999	288	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

SHED 12X16



Map Lot R07-035

Account 2013

Location TWO BRIDGE ROAD

Card 1 Of 1 10/11/2023

CENTRAL MAINE POWER
c/o AVANGRID MANAGEMENT COMPANY-LOCAL TAXES
PORTLAND ME 04101

CENTRAL MAINE POWER c/o AVANGRID MANAGEMENT COMPANY-LOCAL TAXES PORTLAND ME 04101			Property Data			Assessment Record					
			Neighborhood 109 SOUTHEAST			Year	Land	Buildings	Exempt	Total	
			Tree Growth Year 0			2010	6,000	0	0	6,000	
			FARM LAND YEAR 0			2011	6,000	0	0	6,000	
			OPEN SPACE YEAR 0			2012	6,000	0	0	6,000	
			Zone/Land Use 23 UTILITY ROW			2013	6,000	0	0	6,000	
			Secondary Zone			2014	6,000	0	0	6,000	
						2015	6,000	0	0	6,000	
			Topography 2 Rolling			2016	6,000	0	0	6,000	
1.Level 4.Below St 7.Steep 2.Rolling 5.Low 8.Rough 3.Above St 6.Swampy 9.						2017	6,000	0	0	6,000	
						2018	6,000	0	0	6,000	
						2019	6,000	0	0	6,000	
Utilities 9 NoWater/NoSewer 1.Public 4.Dr Well 7.Cesspool 2.Water 5.DUG/LAKE 8. 3.Sewer 6.Septic 9.None						2020	6,000	0	0	6,000	
						2021	6,000	0	0	6,000	
						2022	6,000	0	0	6,000	
Inspection Witnessed By: <											

WISCASSET

Map Lot R07-035

Account 2013

Location TWO BRIDGE 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 67%			3. 6. 9.		
4.Cape	8.Log	12.Cot.	1.HWBB 5.FWA 9.No Heat			Attic		
Dwelling Units			2.HWCI 6.GravWA 10.			1.1/4 Fin 4.Full Fin 7.		
Other Units			3.H Pump 7.Electric 11.			2.1/2 Fin 5.F/Stair 8.		
Stories			4.Steam 8.F/Wall 12.			3.3/4 Fin 6. 9.None		
1.1	4.1.5	7.	Cool Type 0%			Insulation		
2.2	5.1.75	8.	1.Refrig 4.W&C Air 7.			1.Full 4.Minimal 7.		
3.3	6.2.5	9.	2.Evapor 5. 8.			2.Heavy 5.Unknown 8.		
Exterior Walls			3.H Pump 6. 9.None			3.Capped 6. 9.None		
1.CLAP	5.T-111	9.OTHER	Kitchen Style			Unfinished %		
2.WD SH	6.BR/STONE	10.	1.GOOD 4.Obsolete 7.			Grade & Factor		
3.COMP	7.NOV	11.	2.TYPICAL 5. 8.			1.E Grade 4.B Grade 7.AA+ Grad		
4.ASB/ASP	8.AL/VIN	12.	3.OLD TYPE 6. 9.None			2.D Grade 5.A Grade 8.AA++Grad		
Roof Surface			Bath(s) Style			3.C Grade 6.AA Grade 9.Same		
1.Asphalt	4.Composit	7.	1.GOOD 4.Obsolete 7.			SQFT (Footprint)		
2.Slate	5.Wood	8.	2.TYPICAL 5. 8.			Condition		
3.Metal	6.Other	9.	3.Old Type 6. 9.None			1.Poor 4.Avg 7.V G		
SF Masonry Trim			# Rooms			2.Fair 5.Avg+ 8.Exc		
OPEN-3-CUSTOM			# Bedrooms			3.Avg- 6.Good 9.Same		
OPEN-4-CUSTOM			# Full Baths			Phys. % Good		
Year Built			# Half Baths			Funct. % Good		
Year Remodeled			# Addn Fixtures			Functional Code		
Foundation			# Fireplaces			1.Incomp 4.SMALL 7.LAYOUT		
1.Concrete	4.Wood	7.				2.O-Built 5.CDU 8.OTHER		
2.C Block	5.Slab	8.				3.Defmait 6.STYLE 9.None		
3.Br/Stone	6.Piers	9.				Econ. % Good		
Basement						Economic Code		
1.1/4 Bmt	4.Full Bmt	7.				0.None 3.Services 9.None		
2.1/2 Bmt	5.None	8.				1.Location 4.Traffic 8.		
3.3/4 Bmt	6.	9.None				2.Encroach 8.Other 9.		
Bsmt Gar # Cars						Entrance Code 4 Unoccupied		
Wet Basement						1.Interior 4.Vacant 7.		
1.Dry	4.	7.				2.Refusal 5.Estimate 8.		
2.Damp	5.	8.	3.Informed 6. 9.					
3.Wet	6.	9.	Information Code 5 Estimate					
Date Inspected			1.Owner 4.Agent 7.			2.Relative 5.Estimate 8.		
			2.Relative 5.Estimate 8.			3.Tenant 6.Other 9.		
Additions, Outbuildings & Improvements								1.ONE STORY FRAM
Type	Year	Units	Grade	Cond	Phys.	Funct.	Sound Value	2.TWO STORY FRAM
					%	%		3.THREE STORY FR
					%	%		4.1 & 1/2 STORY
					%	%		5.1 & 3/4 STORY
					%	%		6.2 & 1/2 STORY
					%	%		21.Open Frame Por
					%	%		22.Encl Frame Por
					%	%		23.Frame Garage
					%	%		24.Frame Shed
					%	%		25.Frame Bay Wind
					%	%		26.1SFr Overhang
					%	%		27.Unfin Basement
					%	%		28.Unfinished Att
					%	%		29.Finished Attic

Map Lot R07-036

Account 964

Location TWO BRIDGE ROAD

Card 1 Of 1 10/11/2023

FOGG, PETER H
FOGG, TERESA J C
WISCASSET ME 04578

B1178P119

Inspection Witnessed By:

X

Date

No./Date	Description	Date Insp.

Notes:

WISCASSET

Property Data			Assessment Record				
Neighborhood 109 SOUTHEAST			Year	Land	Buildings	Exempt	Total
			2010	34,800	0	0	34,800
			2011	34,800	0	0	34,800
Tree Growth Year 0			2012	34,800	0	0	34,800
FARM LAND YEAR 0			2013	34,800	0	0	34,800
OPEN SPACE YEAR 0			2014	34,800	0	0	34,800
Zone/Land Use 21 RURAL			2015	34,800	0	0	34,800
			2016	34,800	0	0	34,800
			2017	34,800	0	0	34,800
Secondary Zone			2018	34,800	0	0	34,800
Topography 2 Rolling			2019	34,800	0	0	34,800
			2020	34,800	0	0	34,800
			2021	34,800	0	0	34,800
1.Level	4.Below St	7.Steep	2022	34,800	0	0	34,800
2.Rolling	5.Low	8.Rough	2023	43,500	0	0	43,500
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.					

WISCASSET

Map Lot R07-036

Account 964

Location TWO BRIDGE 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 67%			3. 6. 9.		
4.Cape	8.Log	12.Cot.	1.HWBB 5.FWA 9.No Heat			Attic		
Dwelling Units			2.HWCI 6.GravWA 10.			1.1/4 Fin 4.Full Fin 7.		
Other Units			3.H Pump 7.Electric 11.			2.1/2 Fin 5.F/Stair 8.		
Stories			4.Steam 8.F/Wall 12.			3.3/4 Fin 6. 9.None		
1.1	4.1.5	7.	Cool Type 0%			Insulation		
2.2	5.1.75	8.	1.Refrig 4.W&C Air 7.			1.Full 4.Minimal 7.		
3.3	6.2.5	9.	2.Evapor 5. 8.			2.Heavy 5.Unknown 8.		
Exterior Walls			3.H Pump 6. 9.None			3.Capped 6. 9.None		
1.CLAP	5.T-111	9.OTHER	Kitchen Style			Unfinished %		
2.WD SH	6.BR/STONE	10.	1.GOOD 4.Obsolete 7.			Grade & Factor		
3.COMP	7.NOV	11.	2.TYPICAL 5. 8.			1.E Grade 4.B Grade 7.AA+ Grad		
4.ASB/ASP	8.AL/VIN	12.	3.OLD TYPE 6. 9.None			2.D Grade 5.A Grade 8.AA++Grad		
Roof Surface			Bath(s) Style			3.C Grade 6.AA Grade 9.Same		
1.Asphalt	4.Composit	7.	1.GOOD 4.Obsolete 7.			SQFT (Footprint)		
2.Slate	5.Wood	8.	2.TYPICAL 5. 8.			Condition		
3.Metal	6.Other	9.	3.Old Type 6. 9.None			1.Poor 4.Avg 7.V G		
SF Masonry Trim			# Rooms			2.Fair 5.Avg+ 8.Exc		
OPEN-3-CUSTOM			# Bedrooms			3.Avg- 6.Good 9.Same		
OPEN-4-CUSTOM			# Full Baths			Phys. % Good		
Year Built			# Half Baths			Funct. % Good		
Year Remodeled			# Addn Fixtures			Functional Code		
Foundation			# Fireplaces			1.Incomp 4.SMALL 7.LAYOUT		
1.Concrete	4.Wood	7.				2.O-Built 5.CDU 8.OTHER		
2.C Block	5.Slab	8.				3.Defmaint 6.STYLE 9.None		
3.Br/Stone	6.Piers	9.				Econ. % Good		
Basement						Economic Code		
1.1/4 Bmt	4.Full Bmt	7.				0.None 3.Services 9.None		
2.1/2 Bmt	5.None	8.				1.Location 4.Traffic 8.		
3.3/4 Bmt	6.	9.None				2.Encroach 8.Other 9.		
Bsmt Gar # Cars						Entrance Code 4 Unoccupied		
Wet Basement						1.Interior 4.Vacant 7.		
1.Dry	4.	7.				2.Refusal 5.Estimate 8.		
2.Damp	5.	8.				3.Informed 6. 9.		
3.Wet	6.	9.				Information Code 5 Estimate		
						1.Owner 4.Agent 7.		
						2.Relative 5.Estimate 8.		
						3.Tenant 6.Other 9.		

Date Inspected 1/30/2007

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

Card 1 Of 1 10/11/2023

WISCASSET

46.PAVING/00

WISCASSET

Map Lot R07-037

Account 965

Location 297 BIRCH POINT ROAD

Card 1

Of 1

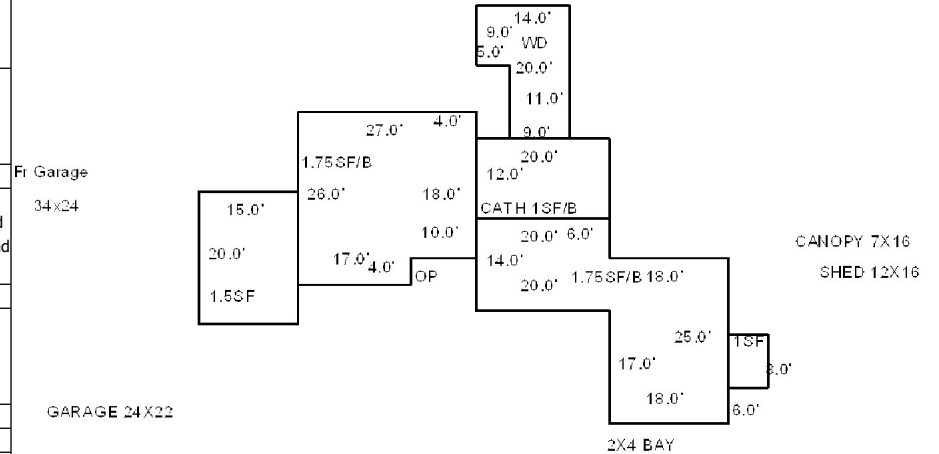
10/11/2023

Building Style 1 Conventional	SF Bsmt Living 0	Layout 1 Typical
1.Conv. 5.Colonial 9.Other	Fin Bsmt Grade 0 0	1.Typical 4. 7.
2.Ranch 6.Split 10.Double	HEARTH 0	2.Inadeq 5. 8.
3.R Ranch 7.Mod/Cont 11.Multi	Heat Type 100% 5 Forced Warm Air	3. 6. 9.
4.Cape 8.Log 12.Cot.	1.HWBB 5.FWA 9.No Heat	Attic 9 None
Dwelling Units 1	2.HWCI 6.GravWA 10.	1.1/4 Fin 4.Full Fin 7.
Other Units 0	3.H Pump 7.Electric 11.	2.1/2 Fin 5.F/Stair 8.
Stories 5 One & 3/4 Story	4.Steam 8.F/Wall 12.	3.3/4 Fin 6. 9.None
1.1 4.1.5 7.	Cool Type 0% 9 None	Insulation 1 Full
2.2 5.1.75 8.	1.Refrig 4.W&C Air 7.	1.Full 4.Minimal 7.
3.3 6.2.5 9.	2.Evapor 5. 8.	2.Heavy 5.Unknown 8.
Exterior Walls 8 ALUM/VINYL	3.H Pump 6. 9.None	3.Capped 6. 9.None
1.CLAP 5.T-111 9.OTHER	Kitchen Style 2 TYPICAL	Unfinished % 0%
2.WD SH 6.BR/STONE 10.	1.GOOD 4.Obsolete 7.	Grade & Factor 4 Good 100%
3.COMP 7.NOV 11.	2.TYPICAL 5. 8.	1.E Grade 4.B Grade 7.AA+ Grad
4.ASB/ASP 8.AL/VIN 12.	3.OLD TYPE 6. 9.None	2.D Grade 5.A Grade 8.AA++Grad
Roof Surface 1 Asphalt Shingles	Bath(s) Style 2 TYPICAL	3.C Grade 6.AA Grade 9.Same
1.Asphalt 4.Composit 7.	1.GOOD 4.Obsolete 7.	SQFT (Footprint) 730
2.Slate 5.Wood 8.	2.TYPICAL 5. 8.	Condition 4 Average
3.Metal 6.Other 9.	3.Old Type 6. 9.None	1.Poor 4.Avg 7.V G
SF Masonry Trim 0	# Rooms 6	2.Fair 5.Avg+ 8.Exc
OPEN-3-CUSTOM 0	# Bedrooms 3	3.Avg- 6.Good 9.Same
OPEN-4-CUSTOM 0	# Full Baths 2	Phys. % Good 0%
Year Built 1898	# Half Baths 1	Funct. % Good 100%
Year Remodeled 0	# Addn Fixtures 0	Functional Code 1 Incomplete
Foundation 3 Brick &/or Stone	# Fireplaces 0	1.Incomp 4.SMALL 7.LAYOUT
1.Concrete 4.Wood 7.		2.O-Built 5.CDU 8.OTHER
2.C Block 5.Slab 8.		3.Defmaint 6.STYLE 9.None
3.Br/Stone 6.Piers 9.		Econ. % Good 100%
Basement 4 Full Basement		Economic Code None
1.1/4 Bmt 4.Full Bmt 7.		0.None 3.Services 9.None
2.1/2 Bmt 5.None 8.		1.Location 4.Traffic 8.
3.3/4 Bmt 6. 9.None		2.Encroach 8.Other 9.
Bsmt Gar # Cars 0		Entrance Code 5 Estimated
Wet Basement 3 Wet Basement		1.Interior 4.Vacant 7.
1.Dry 4. 7.		2.Refusal 5.Estimate 8.
2.Damp 5. 8.		3.Informed 6. 9.
3.Wet 6. 9.		Information Code 5 Estimate
		1.Owner 4.Agent 7.
		2.Relative 5.Estimate 8.
		3.Tenant 6.Other 9.

Date Inspected 6/02/2009

Additions, Outbuildings & Improvements

Type	Year	Units	Grade	Cond	Phys.	Funct.	Sound Value
15 1.75 Story/BSMT	1992	662	3 100	4	0 %	80 %	
1 ONE STORY	0	48	0 0	0	0 %	100 %	
23 Frame Garage	1975	528	3 100	4	0 %	100 %	
68 Wood Deck	2004	225	3 100	4	0 %	100 %	
11 1	1898	240	0 0	0	0 %	0 %	
4 1 & 1/2 STORY FR	1898	300	0 0	0	0 %	60 %	
24 Frame Shed	1950	192	3 100	3	0 %	100 %	
61 Canopy	1950	84	2 100	2	0 %	100 %	
23 Frame Garage	2009	816	3 100	4	0 %	100 %	
					%	%	



Map Lot R07-038

Account 966

Location 291 BIRCH POINT ROAD

Card 1 Of 1 10/11/2023

ASDOT, MARION H
291 BIRCH POINT RD
WISCASSET ME 04578

B2110P183 B5429P48

Inspection Witnessed By:

X

Date

No./Date	Description	Date Insp.

Notes:

WISCASSET

Property Data			Assessment Record						
Neighborhood 109 SOUTHEAST			Year	Land	Buildings	Exempt	Total		
			2010	38,300	59,300	10,000	87,600		
Tree Growth Year 0			2011	38,300	59,300	10,000	87,600		
FARM LAND YEAR 0			2012	38,300	59,300	10,000	87,600		
OPEN SPACE YEAR 0			2013	38,300	59,300	10,000	87,600		
Zone/Land Use 21 RURAL			2014	38,300	59,300	10,000	87,600		
Secondary Zone			2015	38,300	59,300	10,000	87,600		
			2016	38,300	59,300	15,000	82,600		
Topography 1 Level			2017	38,300	59,300	20,000	77,600		
1.Level	4.Below St	7.Steep	2018	38,300	59,300	20,000	77,600		
2.Rolling	5.Low	8.Rough	2019	38,300	59,300	20,000	77,600		
3.Above St	6.Swampy	9.		38,300	59,300	25,000	72,600		
Utilities	4 Drilled Well	3 Public Sewer	2020	38,300	59,300	24,000	73,600		
1.Public	4.Dr Well	7.Cesspool	2021	38,300	59,300	25,000	72,600		
2.Water	5.DUG/LAKE	8.		38,300	59,300	25,000	72,600		
3.Sewer	6.Septic	9.None	2022	38,300	59,300	24,000	73,600		
Street 1 Paved			2023	47,900	74,100	25,000	97,000		
1.Paved	4.Proposed	7.	Land Data						
2.Semi Imp	5.Private	8.							
3.Gravel	6.Pub Eas	9.NoStreet	Front Foot	Type	Effective		Influence		Influence Codes
TREE GROWTH PLAN 0					Frontage	Depth	Factor	Code	
CONSERV EASE 0				11.Regular Lot			%		1.Open Space
Sale Data				12.Delta Triangle			%		2.Neighborhood A
				13.Nabla Triangle			%		3.Topography
				14.Rear Land			%		4.Size/Shape
				15.Front Foot			%		5.Access
							%		6.Restriction
Price							%		7.Corner/Locatio
Sale Type				Square Foot	Square Feet				8.View/Enviro
1.Land	4.Mobile	7.				%		9.Fract Share	
2.L & B	5.Other	8.				%		Acres	
3.Building	6.	9.				%		30.Rear 20+	
Financing						%		31.Waterfront Rea	
1.Convent	4.Seller	7.				%		32.Open Space	
2.FHA/VA	5.Private	8.				%		33.RestrictEsm	
3.Assumed	6.Cash	9.Unknown				%		34.PASTURE 1	
Validity			Fract. Acre		Acreage/Sites				35.HORTICULTURAL-
1.Valid	4.Split	7.Renovate			20	1.00	100	%	0
2.Related	5.Partial	8.Other		21	1.00	100	%	0	37.Softwood
3.Distress	6.Exempt	9.Foreclose		28	0.99	100	%	0	38.Mixed Wood
Verified							%		39.Hardwood
							%		40.Wasteland
							%		41.CAMP SITE
							%		42.Mobile Home Si
							%		43.Condo Site
1.Buyer	4.Agent	7.Family		Total Acreage 1.99					44.Site Improve
2.Seller	5.Pub Rec	8.Other						45.CAMP SITE	
3.Lender	6.MLS	9.							

WISCASSET

Map Lot R07-038


Account 966

Location 291 BIRCH POINT ROAD

Card 1

Of 1

10/11/2023

Building Style 1 Conventional	SF Bsmt Living 0	Layout 1 Typical
1.Conv. 5.Colonial 9.Other	Fin Bsmt Grade 0 0	1.Typical 4. 7.
2.Ranch 6.Split 10.Double	HEARTH 0	2.Inadeq 5. 8.
3.R Ranch 7.Mod/Cont 11.Multi	Heat Type 100% 1 Hot Water BB	3. 6. 9.
4.Cape 8.Log 12.Cot.	1.HWBB 5.FWA 9.No Heat	Attic 9 None
Dwelling Units 1	2.HWCI 6.GravWA 10.	1.1/4 Fin 4.Full Fin 7.
Other Units 0	3.H Pump 7.Electric 11.	2.1/2 Fin 5.F/Stair 8.
Stories 4 One & 1/2 Story	4.Steam 8.F/Wall 12.	3.3/4 Fin 6. 9.None
1.1 4.1.5 7.	Cool Type 0% 9 None	Insulation 1 Full
2.2 5.1.75 8.	1.Refrig 4.W&C Air 7.	1.Full 4.Minimal 7.
3.3 6.2.5 9.	2.Evapor 5. 8.	2.Heavy 5.Unknown 8.
Exterior Walls 9 OTHER	3.H Pump 6. 9.None	3.Capped 6. 9.None
1.CLAP 5.T-111 9.OTHER	Kitchen Style 2 TYPICAL	Unfinished % 0%
2.WD SH 6.BR/STONE 10.	1.GOOD 4.Obsolete 7.	Grade & Factor 4 Good 95%
3.COMP 7.NOV 11.	2.TYPICAL 5. 8.	1.E Grade 4.B Grade 7.AA+ Grad
4.ASB/ASP 8.AL/VIN 12.	3.OLD TYPE 6. 9.None	2.D Grade 5.A Grade 8.AA++Grad
Roof Surface 1 Asphalt Shingles	Bath(s) Style 2 TYPICAL	3.C Grade 6.AA Grade 9.Same
1.Asphalt 4.Composit 7.	1.GOOD 4.Obsolete 7.	SQFT (Footprint) 500
2.Slate 5.Wood 8.	2.TYPICAL 5. 8.	Condition 3 Below Average
3.Metal 6.Other 9.	3.Old Type 6. 9.None	1.Poor 4.Avg 7.V G
SF Masonry Trim 0	# Rooms 6	2.Fair 5.Avg+ 8.Exc
OPEN-3-CUSTOM 0	# Bedrooms 3	3.Avg- 6.Good 9.Same
OPEN-4-CUSTOM 0	# Full Baths 1	Phys. % Good 0%
Year Built 1877	# Half Baths 0	Funct. % Good 100%
Year Remodeled 0	# Addn Fixtures 0	Functional Code 9 None
Foundation 2 Concrete Block	# Fireplaces 0	1.Incomp 4.SMALL 7.LAYOUT
1.Concrete 4.Wood 7.		2.O-Built 5.CDU 8.OTHER
2.C Block 5.Slab 8.		3.Defmaint 6.STYLE 9.None
3.Br/Stone 6.Piers 9.		Econ. % Good 100%
Basement 4 Full Basement		Economic Code None
1.1/4 Bmt 4.Full Bmt 7.		0.None 3.Services 9.None
2.1/2 Bmt 5.None 8.		1.Location 4.Traffic 8.
3.3/4 Bmt 6. 9.None		2.Encroach 8.Other 9.
Bsmt Gar # Cars 0		Entrance Code 1 Interior Inspect
Wet Basement 2 Damp Basement		1.Interior 4.Vacant 7.
1.Dry 4. 7.		2.Refusal 5.Estimate 8.
2.Damp 5. 8.		3.Informed 6. 9.
3.Wet 6. 9.		Information Code 1 Owner
		1.Owner 4.Agent 7.
		2.Relative 5.Estimate 8.
		3.Tenant 6.Other 9.

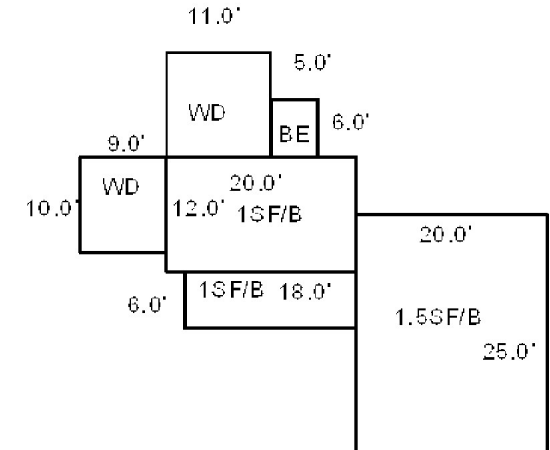
Date Inspected 1/31/2007

Additions, Outbuildings & Improvements

Type	Year	Units	Grade	Cond	Phys.	Funct.	Sound Value
11 1	0	108	0 0	0	0 %	0 %	
11 1	0	240	0 0	0	0 %	0 %	
29 Finished Attic	0	240	0 0	0	0 %	0 %	
68 Wood Deck	1970	121	2 100	2	0 %	100 %	
68 Wood Deck	1970	90	2 100	2	0 %	100 %	
24 Frame Shed	1970	143	2 100	2	0 %	100 %	
24 Frame Shed	2002	144	3 100	4	0 %	100 %	
90 BSMT ENTRY.....	0	36	0 0	0	0 %	0 %	
					%	%	
					%	%	

SHED 12X12

SHED 11X13



Map Lot R07-039

Account 968

Location 285 BIRCH POINT ROAD

Card 1 Of 1 10/11/2023

NORTH CREEK CAPITOL GROUP, LLC.
728 GARDINER ROAD
WISCASSET ME 04578

B5673P62

Previous Owner
PATTERSON, SAM
1091 COMMERCIAL STREET

ROCKPORT ME 04856
Sale Date: 2/23/2021

Previous Owner
REUMAN, CHRISTOPHER A.

PO BOX 13
NEWCASTLE ME 04553
Sale Date: 9/08/2006

Previous Owner
DICKSON, PRISCILLA S.
C/O CHRIS REUMAN
PO BOX 13
NEWCASTLE ME 04553
Sale Date: 2/28/2006

Inspection Witnessed By:

X

Date

No./Date	Description	Date Insp.

Notes:

2006-PER DEED 5.2 ACRES 345.4 FRONTAGE. PREVIOUS OWNER: PRISCILLA DICKSON BK706 PG217 8/30/1971 AND BK446 PG256.
2007-NEW OWNER AS OF 9/8/06: SAMUEL & ANDREA PATTERSON
PO BOX 1321 LOCUST GROVE, VA 22503 540-548-1000
ALSO IN ROCKPORT 207-594-3092. PREVIOUS OWNER: CHRIS REUMAN BK3641 PG235 BOUGHT 2/28/2006 FOR \$200,000.
WISCASSET 15 SPACES - 15 RENTED @ \$200. MONTH INCLUDING WATER Extra \$10 for Snow Removal

Property Data

Neighborhood	109 SOUTHEAST		
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	2/23/2021		
Price	320,000		
Sale Type	2 Land & Buildings		
1.Land	4.Mobile	7.	
2.L & B	5.Other	8.	
3.Building	6.	9.	
Financing	9 Unknown		
1.Convent	4.Seller	7.	
2.FHA/VA	5.Private	8.	
3.Assumed	6.Cash	9.Unknown	
Validity	1 Arms Length Sale		
1.Valid	4.Split	7.Renovate	
2.Related	5.Partial	8.Other	
3.Distress	6.Exempt	9.Foreclose	
Verified	5 Public Record		
1.Buyer	4.Agent	7.Family	
2.Seller	5.Pub Rec	8.Other	
3.Lender	6.MLS	9.	

Assessment Record

Year	Land	Buildings	Exempt	Total
2010	294,900	0	0	294,900
2011	294,900	0	0	294,900
2012	235,500	0	0	235,500
2013	235,500	0	0	235,500
2014	235,500	0	0	235,500
2015	235,500	0	0	235,500
2016	235,500	0	0	235,500
2017	235,500	0	0	235,500
2018	235,500	0	0	235,500
2019	235,500	0	0	235,500
2020	235,500	0	0	235,500
2021	235,500	0	0	235,500
2022	235,500	0	0	235,500
2023	249,600	0	0	249,600

Land Data

Front Foot	Type	Effective		Influence		Influence Codes
		Frontage	Depth	Factor	Code	
11.Regular Lot				%		1.Open Space
12.Delta Triangle				%		2.Neighborhood A
13.Nabla Triangle				%		3.Topography
14.Rear Land				%		4.Size/Shape
15.Front Foot				%		5.Access
				%		6.Restriction
				%		7.Corner/Locatio
				%		8.View/Environ
				%		9.Fract Share
				%		Acres
				%		30.Rear 20+
				%		31.Waterfront Rea
				%		32.Open Space
				%		33.RestrictEsm
				%		34.PASTURE 1
				%		35.HORTICULTURAL-
				%		36.Pasture 3
				%		37.Softwood
				%		38.Mixed Wood
				%		39.Hardwood
				%		40.Wasteland
				%		41.CAMP SITE
				%		42.Mobile Home Si
				%		43.Condo Site
				%		44.Site Improve
				%		45.CAMP SITE
				%		46.PAVING/00
Total Acreage		5.20				

WISCASSET

Map Lot R07-039

Account 968

Location 285 BIRCH POINT ROAD

Card 1 Of 1 10/11/2023

Building Style			SF Bsmt Living			Layout		
1.Conv.	5.Colonial	9.Other	Fin Bsmt Grade			1.Typical 4. 7.		
2.Ranch	6.Split	10.Double	HEARTH			2.Inadeq 5. 8.		
3.R Ranch	7.Mod/Cont	11.Multi	Heat Type 100%			3. 6. 9.		
4.Cape	8.Log	12.Cot.	1.HWBB 5.FWA 9.No Heat			Attic		
Dwelling Units			2.HWCI 6.GravWA 10.			1.1/4 Fin 4.Full Fin 7.		
Other Units			3.H Pump 7.Electric 11.			2.1/2 Fin 5.F/Stair 8.		
Stories			4.Steam 8.F/Wall 12.			3.3/4 Fin 6. 9.None		
1.1	4.1.5	7.	Cool Type 0%			Insulation		
2.2	5.1.75	8.	1.Refrig 4.W&C Air 7.			1.Full 4.Minimal 7.		
3.3	6.2.5	9.	2.Evapor 5. 8.			2.Heavy 5.Unknown 8.		
Exterior Walls			3.H Pump 6. 9.None			3.Capped 6. 9.None		
1.CLAP	5.T-111	9.OTHER	Kitchen Style			Unfinished %		
2.WD SH	6.BR/STONE	10.	1.GOOD 4.Obsolete 7.			Grade & Factor		
3.COMP	7.NOV	11.	2.TYPICAL 5. 8.			1.E Grade 4.B Grade 7.AA+ Grad		
4.ASB/ASP	8.AL/VIN	12.	3.OLD TYPE 6. 9.None			2.D Grade 5.A Grade 8.AA++Grad		
Roof Surface			Bath(s) Style			3.C Grade 6.AA Grade 9.Same		
1.Asphalt	4.Composit	7.	1.GOOD 4.Obsolete 7.			SQFT (Footprint)		
2.Slate	5.Wood	8.	2.TYPICAL 5. 8.			Condition		
3.Metal	6.Other	9.	3.Old Type 6. 9.None			1.Poor 4.Avg 7.V G		
SF Masonry Trim			# Rooms			2.Fair 5.Avg+ 8.Exc		
OPEN-3-CUSTOM			# Bedrooms			3.Avg- 6.Good 9.Same		
OPEN-4-CUSTOM			# Full Baths			Phys. % Good		
Year Built			# Half Baths			Funct. % Good		
Year Remodeled			# Addn Fixtures			Functional Code		
Foundation			# Fireplaces			1.Incomp 4.SMALL 7.LAYOUT		
1.Concrete	4.Wood	7.				2.O-Built 5.CDU 8.OTHER		
2.C Block	5.Slab	8.				3.Defmait 6.STYLE 9.None		
3.Br/Stone	6.Piers	9.				Econ. % Good		
Basement						Economic Code		
1.1/4 Bmt	4.Full Bmt	7.				0.None 3.Services 9.None		
2.1/2 Bmt	5.None	8.				1.Location 4.Traffic 8.		
3.3/4 Bmt	6.	9.None				2.Encroach 8.Other 9.		
Bsmt Gar # Cars						Entrance Code 5 Estimated		
Wet Basement						1.Interior 4.Vacant 7.		
1.Dry	4.	7.				2.Refusal 5.Estimate 8.		
2.Damp	5.	8.				3.Informed 6. 9.		
3.Wet	6.	9.				Information Code 0		
						1.Owner 4.Agent 7.		
						2.Relative 5.Estimate 8.		
						3.Tenant 6.Other 9.		
Date Inspected 1/30/2007								
Additions, Outbuildings & Improvements								1.ONE STORY FRAM
Type	Year	Units	Grade	Cond	Phys.	Funct.	Sound Value	2.TWO STORY FRAM
					%	%		3.THREE STORY FR
					%	%		4.1 & 1/2 STORY
					%	%		5.1 & 3/4 STORY
					%	%		6.2 & 1/2 STORY
					%	%		21.Open Frame Por
					%	%		22.Encl Frame Por
					%	%		23.Frame Garage
					%	%		24.Frame Shed
					%	%		25.Frame Bay Wind
					%	%		26.1SFr Overhang
					%	%		27.Unfin Basement
					%	%		28.Unfinished Att
					%	%		29.Finished Attic

Map Lot		R07-039-001		Account		20		Location		285 BIRCH POINT RD LOT #1		Card		1		Of		1		10/11/2023			
RANKIN, HOPE WISCASSET ME 04578								Property Data				Assessment Record											
								Neighborhood 109 SOUTHEAST				Year		Land		Buildings		Exempt		Total			
								Tree Growth Year 0				2010		0		26,100		0		26,100			
								FARM LAND YEAR 0				2011		0		26,100		0		26,100			
								OPEN SPACE YEAR 0				2012		0		26,100		0		26,100			
Previous Owner WILSON, GEORGE 285 BIRCH POINT ROAD LOT#1 WISCASSET ME 04578 Sale Date: 10/01/2011								Zone/Land Use 21 RURAL				2013		0		0		0		0			
								Secondary Zone				2014		0		0		0		0			
												2015		0		0		0		0			
								Topography 1 Level				2016		0		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		34,200		0		34,200			
2018		0		34,200		0						34,200											
Previous Owner WILSON, MARSHA S. 183 SAWYERS ISLAND ROAD BOOTHBAY ME 04537 Sale Date: 4/01/2006								Utilities 4 Drilled Well 6 Septic System				2019		0		34,200		20,000		14,200			
								1.Public 4.Dr Well 7.Cesspool 2.Water 5.DUG/LAKE 8. 3.Sewer 6.Septic 9.None				2020		0		34,200		25,000		9,200			
Street 1 Paved				2021		0						34,200		25,000		9,200							
Previous Owner KINNE, COLLEEN 31 DORR ROAD WISCASSET ME 04578								1.Paved 4.Proposed 7. 2.Semi Imp 5.Private 8. 3.Gravel 6.Pub Eas 9.NoStreet				2022		0		34,200		24,000		10,200			
												2023		0		42,700		25,000		17,700			
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 Improveve 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																				

X			Date		
No./Date	Description		Date Insp.		
Notes: '17 W/ Hope new MH on WAS GANUM 2003-NEW MOBILE HOME ON LOT THAT WAS KIMBERLY DAVIS 2004-FORMER OWNER: COLLEEN KINNE 2006-FORMER OWNER: MARSHA WILSON 2013-Mobile home moved out of town in October 2011, assessor not aware. Abatement done on accout in 2012 and record marked vacant. WISCASSET					

WISCASSET

Map Lot R07-039-001


Account 20

Location 285 BIRCH POINT RD LOT #1

Card 1

Of 1

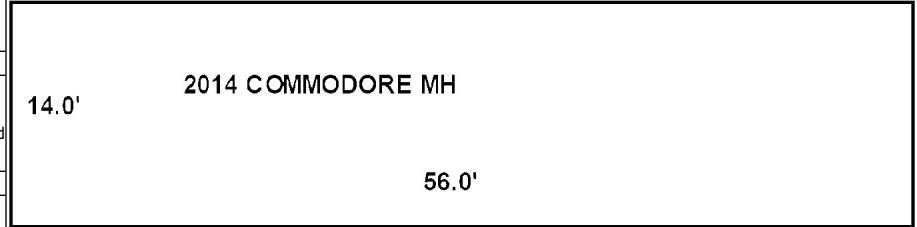
10/11/2023

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

Date Inspected 1/30/2007

Additions, Outbuildings & Improvements

Type	Year	Units	Grade	Cond	Phys.	Funct.	Sound Value	
998 14' Mobile	2014	14x56	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



DELANO, DEBRA L
285 BIRCH POINT ROAD LOT 2
WISCASSET ME 04578

Previous Owner
NORTH CREEK CAPITOL GROUP, LLC.
728 GARDINER ROAD

WISCASSET ME 04578
Sale Date: 4/01/2022

Inspection Witnessed By:

X

Date

No./Date	Description	Date Insp.

Notes:

'23 Per new info provided this MH is actually owned by Delano. Correct age & make of MH.
'22 NAH add MH est park owner.

WISCASSET

Property Data

Neighborhood		109 SOUTHEAST	
Tree Growth Year		0	
FARM LAND YEAR			
OPEN SPACE YEAR			
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		4/01/2022	
Price			
Sale Type		4 Mobile Home	
1.Land	4.Mobile	7.	
2.L & B	5.Other	8.	
3.Building	6.	9.	
Financing		9 Unknown	
1.Convent	4.Seller	7.	
2.FHA/VA	5.Private	8.	
3.Assumed	6.Cash	9.Unknown	
Validity		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

[illegible]

Land Data

Front Foot	Type	Effective		Influence		Influence Codes
		Frontage	Depth	Factor	Code	
11.Regular Lot				%		1.Open Space
12.Delta Triangle				%		2.Neighborhood A
13.Nabla Triangle				%		3.Topography
14.Rear Land				%		4.Size/Shape
15.Front Foot				%		5.Access
				%		6.Restriction
				%		7.Corner/Locatio
						8.View/Environ
Square Foot		Square Feet				9.Fract Share
16.Regular Lot				%		Acre
17.Secondary Site				%		30.Rear 20+
18.Secondary Site				%		31.Waterfront Rea
19.Condominium				%		32.Open Space
20.Base Homesite				%		33.RestrictEsm
				%		34.PASTURE 1
				%		35.HORTICULTURAL-
Fract. Acre		Acreage/Sites				36.Pasture 3
21.HS Size Adj				%		37.Softwood
22.Base Waterfron				%		38.Mixed Wood
23.Deep WF Size A				%		39.Hardwood
Acres				%		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
		Total Acreage		0.00		


WISCASSET

Map Lot R07-039-002

Account 2754

Location 285 BIRCH POINT ROAD LOT #2

Card 1 Of 1 10/11/2023

Building Style			SF Bsmt Living			Layout		
1.Conv.	5.Colonial	9.Other	Fin Bsmt Grade			1.Typical 4. 7.		
2.Ranch	6.Split	10.Double	HEARTH			2.Inadeq 5. 8.		
3.R Ranch	7.Mod/Cont	11.Multi	Heat Type 100%			3. 6. 9.		
4.Cape	8.Log	12.Cot.	1.HWBB 5.FWA 9.No Heat			Attic		
Dwelling Units			2.HWCI 6.GravWA 10.			1.1/4 Fin 4.Full Fin 7.		
Other Units			3.H Pump 7.Electric 11.			2.1/2 Fin 5.F/Stair 8.		
Stories			4.Steam 8.F/Wall 12.			3.3/4 Fin 6. 9.None		
1.1	4.1.5	7.	Cool Type 0%			Insulation		
2.2	5.1.75	8.	1.Refrig 4.W&C Air 7.			1.Full 4.Minimal 7.		
3.3	6.2.5	9.	2.Evapor 5. 8.			2.Heavy 5.Unknown 8.		
Exterior Walls			3.H Pump 6. 9.None			3.Capped 6. 9.None		
1.CLAP	5.T-111	9.OTHER	Kitchen Style			Unfinished %		
2.WD SH	6.BR/STONE	10.	1.GOOD 4.Obsolete 7.			Grade & Factor		
3.COMP	7.NOV	11.	2.TYPICAL 5. 8.			1.E Grade 4.B Grade 7.AA+ Grad		
4.ASB/ASP	8.AL/VIN	12.	3.OLD TYPE 6. 9.None			2.D Grade 5.A Grade 8.AA++Grad		
Roof Surface			Bath(s) Style			3.C Grade 6.AA Grade 9.Same		
1.Asphalt	4.Composit	7.	1.GOOD 4.Obsolete 7.			SQFT (Footprint)		
2.Slate	5.Wood	8.	2.TYPICAL 5. 8.			Condition		
3.Metal	6.Other	9.	3.Old Type 6. 9.None			1.Poor 4.Avg 7.V G		
SF Masonry Trim			# Rooms			2.Fair 5.Avg+ 8.Exc		
OPEN-3-CUSTOM			# Bedrooms			3.Avg- 6.Good 9.Same		
OPEN-4-CUSTOM			# Full Baths			Phys. % Good		
Year Built			# Half Baths			Funct. % Good		
Year Remodeled			# Addn Fixtures			Functional Code		
Foundation			# Fireplaces			1.Incomp 4.SMALL 7.LAYOUT		
1.Concrete	4.Wood	7.				2.O-Built 5.CDU 8.OTHER		
2.C Block	5.Slab	8.				3.Defmoint 6.STYLE 9.None		
3.Br/Stone	6.Piers	9.				Econ. % Good		
Basement						Economic Code		
1.1/4 Bmt	4.Full Bmt	7.				0.None 3.Services 9.None		
2.1/2 Bmt	5.None	8.				1.Location 4.Traffic 8.		
3.3/4 Bmt	6.	9.None				2.Encroach 8.Other 9.		
Bsmt Gar # Cars						Entrance Code 0		
Wet Basement						1.Interior 4.Vacant 7.		
1.Dry	4.	7.				2.Refusal 5.Estimate 8.		
2.Damp	5.	8.				3.Informed 6. 9.		
3.Wet	6.	9.				Information Code 0		
						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	2013	14x56	3 100	3	0 %	50 %		1.ONE STORY FRAM
103 SLAB.....	1	784	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

1995+-
MH/S

56.0'

14.0'

Map Lot R07-039-003

Account 2269

Location 285 BIRCH POINT ROAD LOT #3

Card 1 Of 1 10/11/2023

TEGERERO, ROWENA
TEGERERO, ROQUE
285 BIRCH POINT ROAD LOT #3
WISCASSET ME 04578

TEGERERO, ROWENA TEGERERO, ROQUE 285 BIRCH POINT ROAD LOT #3 WISCASSET ME 04578			Property Data			Assessment Record							
			Neighborhood 109 SOUTHEAST			Year	Land	Buildings	Exempt	Total			
			Tree Growth Year 0			2010	0	19,700	10,000	9,700			
			FARM LAND YEAR 0			2011	0	19,700	10,000	9,700			
			OPEN SPACE YEAR 0			2012	0	19,700	10,000	9,700			
			Zone/Land Use 21 RURAL			2013	0	19,700	10,000	9,700			
			Secondary Zone			2014	0	19,700	10,000	9,700			
						2015	0	19,700	10,000	9,700			
			Topography 1 Level			2016	0	19,700	15,000	4,700			
			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			2017	0	19,700	19,700	0			
						2018	0	19,700	19,700	0			
						2019	0	19,700	19,700	0			
						1.Public 4.Dr Well 7.Cesspool 2.Water 5.DUG/LAKE 8. 3.Sewer 6.Septic 9.None			2020	0	19,700	19,700	0
2021	0	19,700							19,700	0			
2022	0	19,700							19,700	0			
Street 1 Paved						2023	0	24,700	24,700	0			
						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	
			Inspection Witnessed By:			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			
X										6.Restriction			
										7.Corner/Locatio			
										8.View/Environ			
										9.Fract Share			
										Acres			
No./Date			Description		Date Insp.				30.Rear 20+				
									31.Waterfront Rea				
									32.Open Space				
									33.RestrictEsm				
									34.PASTURE 1				
Notes:									35.HORTICULTURAL-				
									36.Pasture 3				
									37.Softwood				
									38.Mixed Wood				
									39.Hardwood				
FLOOR STAYS COLD, INSULATION IS LOOSE. NO UPDATES. SMALL WD ON BACK NV.									40.Wasteland				
									41.CAMP SITE				
									42.Mobile Home Si				
									43.Condo Site				
									44.Site Improve				
WISCASSET									45.CAMP SITE				
									46.PAVING/00				
									Total Acreage 0.00				


WISCASSET

Map Lot R07-039-003

Account 2269

Location 285 BIRCH POINT ROAD LOT #3

Card 1 Of 1 10/11/2023

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

Date Inspected 1/30/2007

Additions, Outbuildings & Improvements

Type	Year	Units	Grade	Cond	Phys.	Funct.	Sound Value	
998 14' Mobile	1993	14x77	2 100	3	0 %	50 %		1.ONE STORY FRAM
24 Frame Shed	2004	48	1 100	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

14.0'

77.0'

MH

METAL SHED 8X6



Map Lot R07-039-005

Account 2172

Location 285 BIRCH POINT ROAD LOT #5

Card 1 Of 1 10/11/2023

MOORE, NICOLE E
WISCASSET ME 04578Previous Owner
GAY, TY285 BIRCH POINT ROAD LOT #5
WISCASSET ME 04578
Sale Date: 9/29/2014Previous Owner
DICKSON, KAREN J.9 THORNDIKE ROAD
WISCASSET ME 04578
Sale Date: 3/19/2008Previous Owner
DICKSON, BRUCE
C/O KAREN DICKSON
285 BIRCH POINT ROAD LOT #5
WISCASSET ME 04578
Sale Date: 4/01/2007

Inspection Witnessed By:

X

Date

No./Date	Description	Date Insp.

Notes:

WAS CHARLES DAVIS

10/16/2001 - ADDRESS CHANGE IN NAME OF ALICIA GROVER, GENERAL DELIVERY, PHOENIX, AZ 85034-9999
2006-PER PARK OWNER THIS MOBILE HOME IS ON LOT 5 AND COVERS THREE LOTS (4,5,&6). PER OWNER MOBILE HOME TO BE MOVED END OF JULY OR EARLY AUGUST.
1/10/07-MOBILE HOME NOT BEING MOVED AND WILL BE PUT IN WIFE'S NAME PER DIVORCE PAPERS.
03/19/08-SOLD M/H TO TY GAY. 1994 14 x 80 Astro MH Serial #198 J93BC.
9/29/14-Per Ty Gay this mobile home now belongs to Nicole

Property Data

Neighborhood	109 SOUTHEAST	
Tree Growth Year	0	
FARM LAND YEAR	0	
OPEN SPACE YEAR	0	

Zone/Land Use	21 RURAL	
Secondary Zone		

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

Utilities	4 Drilled Well	6 Septic System
1.Public	4.Dr Well	7.Cesspool
2.Water	5.DUG/LAKE	8.
3.Sewer	6.Septic	9.None

Street	1 Paved	
1.Paved	4.Proposed	7.
2.Semi Imp	5.Private	8.
3.Gravel	6.Pub Eas	9.NoStreet

TREE GROWTH PLAN	0	
CONSERV EASE	0	

Sale Data

Sale Date	9/29/2014	
Price		
Sale Type	4 Mobile Home	
1.Land	4.Mobile	7.
2.L & B	5.Other	8.
3.Building	6.	9.

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

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

Verified	2 Seller	
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	19,900	0	19,900
2011	0	19,900	0	19,900
2012	0	19,900	0	19,900
2013	0	19,900	0	19,900
2014	0	19,900	0	19,900
2015	0	19,900	0	19,900
2016	0	19,900	0	19,900
2017	0	19,900	0	19,900
2018	0	19,900	19,900	0
2019	0	19,900	19,900	0
2020	0	19,900	19,900	0
2021	0	19,900	19,900	0
2022	0	19,900	19,900	0
2023	0	24,800	24,800	0

Land Data

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

11.Regular Lot
12.Delta Triangle
13.Nabla Triangle
14.Rear Land
15.Front FootSquare Foot
16.Regular Lot
17.Secondary Site
18.Secondary Site
19.Condominium
20.Base HomesiteFract. 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 11-2Type
Effective
Frontage
Depth
Influence
Factor
Code
Square Feet
Acreage/Sites
Total Acreage 0.00Influence 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 R07-039-005

Account 2172

Location 285 BIRCH POINT ROAD LOT #5

Card 1

Of 1

10/11/2023

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

Date Inspected 1/30/2007

Additions, Outbuildings & Improvements

Type	Year	Units	Grade	Cond	Phys.	Funct.	Sound Value	
998 14' Mobile	1994	14x71	2 100	3	0 %	50 %		1.ONE STORY FRAM
68 Wood Deck	1994	98	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

SHED 4X8

14.0'

71.0'

MH

WD

7.0'

14.0'



VEDASTO, ROSANNA 285 BIRCH POINT ROAD #7 WISCASSET ME 04578			Property Data			Assessment Record									
			Neighborhood 109 SOUTHEAST			Year	Land		Buildings		Exempt	Total			
			Tree Growth Year 0			2022	0		16,400		0	16,400			
			FARM LAND YEAR			2023	0		20,500		0	20,500			
			OPEN SPACE YEAR												
Previous Owner NORTH CREEK CAPITOL GROUP, LLC. 728 GARDINER ROAD WISCASSET ME 04578 Sale Date: 1/24/2022			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												
Inspection Witnessed By:			TREE GROWTH PLAN 0			Land Data									
			CONSERV EASE 0												
			Sale Data												
			Sale Date 1/24/2022												
			Price												
X			Sale Type 4 Mobile Home			Front Foot		Type		Effective		Influence		Influence Codes	
			Frontage		Depth					Factor	Code				
No./Date			Description			Date Insp.			Square Foot		Square Feet				
Notes:			Financing 9 Unknown			Square Foot		Type		Effective		Influence		Influence Codes	
			Frontage		Depth					Factor	Code				
			1.Valid 4.Split 7.Renovate 2.Related 5.Partial 8.Other 3.Distress 6.Exempt 9.Foreclose			Fract. Acre		Type		Effective		Influence		Influence Codes	
			Frontage		Depth					Factor	Code				
WISCASSET			Verified 5 Public Record			Acres		Type		Effective		Influence		Influence Codes	
			Frontage		Depth					Factor	Code				
			1.Buyer 4.Agent 7.Family 2.Seller 5.Pub Rec 8.Other 3.Lender 6.MLS 9.			Total Acreage 0.00		Type		Effective		Influence		Influence Codes	
			Frontage		Depth					Factor	Code				





WISCASSET

Map Lot R07-039-007

Account 2755

Location 285 BIRCH POINT ROAD LOT #7

Card 1 Of 1 10/11/2023

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

1990 MH/S

66.0'

14.0'

Additions, Outbuildings & Improvements

Type	Year	Units	Grade	Cond	Phys.	Funct.	Sound Value	
998 14' Mobile	1990	14x66	2 100	3	0 %	50 %		1.ONE STORY FRAM
103 SLAB.....	1	924	3 100	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

Map Lot R07-039-008

Account 2270

Location 285 BIRCH POINT ROAD LOT #8

Card 1 Of 1 10/11/2023

DAVIS, DIANNE L
285 BIRCH POINT DRIVE LOT 8
WISCASSET ME 04578

Previous Owner
PATTERSON, ANDREA
C/O DIANNE DAVIS
285 BIRCH POINT ROAD LOT 8
WISCASSET ME 04578
Sale Date: 4/06/2017

Previous Owner
SEIGARS, NICOLE

38 CHEWONKI NECK ROAD
WISCASSET ME 04578
Sale Date: 6/20/2014

Previous Owner
GALINDO, OSMANY

285 BIRCH POINT ROAD LOT #8
WISCASSET ME 04578
Sale Date: 4/01/2012

Inspection Witnessed By:

X

Date

No./Date	Description	Date Insp.

Notes:

'16 CHANGE OWNERSHIP TO ANDREA PATTERSON.
PER STUART'S MOBILE HOME SHEET 1987 COMMODORE
FANTASY 14 X 70, 3 BEDROOMS, SERIAL NUMBER 61120
2012-Per owner Karen Bloom (Casey) sold to Osmany Galindo
on 9/26/2011 as a gift. Then Nicole Poissinere bought mobile
effective 4/1/12.
10/17/12-Added James Seigars, Jr. name to record as c/o.
Property will be in his name as of 4/1/2013.
8/4/14-Per Nichole Seigars, mobile home now belongs to
WISCASSET. Bill to go to both in 2014.

Property Data

Neighborhood	109 SOUTHEAST		
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	4/06/2017		
Price			
Sale Type	4 Mobile Home		
1.Land	4.Mobile	7.	
2.L & B	5.Other	8.	
3.Building	6.	9.	
Financing	9 Unknown		
1.Convent	4.Seller	7.	
2.FHA/VA	5.Private	8.	
3.Assumed	6.Cash	9.Unknown	
Validity	8 Other Non Valid		
1.Valid	4.Split	7.Renovate	
2.Related	5.Partial	8.Other	
3.Distress	6.Exempt	9.Foreclose	
Verified	8 Other Source		
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	10,700	0	10,700
2011	0	10,700	0	10,700
2012	0	10,700	0	10,700
2013	0	10,700	0	10,700
2014	0	10,700	0	10,700
2015	0	10,700	0	10,700
2016	0	10,700	0	10,700
2017	0	10,700	0	10,700
2018	0	10,700	0	10,700
2019	0	10,700	0	10,700
2020	0	10,700	10,700	0
2021	0	10,700	10,700	0
2022	0	10,700	10,700	0
2023	0	13,400	13,400	0

Land Data

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

Front Foot

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

Square Foot

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

Fract. Acre

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

Acres

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

Type

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

Square Feet

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

Fract. Acre

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

Acres

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

Effective

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

Square Feet

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

Fract. Acre

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

Acres

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

Influence

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

Square Feet

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

Fract. Acre

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

Acres

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

Influence Codes

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

WISCASSET

Map Lot R07-039-008

Account 2270

Location 285 BIRCH POINT ROAD LOT #8

Card 1

Of 1

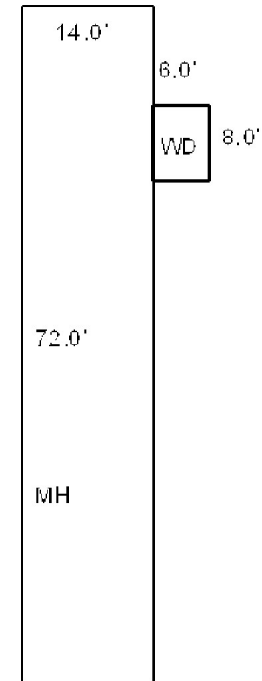
10/11/2023

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

Date Inspected 1/30/2007

Additions, Outbuildings & Improvements

Type	Year	Units	Grade	Cond	Phys.	Funct.	Sound Value	
998 14' Mobile	1987	14x72	2 100	2	0 %	50 %		1.ONE STORY FRAM
68 Wood Deck	2006	48	2 100	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



Map Lot		R07-039-009		Account		2052		Location		285 BIRCH POINT ROAD LOT #9		Card		1		Of		1		10/11/2023	
RICHARDS, BRENDA 285 BIRCH POINT ROAD LOT #9 WISCASSET ME 04578 B5390P300								Property Data				Assessment Record									
								Neighborhood 109 SOUTHEAST				Year		Land		Buildings		Exempt		Total	
												2010		0		10,000		0		10,000	
												2011		0		10,000		0		10,000	
								Tree Growth Year 0				2012		0		10,000		0		10,000	
FARM LAND YEAR 0				2013		0		10,000		0		10,000									
OPEN SPACE YEAR 0				2014		0		10,000		0		10,000									
Previous Owner NORTH CREEK CAPITOL GROUP, LLC. 728 GARDINER ROAD								Zone/Land Use 21 RURAL				2015		0		10,000		0		10,000	
								Secondary Zone				2016		0		10,000		0		10,000	
WISCASSET ME 04578 Sale Date: 1/23/2023								Topography 1 Level				2017		0		10,000		0		10,000	
								1.Level 4.Below St 7.Steep 2.Rolling 5.Low 8.Rough 3.Above St 6.Swampy 9.				2018		0		10,000		0		10,000	
Previous Owner PARKER JR., WILLIAM 285 BIRCH POINT ROAD LOT #9								Utilities 4 Drilled Well 6 Septic System				2019		0		10,000		0		10,000	
								1.Public 4.Dr Well 7.Cesspool 2.Water 5.DUG/LAKE 8. 3.Sewer 6.Septic 9.None				2020		0		10,000		0		10,000	
WISCASSET ME 04578 Sale Date: 4/01/2022								Street 1 Paved				2021		0		10,000		0		10,000	
								1.Paved 4.Proposed 7. 2.Semi Imp 5.Private 8. 3.Gravel 6.Pub Eas 9.NoStreet				2022		0		10,000		0		10,000	
WISCASSET ME 04578 Sale Date: 7/17/2006								TREE GROWTH PLAN 0				2023		0		21,500		0		21,500	
								CONSERV EASE 0													
Inspection Witnessed By:								Sale Data				Front Foot		Type		Effective		Influence		Influence Codes	
								Sale Date 1/23/2023								Frontage		Depth			
X								Price 39,000				11.Regular Lot 12.Delta Triangle 13.Nabla Triangle 14.Rear Land 15.Front Foot									
								Sale Type 4 Mobile Home													
No./Date				Description				Date Insp.				Square Foot		Square Feet							
												16.Regular Lot 17.Secondary Site 18.Secondary Site 19.Condominium 20.Base Homesite									
Notes:								Financing 9 Unknown				Fract. Acre		Acreage/Sites							
								1.Convent 4.Seller 7. 2.FHA/VA 5.Private 8. 3.Assumed 6.Cash 9.Unknown													
'23 PER BILL OF SALE ADJUST LENGTH & CONDITION OF MH. '18 per info provided MH sold. Abate 2002-PER MRS. DICKSON CHANGED NAME TO SCOTT & RUTH LEIGHTON, SAME ADDRESS 2006-PER NEW OWNER OF PARK: CHANGED NAME BACK TO SAMUEL & RUTH LEIGHTON AT SAME ADDRESS.								Validity 1 Arms Length Sale				21.HS Size Adj 22.Base Waterfron 23.Deep WF Size A Acres									
								1.Valid 4.Split 7.Renovate 2.Related 5.Partial 8.Other 3.Distress 6.Exempt 9.Foreclose													
WISCASSET								Verified 5 Public Record				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.													
												Total Acreage		0.00							


WISCASSET

Map Lot R07-039-009

Account 2052

Location 285 BIRCH POINT ROAD LOT #9

Card 1 Of 1 10/11/2023

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

Date Inspected 1/30/2007

Additions, Outbuildings & Improvements

Type	Year	Units	Grade	Cond	Phys.	Funct.	Sound Value	
998 14' Mobile	1984	14x70	2 100	4	0 %	50 %		1.ONE STORY FRAM
24 Frame Shed	1984	96	2 100	2	0 %	100 %		2.TWO STORY FRAM
					%	%		3.THREE STORY FR
					%	%		4.1 & 1/2 STORY
					%	%		5.1 & 3/4 STORY
					%	%		6.2 & 1/2 STORY
					%	%		21.Open Frame Por
					%	%		22.Encl Frame Por
					%	%		23.Frame Garage
					%	%		24.Frame Shed
					%	%		25.Frame Bay Wind
					%	%		26.1SFr Overhang
					%	%		27.Unfin Basement
					%	%		28.Unfinished Att
					%	%		29.Finished Attic

FR SHED 8X12

14.0' MH
66.0'



WISCASSET


WISCASSET

Map Lot R07-039-010

Account 2736

Location 285 BIRCH POINT RD LOT #10

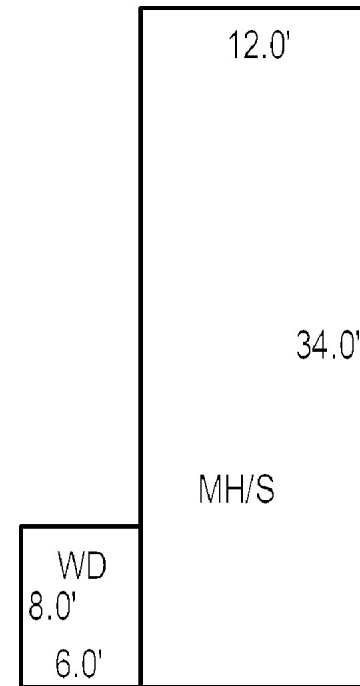
Card 1 Of 1 10/11/2023

Building Style	SF Bsmt Living	Layout
1.Conv. 5.Colonial 9.Other	Fin Bsmt Grade	1.Typical 4. 7.
2.Ranch 6.Split 10.Double	HEARTH	2.Inadeq 5. 8.
3.R Ranch 7.Mod/Cont 11.Multi	Heat Type 100%	3. 6. 9.
4.Cape 8.Log 12.Cot.	1.HWBB 5.FWA 9.No Heat	Attic
Dwelling Units	2.HWCI 6.GravWA 10.	1.1/4 Fin 4.Full Fin 7.
Other Units	3.H Pump 7.Electric 11.	2.1/2 Fin 5.F/Stair 8.
Stories	4.Steam 8.F/Wall 12.	3.3/4 Fin 6. 9.None
1.1 4.1.5 7.	Cool Type 0%	Insulation
2.2 5.1.75 8.	1.Refrig 4.W&C Air 7.	1.Full 4.Minimal 7.
3.3 6.2.5 9.	2.Evapor 5. 8.	2.Heavy 5.Unknown 8.
Exterior Walls	3.H Pump 6. 9.None	3.Capped 6. 9.None
1.CLAP 5.T-111 9.OTHER	Kitchen Style	Unfinished %
2.WD SH 6.BR/STONE 10.	1.GOOD 4.Obsolete 7.	Grade & Factor
3.COMP 7.NOV 11.	2.TYPICAL 5. 8.	1.E Grade 4.B Grade 7.AA+ Grad
4.ASB/ASP 8.AL/VIN 12.	3.OLD TYPE 6. 9.None	2.D Grade 5.A Grade 8.AA++Grad
Roof Surface	Bath(s) Style	3.C Grade 6.AA Grade 9.Same
1.Asphalt 4.Composit 7.	1.GOOD 4.Obsolete 7.	SQFT (Footprint)
2.Slate 5.Wood 8.	2.TYPICAL 5. 8.	Condition
3.Metal 6.Other 9.	3.Old Type 6. 9.None	1.Poor 4.Avg 7.V G
SF Masonry Trim	# Rooms	2.Fair 5.Avg+ 8.Exc
OPEN-3-CUSTOM	# Bedrooms	3.Avg- 6.Good 9.Same
OPEN-4-CUSTOM	# Full Baths	Phys. % Good
Year Built	# Half Baths	Funct. % Good
Year Remodeled	# Addn Fixtures	Functional Code
Foundation	# Fireplaces	1.Incomp 4.SMALL 7.LAYOUT
1.Concrete 4.Wood 7.		2.O-Built 5.CDU 8.OTHER
2.C Block 5.Slab 8.		3.Defmaint 6.STYLE 9.None
3.Br/Stone 6.Piers 9.		Econ. % Good
Basement		Economic Code
1.1/4 Bmt 4.Full Bmt 7.		0.None 3.Services 9.None
2.1/2 Bmt 5.None 8.		1.Location 4.Traffic 8.
3.3/4 Bmt 6. 9.None		2.Encroach 8.Other 9.
Bsmt Gar # Cars		Entrance Code 0
Wet Basement		1.Interior 4.Vacant 7.
1.Dry 4. 7.		2.Refusal 5.Estimate 8.
2.Damp 5. 8.		3.Informed 6. 9.
3.Wet 6. 9.		Information Code 0
		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	
997 12' Mobile	1985	12x34	3 100	3	0 %	50 %		1.ONE STORY FRAM
68 Wood Deck	2021	48	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



WENTWORTH, RONALD WENTWORTH, SALLY 285 BIRCH POINT LOT #11 WISCASSET ME 04578			Property Data			Assessment Record										
			Neighborhood 109 SOUTHEAST			Year	Land	Buildings	Exempt	Total						
			Tree Growth Year 0			2022	0	18,700	0	18,700						
			FARM LAND YEAR			2023	0	13,100	0	13,100						
			OPEN SPACE YEAR													
Previous Owner DORAY, GREGORY 285 BIRCH POINT ROAD LOT #11 WISCASSET ME 04578 Sale Date: 12/20/2021			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													
X <div>Date</div>			Sale Data													
			Sale Date 12/20/2021													
			Price 15,000													
			Sale Type 4 Mobile Home													
			1.Land 4.Mobile 7. 2.L & B 5.Other 8. 3.Building 6. 9.													
Notes: '23 Per info Provide this MH appears to be owned by Gegory Doray. '22 add MH Nah (est park owned)			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													
WISCASSET			1.Buyer 4.Agent 7.Family 2.Seller 5.Pub Rec 8.Other 3.Lender 6.MLS 9.													
			Fract. Acre			Land Data			Influence Codes							
			21.HS Size Adj 22.Base Waterfron 23.Deep WF Size A			Type			Effective		Influence		Influence Codes			
			Acres						Frontage		Depth					Factor
			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.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 R07-039-011

Account 2756

Location 285 BIRCH POINT ROAD LOT#11

Card 1 Of 1 10/11/2023

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

MH/S

34.0'

12.0'

Additions, Outbuildings & Improvements

Type	Year	Units	Grade	Cond	Phys.	Funct.	Sound Value	
998 14' Mobile	1995	12x34	2 100	3	0 %	50 %		1.ONE STORY FRAM
103 SLAB.....	1	408	3 100	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

Map Lot R07-039-012

Account 2695

Location 285 BIRCH POINT ROAD LOT #12

Card 1 Of 1 10/11/2023

MALLOY, HANNAH V
285 BIRCH POINT RD LOT 12
WISCASSET ME 04578
USA

MALOY, HANNAH V 285 BIRCH POINT RD LOT 12 WISCASSET ME 04578 USA			Property Data			Assessment Record							
			Neighborhood 109 SOUTHEAST			Year	Land	Buildings	Exempt	Total			
						2019	0	15,000	0	15,000			
						2020	0	15,000	0	15,000			
						2021	0	15,000	0	15,000			
			Zone/Land Use 21 RURAL			2022	0	15,000	0	15,000			
			Secondary Zone			2023	0	18,800	0	18,800			
						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										
Inspection Witnessed By:			TREE GROWTH PLAN 0			<div>Land Data</div>							
			CONSERV EASE 0										
			Sale Data										
			Sale Date										
			Price										
X <div>Date</div>			Sale Type			Front Foot		Type	Effective		Influence		Influence Codes
			1.Land 4.Mobile 7.						Frontage	Depth	Factor	Code	
			2.L & B 5.Other 8.										
			3.Building 6. 9.										
			Financing										
Notes:			1.Convent 4.Seller 7. 2.FHA/VA 5.Private 8. 3.Assumed 6.Cash 9.Unknown			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 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 46.PAVING/00	
			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 R07-039-012

Account 2695

Location 285 BIRCH POINT ROAD LOT #12

Card 1 Of 1 10/11/2023

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

Additions, Outbuildings & Improvements								1.ONE STORY FRAM
Type	Year	Units	Grade	Cond	Phys.	Funct.	Sound Value	2.TWO STORY FRAM
997 12' Mobile	2010	12x33	2 100	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 R07-039-013

Account 10

Location 285 BIRCH POINT RD LOT #13

Card 1 Of 1

10/11/2023

KEAN, BETTY
285 BIRCH POINT ROAD LOT #13
WISCASSET ME 04578

<div>KEAN, BETTY</div> <div>285 BIRCH POINT ROAD LOT #13</div> <div>WISCASSET ME 04578</div>			Property Data			Assessment Record					
			Neighborhood 109 SOUTHEAST			Year	Land	Buildings	Exempt	Total	
						2010	0	4,800	4,800	0	
						2011	0	4,800	4,800	0	
			Tree Growth Year 0			2012	0	4,800	4,800	0	
FARM LAND YEAR 0			2013	0	4,800	4,800	0				
OPEN SPACE YEAR 0			2014	0	4,800	4,800	0				
Zone/Land Use 21 RURAL			2015	0	4,800	4,800	0				
			2016	0	4,800	4,800	0				
Secondary Zone			2017	0	4,800	4,800	0				
			2018	0	4,800	4,800	0				
Topography 1 Level			2019	0	4,800	4,800	0				
1.Level 4.Below St 7.Steep 2.Rolling 5.Low 8.Rough 3.Above St 6.Swampy 9.			2020	0	4,800	4,800	0				
			2021	0	4,800	4,800	0				
			2022	0	4,800	4,800	0				
Utilities 4 Drilled Well 6 Septic System			2023	0	6,000	6,000	0				
1.Public 4.Dr Well 7.Cesspool 2.Water 5.DUG/LAKE 8. 3.Sewer 6.Septic 9.None			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											
16.Regular Lot 17.Secondary Site 18.Secondary Site 19.Condominium 20.Base Homesite			Square Foot		Square Feet						
Fract. Acre 21.HS Size Adj 22.Base Waterfron 23.Deep WF Size A 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:		

WISCASSET

Inspection Witnessed By:

X

Date

No./Date	Description	Date Insp.

Notes:

WISCASSET

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 R07-039-013

Account 10

Location 285 BIRCH POINT RD LOT #13

Card 1 Of 1 10/11/2023

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

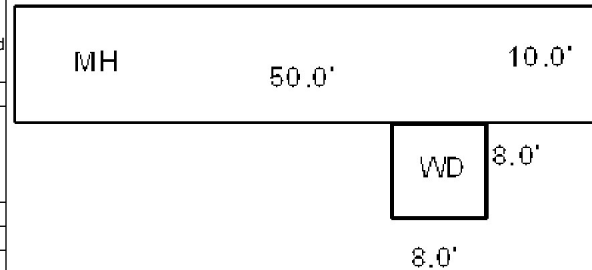
Date Inspected 1/30/2007

Additions, Outbuildings & Improvements

Type	Year	Units	Grade	Cond	Phys.	Funct.	Sound Value	
996 10' Mobile	1958	10x50	1 100	1	0 %	50 %		1.ONE STORY FRAM
24 Frame Shed	0	100	2 100	3	0 %	100 %		2.TWO STORY FRAM
61 Canopy	0	64	1 100	1	0 %	100 %		3.THREE STORY FR
68 Wood Deck	0	64	2 100	2	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

FR SHED 6X8

METAL SHED 10X10



Map Lot R07-039-014

Account 41

Location 285 BIRCH POINT ROAD LOT #14

Card 1 Of 1

10/11/2023

VEDASTO, AMYLYN M
285 BIRCH POINT ROAD LOT #14
WISCASSET ME 04578

B5390P299

Previous Owner
TRAVIS, WHITNEY

285 BIRCH POINT ROAD LOT #14
WISCASSET ME 04578
Sale Date: 12/21/2021

Previous Owner
DIBERT, ALAN

285 BIRCH POINT ROAD LOT #14
WISCASSET ME 04578
Sale Date: 4/01/2013

Previous Owner
DIBERT, BECKI

285 BIRCH POINT ROAD LOT #14
WISCASSET ME 04578
Sale Date: 4/01/2012

Inspection Witnessed By:

X

Date

No./Date	Description	Date Insp.

Notes:

2002-THIS MOBILE HOME RELOCATED FROM MAPLEWOOD TO DICKSON'S, ALSO ADDED 8 X 8 SHED, REMOVED OLD DECK AND ADDED 10 X 14 DECK
2006-PER PARK OWNER, THIS HOME IS ON LOT 14 NOT LOT 4. RENTER IS WENDY SIMMONS.

2012-New owner Alan Dibert per owner of the park.

WISCASSET**Property Data**

Neighborhood	109 SOUTHEAST		
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	12/21/2021		
Price	37,000		
Sale Type	4 Mobile Home		
1.Land	4.Mobile	7.	
2.L & B	5.Other	8.	
3.Building	6.	9.	
Financing	9 Unknown		
1.Convent	4.Seller	7.	
2.FHA/VA	5.Private	8.	
3.Assumed	6.Cash	9.Unknown	
Validity	1 Arms Length Sale		
1.Valid	4.Split	7.Renovate	
2.Related	5.Partial	8.Other	
3.Distress	6.Exempt	9.Foreclose	
Verified	2 Seller		
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	15,500	10,000	5,500
2011	0	15,500	10,000	5,500
2012	0	15,500	10,000	5,500
2013	0	15,500	10,000	5,500
2014	0	15,500	10,000	5,500
2015	0	15,500	10,000	5,500
2016	0	15,500	15,000	500
2017	0	15,500	15,500	0
2018	0	15,500	15,500	0
2019	0	15,500	15,500	0
2020	0	15,500	15,500	0
2021	0	15,500	15,500	0
2022	0	15,500	0	15,500
2023	0	19,300	0	19,300

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		0.00				

Front Foot

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

Square Foot

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

Fract. Acre

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

Acres

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

Type**Effective****Frontage****Depth****Factor****Code****Influence****Codes****Acres****Square Feet****Acreage/Sites****Total Acreage**

WISCASSET

Map Lot R07-039-014


Account 41

Location 285 BIRCH POINT ROAD LOT #14

Card 1

Of 1

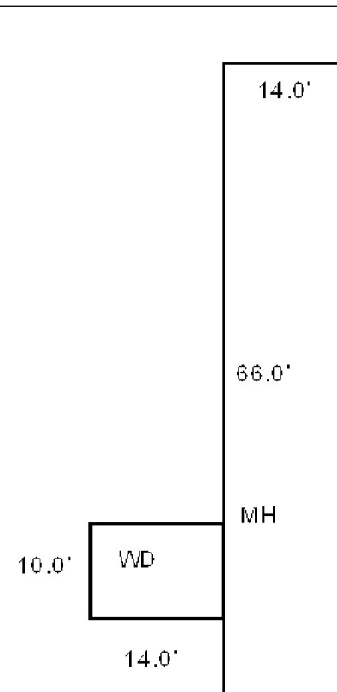
10/11/2023

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

Date Inspected 1/30/2007

Additions, Outbuildings & Improvements

Type	Year	Units	Grade	Cond	Phys.	Funct.	Sound Value	
998 14' Mobile	1989	14x66	2 100	3	0 %	50 %		1.ONE STORY FRAM
68 Wood Deck	2001	140	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



Map Lot R07-039-015

Account 2782

Location 285 BIRCH POINT ROAD LOT #15

Card 1 Of 1 10/11/2023

JOHNSTON, EVERETT W
285 BIRCH POINT ROAD LOT 15
WISCASSET ME 04578

JOHNSTON, EVERETT W 285 BIRCH POINT ROAD LOT 15 WISCASSET ME 04578			Property Data			Assessment Record								
			Neighborhood 109 SOUTHEAST			Year	Land	Buildings	Exempt	Total				
						2023	0	108,000	0	108,000				
			Tree Growth Year 0											
			FARM LAND YEAR											
OPEN SPACE YEAR														
			Zone/Land Use 21 RURAL											
			Secondary Zone											
			Topography											
			1.Level	4.Below St	7.Steep									
			2.Rolling	5.Low	8.Rough									
			3.Above St	6.Swampy	9.									
			Utilities											
			1.Public	4.Dr Well	7.Cesspool									
			2.Water	5.DUG/LAKE	8.									
			3.Sewer	6.Septic	9.None									
			Street											
			1.Paved	4.Proposed	7.									
			2.Semi Imp	5.Private	8.									
			3.Gravel	6.Pub Eas	9.NoStreet									
			Land Data											
Inspection Witnessed By:			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						
		%			1.Open Space									
		%			2.Neighborhood A									
		%			3.Topography									
		%			4.Size/Shape									
		%			5.Access									
		%			6.Restriction									
		%			7.Corner/Locatio									
		%			8.View/Environ									
		%			9.Fract Share									
X			Square Foot		16.Regular Lot 17.Secondary Site 18.Secondary Site 19.Condominium 20.Base Homesite	Square Feet				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				
						%								
No./Date			Fract. Acre			21.HS Size Adj 22.Base Waterfron 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	Acreage/Sites							
							%							
Description			Acres				24.Base Waterfron 25.Shallow WF Siz 26.Base Water Inf 27.Influence W Si 28.Rear Land 1-10 29.Rear Land 11-2	Total Acreage			0.00			
								%						
Date Insp.			Acres					24.Base Waterfron 25.Shallow WF Siz 26.Base Water Inf 27.Influence W Si 28.Rear Land 1-10 29.Rear Land 11-2	Total Acreage		0.00			
									%					
Notes:			Acres						24.Base Waterfron 25.Shallow WF Siz 26.Base Water Inf 27.Influence W Si 28.Rear Land 1-10 29.Rear Land 11-2		Total Acreage		0.00	
											%			
6/6/23 ADD NEW MH FROM '22 NOTE. +MVR.			Acres		24.Base Waterfron 25.Shallow WF Siz 26.Base Water Inf 27.Influence W Si 28.Rear Land 1-10 29.Rear Land 11-2					Total Acreage		0.00		
										%				
WISCASSET			Acres			24.Base Waterfron 25.Shallow WF Siz 26.Base Water Inf 27.Influence W Si 28.Rear Land 1-10 29.Rear Land 11-2				Total Acreage		0.00		
										%				

WISCASSET

Map Lot R07-039-015

Account 2782

Location 285 BIRCH POINT ROAD LOT #15

Card 1 Of 1 10/11/2023

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

14.0'
MH/S
72.0'
6.0'
12.0'
WD

Additions, Outbuildings & Improvements								1.ONE STORY FRAM	
Type	Year	Units	Grade	Cond	Phys.	Funct.	Sound Value	2.TWO STORY FRAM	
998 14' Mobile	2021	14x72	3 100	4	0 %	100 %		3.THREE STORY FR	
103 SLAB.....	0	1008	0 0	0	0 %	0 %		4.1 & 1/2 STORY	
68 Wood Deck	0	72	0 0	0	0 %	0 %		5.1 & 3/4 STORY	
					%	%		6.2 & 1/2 STORY	
					%	%		21.Open Frame Por	
					%	%		22.Encl Frame Por	
					%	%		23.Frame Garage	
					%	%		24.Frame Shed	
					%	%		25.Frame Bay Wind	
					%	%		26.1SFr Overhang	
					%	%		27.Unfin Basement	
					%	%		28.Unfinished Att	
					%	%		29.Finished Attic	

Map Lot R07-039-016

Account 19

Location 285 BIRCH POINT RD LOT #16

Card 1 Of 1 10/11/2023

STANLEY, SAM
STANLEY, ELIZABETH
C/O PATTERSON MOBILE HOME PARK
ROCKPORT ME 04856

Previous Owner
MEDOMAK ENTERPRISES, INC.

PO BOX A
WALDOBORO ME 04572
Sale Date: 4/01/2013

Previous Owner
GRENIER, YVONNE L.
C/O RALPH'S HOME SALES
868 ATLANTIC HIGHWAY
WALDOBORO ME 04572
Sale Date: 10/25/2012

Previous Owner
GRENIER, JR. CALVIN L.
GRENIER, YVONNE L.

WISCASSET ME 04578
Sale Date: 3/11/2012

Inspection Witnessed By:

X	Date
No./Date	Description

Notes:

2009-NEW DOUBLE WIDE, old mobile home now belongs to Sam Patterson. According to plot plan of the park this MH is on lot #16. Letter sent advising of address. Abatement prepared as mobile home is 1995 not 1998 and graded lower to show value, only paid 39,000 new.

2012-Mr. Grenier passed away 3/11/12, leaving property to wife. Sent veterans widow application as well. Taxpayer returned to say that she was now renting and not longer needed the homestead or veterans exemptions, which were

WISCASSET ME 04578-20/12-Was notified that Medomak Bank & Ralph's Homes repossessed the mobile home. Sending 2012

Property Data

Neighborhood		109 SOUTHEAST	
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		4/01/2013	
Price			
Sale Type		4 Mobile Home	
1.Land	4.Mobile	7.	
2.L & B	5.Other	8.	
3.Building	6.	9.	
Financing		9 Unknown	
1.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		1 Buyer	
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	39,400	16,000	23,400
2011	0	39,400	16,000	23,400
2012	0	39,400	0	39,400
2013	0	39,400	0	39,400
2014	0	39,400	0	39,400
2015	0	39,400	0	39,400
2016	0	39,400	0	39,400
2017	0	39,400	0	39,400
2018	0	39,400	0	39,400
2019	0	39,400	0	39,400
2020	0	39,400	0	39,400
2021	0	39,400	0	39,400
2022	0	39,400	0	39,400
2023	0	49,300	0	49,300

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		0.00				

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
Square Feet
Acreage/Sites
Total Acreage 0.00

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

WISCASSET

Map Lot R07-039-016

Account 19

Location 285 BIRCH POINT RD LOT #16

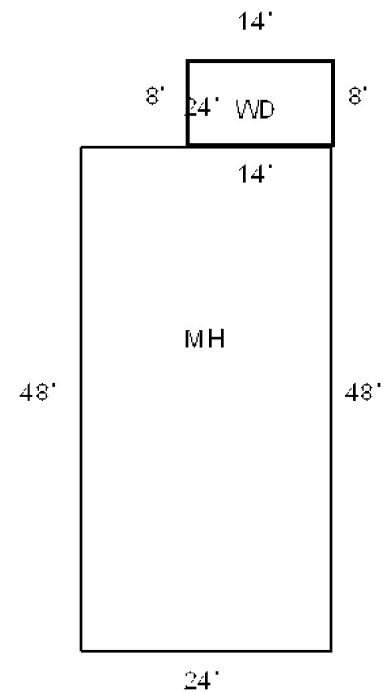
Card 1 Of 1 10/11/2023

Building Style 10 Double Wide	SF Bsmt Living 0	Layout 1 Typical
1.Conv. 5.Colonial 9.Other	Fin Bsmt Grade 0 0	1.Typical 4. 7.
2.Ranch 6.Split 10.Double	HEARTH 0	2.Inadeq 5. 8.
3.R Ranch 7.Mod/Cont 11.Multi	Heat Type 100% 5 Forced Warm Air	3. 6. 9.
4.Cape 8.Log 12.Cot.	1.HWBB 5.FWA 9.No Heat	Attic 9 None
Dwelling Units 1	2.HWCI 6.GravWA 10.	1.1/4 Fin 4.Full Fin 7.
Other Units 0	3.H Pump 7.Electric 11.	2.1/2 Fin 5.F/Stair 8.
Stories 1 One Story	4.Steam 8.F/Wall 12.	3.3/4 Fin 6. 9.None
1.1 4.1.5 7.	Cool Type 0% 9 None	Insulation 4 Minimal
2.2 5.1.75 8.	1.Refrig 4.W&C Air 7.	1.Full 4.Minimal 7.
3.3 6.2.5 9.	2.Evapor 5. 8.	2.Heavy 5.Unknown 8.
Exterior Walls 8 ALUM/VINYL	3.H Pump 6. 9.None	3.Capped 6. 9.None
1.CLAP 5.T-111 9.OTHER	Kitchen Style 2 TYPICAL	Unfinished % 0%
2.WD SH 6.BR/STONE 10.	1.GOOD 4.Obsolete 7.	Grade & Factor 1 Low 100%
3.COMP 7.NOV 11.	2.TYPICAL 5. 8.	1.E Grade 4.B Grade 7.AA+ Grad
4.ASB/ASP 8.AL/VIN 12.	3.OLD TYPE 6. 9.None	2.D Grade 5.A Grade 8.AA++Grad
Roof Surface 1 Asphalt Shingles	Bath(s) Style 2 TYPICAL	3.C Grade 6.AA Grade 9.Same
1.Asphalt 4.Composit 7.	1.GOOD 4.Obsolete 7.	SQFT (Footprint) 1152
2.Slate 5.Wood 8.	2.TYPICAL 5. 8.	Condition 3 Below Average
3.Metal 6.Other 9.	3.Old Type 6. 9.None	1.Poor 4.Avg 7.V G
SF Masonry Trim 0	# Rooms 5	2.Fair 5.Avg+ 8.Exc
OPEN-3-CUSTOM 0	# Bedrooms 2	3.Avg- 6.Good 9.Same
OPEN-4-CUSTOM 0	# Full Baths 2	Phys. % Good 0%
Year Built 1995	# Half Baths 0	Funct. % Good 100%
Year Remodeled 0	# Addn Fixtures 0	Functional Code 9 None
Foundation 5 Concrete Slab	# Fireplaces 0	1.Incomp 4.SMALL 7.LAYOUT
1.Concrete 4.Wood 7.		2.O-Built 5.CDU 8.OTHER
2.C Block 5.Slab 8.		3.Defmaint 6.STYLE 9.None
3.Br/Stone 6.Piers 9.		Econ. % Good 100%
Basement 9 No Basement		Economic Code None
1.1/4 Bmt 4.Full Bmt 7.		0.None 3.Services 9.None
2.1/2 Bmt 5.None 8.		1.Location 4.Traffic 8.
3.3/4 Bmt 6. 9.None		2.Encroach 8.Other 9.
Bsmt Gar # Cars 0		Entrance Code 3 Information Only
Wet Basement 9 No Basement		1.Interior 4.Vacant 7.
1.Dry 4. 7.		2.Refusal 5.Estimate 8.
2.Damp 5. 8.		3.Informed 6. 9.
3.Wet 6. 9.		Information Code 1 Owner
		1.Owner 4.Agent 7.
		2.Relative 5.Estimate 8.
		3.Tenant 6.Other 9.

Date Inspected 6/02/2009

Additions, Outbuildings & Improvements

Type	Year	Units	Grade	Cond	Phys.	Funct.	Sound Value	
68 Wood Deck	2008	112	3 100	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



Map Lot R07-039-021

Account 2540

Location 285 BIRCH POINT ROAD LOT #21

Card 1 Of 1

10/11/2023

ELLSWORTH, JOHN IV
285 BIRCH POINT ROAD #21
WISCASSET ME 04578

Previous Owner
WILLIAMS, BONNIE

285 BIRCH POINT ROAD LOT #21
WISCASSET ME 04578
Sale Date: 9/06/2013

Inspection Witnessed By:

X

Date

No./Date	Description	Date Insp.

Notes:

'18 nah new mh & wd

'17 info Mh was moved out of town by April 1st 2016. Abate.
2008-1977 Coleman Bayport mobile home, 12 x 65, 2
bedrooms, serial number 59772

WISCASSET

Property Data

Neighborhood	109 SOUTHEAST		
Tree Growth Year	0		
FARM LAND YEAR	0		
OPEN SPACE YEAR	0		
Zone/Land Use	21 RURAL		
Secondary Zone			
Topography 1 Level			
1.Level	4.Below St	7.Steep	
2.Rolling	5.Low	8.Rough	
3.Above St	6.Swampy	9.	
Utilities	4 Drilled Well	6 Septic System	
1.Public	4.Dr Well	7.Cesspool	
2.Water	5.DUG/LAKE	8.	
3.Sewer	6.Septic	9.None	
Street	1 Paved		
1.Paved	4.Proposed	7.	
2.Semi Imp	5.Private	8.	
3.Gravel	6.Pub Eas	9.NoStreet	
TREE GROWTH PLAN	0		
CONSERV EASE	0		
Sale Data			
Sale Date	9/06/2013		
Price			
Sale Type	4 Mobile Home		
1.Land	4.Mobile	7.	
2.L & B	5.Other	8.	
3.Building	6.	9.	
Financing	9 Unknown		
1.Convent	4.Seller	7.	
2.FHA/VA	5.Private	8.	
3.Assumed	6.Cash	9.Unknown	
Validity	2 Related Parties		
1.Valid	4.Split	7.Renovate	
2.Related	5.Partial	8.Other	
3.Distress	6.Exempt	9.Foreclose	
Verified	8 Other Source		
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	8,900	0	8,900
2011	0	8,900	0	8,900
2012	0	8,900	0	8,900
2013	0	8,900	0	8,900
2014	0	8,900	0	8,900
2015	0	8,900	0	8,900
2016	0	8,900	0	8,900
2018	0	21,100	0	21,100
2019	0	21,100	20,000	1,100
2020	0	21,100	21,100	0
2021	0	21,100	21,100	0
2022	0	21,100	21,100	0
2023	0	26,300	25,000	1,300

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		0.00				

Front Foot

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

Square Foot

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

Fract. Acre

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

Acres

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

Type

Effective

Frontage

Depth

Factor

Code

Influence

Codes

Acres

Total Acreage

0.00


WISCASSET

Map Lot R07-039-021

Account 2540

Location 285 BIRCH POINT ROAD LOT #21

Card 1 Of 1 10/11/2023

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

WD
10.0'
8.0'

14.0' 1990 MH 66.0'

Additions, Outbuildings & Improvements								1.ONE STORY FRAM
Type	Year	Units	Grade	Cond	Phys.	Funct.	Sound Value	2.TWO STORY FRAM
997 12' Mobile	1990	14x66	3 100	3	0 %	50 %		3.THREE STORY FR
68 Wood Deck	2005	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

WISCASSET

Property Data			Assessment Record				
Neighborhood 109 SOUTHEAST			Year	Land	Buildings	Exempt	Total
			2010	5,800	0	5,800	0
Tree Growth Year 0			2011	5,800	0	5,800	0
FARM LAND YEAR 0			2012	5,800	0	5,800	0
OPEN SPACE YEAR 0			2013	5,800	0	5,800	0
Zone/Land Use 21 RURAL			2014	5,800	0	5,800	0
			2015	5,800	0	5,800	0
Secondary Zone			2016	5,800	0	5,800	0
Topography 1 Level			2017	5,800	0	5,800	0
			2018	5,800	0	5,800	0
1.Level 4.Below St 7.Steep			2019	5,800	0	5,800	0
2.Rolling 5.Low 8.Rough			2020	5,800	0	5,800	0
3.Above St 6.Swampy 9.			2021	5,800	0	5,800	0
Utilities 9 NoWater/NoSewer			2022	5,800	0	5,800	0
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.			Land Data				
2.Semi Imp 5.Private 8.							
3.Gravel 6.Pub Eas 9.NoStreet							
TREE GROWTH PLAN 0			Front Foot				
CONSERV EASE 0							
Sale Data							
Sale Date							
Price							
Sale Type			Square Foot				
1.Land 4.Mobile 7.							
2.L & B 5.Other 8.							
3.Building 6. 9.							
Financing							
1.Convent 4.Seller 7.			Fract. Acre				
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			Acres				
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.			Total Acreage 2.92				

WISCASSET

Map Lot R07-040

Account 969

Location BIRCH POINT ROAD

Card 1 Of 1 10/11/2023

Building Style			SF Bsmt Living			Layout		
1.Conv.	5.Colonial	9.Other	Fin Bsmt Grade			1.Typical 4. 7.		
2.Ranch	6.Split	10.Double	HEARTH			2.Inadeq 5. 8.		
3.R Ranch	7.Mod/Cont	11.Multi	Heat Type 100%			3. 6. 9.		
4.Cape	8.Log	12.Cot.	1.HWBB 5.FWA 9.No Heat			Attic		
Dwelling Units			2.HWCI 6.GravWA 10.			1.1/4 Fin 4.Full Fin 7.		
Other Units			3.H Pump 7.Electric 11.			2.1/2 Fin 5.F/Stair 8.		
Stories			4.Steam 8.F/Wall 12.			3.3/4 Fin 6. 9.None		
1.1	4.1.5	7.	Cool Type 0%			Insulation		
2.2	5.1.75	8.	1.Refrig 4.W&C Air 7.			1.Full 4.Minimal 7.		
3.3	6.2.5	9.	2.Evapor 5. 8.			2.Heavy 5.Unknown 8.		
Exterior Walls			3.H Pump 6. 9.None			3.Capped 6. 9.None		
1.CLAP	5.T-111	9.OTHER	Kitchen Style			Unfinished %		
2.WD SH	6.BR/STONE	10.	1.GOOD 4.Obsolete 7.			Grade & Factor		
3.COMP	7.NOV	11.	2.TYPICAL 5. 8.			1.E Grade 4.B Grade 7.AA+ Grad		
4.ASB/ASP	8.AL/VIN	12.	3.OLD TYPE 6. 9.None			2.D Grade 5.A Grade 8.AA++Grad		
Roof Surface			Bath(s) Style			3.C Grade 6.AA Grade 9.Same		
1.Asphalt	4.Composit	7.	1.GOOD 4.Obsolete 7.			SQFT (Footprint)		
2.Slate	5.Wood	8.	2.TYPICAL 5. 8.			Condition		
3.Metal	6.Other	9.	3.Old Type 6. 9.None			1.Poor 4.Avg 7.V G		
SF Masonry Trim			# Rooms			2.Fair 5.Avg+ 8.Exc		
OPEN-3-CUSTOM			# Bedrooms			3.Avg- 6.Good 9.Same		
OPEN-4-CUSTOM			# Full Baths			Phys. % Good		
Year Built			# Half Baths			Funct. % Good		
Year Remodeled			# Addn Fixtures			Functional Code		
Foundation			# Fireplaces			1.Incomp 4.SMALL 7.LAYOUT		
1.Concrete	4.Wood	7.				2.O-Built 5.CDU 8.OTHER		
2.C Block	5.Slab	8.				3.Defmaint 6.STYLE 9.None		
3.Br/Stone	6.Piers	9.				Econ. % Good		
Basement						Economic Code		
1.1/4 Bmt	4.Full Bmt	7.				0.None 3.Services 9.None		
2.1/2 Bmt	5.None	8.	1.Location 4.Traffic 8.					
3.3/4 Bmt	6.	9.None	2.Encroach 8.Other 9.					
Bsmt Gar # Cars			Entrance Code 4 Unoccupied			1.Interior 4.Vacant 7.		
Wet Basement			1.Refusal 5.Estimate 8.			2.Informed 6. 9.		
1.Dry	4.	7.	Information Code 5 Estimate			1.Owner 4.Agent 7.		
2.Damp	5.	8.	2.Relative 5.Estimate 8.			3.Tenant 6.Other 9.		
3.Wet	6.	9.	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 R07-041

Account 970

Location 267 BIRCH POINT ROAD

Card 1 Of 1 10/11/2023

ROLFE, ZACHARY D
SETARO, APRIL G
267 BIRCH POINT ROAD
WISCASSET ME 04578

B5608P281

Previous Owner
HALVARSON, RICH
PEZZULO, ERIC J
PO BOX 1042
WISCASSET ME 04578
Sale Date: 10/20/2020

Previous Owner
STACY, MARY E(HEIRS OF)
STACY, DOROTHY
C/O BARRY M. STURGEON
BATH ME 04530
Sale Date: 12/17/2019

Inspection Witnessed By:

X

Date

No./Date	Description	Date Insp.

Notes:

'22 UPON FURTHER REV, ACs FOR THE ABOVE SPLIT WERE
ENTERED INCORRECTLY, ADJUST.

'21 SPLIT. 1.08 WITH HOUSE TO NEW OWNERS

WISCASSET

Property Data

Neighborhood	109 SOUTHEAST			
Tree Growth Year	0			
FARM LAND YEAR	0			
OPEN SPACE YEAR	0			
Zone/Land Use	21 RURAL			
Secondary Zone				
Topography				
1.Level			4.Below St	7.Steep
2.Rolling			5.Low	8.Rough
3.Above St			6.Swampy	9.
Utilities	4 Drilled Well		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			10/20/2020	
Price			181,000	
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			4 Split/Assemblage	
1.Valid			4.Split	7.Renovate
2.Related			5.Partial	8.Other
3.Distress			6.Exempt	9.Foreclose
Verified			5 Public Record	
1.Buyer			4.Agent	7.Family
2.Seller			5.Pub Rec	8.Other
3.Lender			6.MLS	9.

Assessment Record

Year	Land	Buildings	Exempt	Total
2010	46,300	84,800	10,000	121,100
2011	46,300	84,800	10,000	121,100
2012	46,300	84,800	10,000	121,100
2013	46,300	84,800	10,000	121,100
2014	46,300	84,800	10,000	121,100
2015	46,300	84,800	10,000	121,100
2016	46,300	84,800	15,000	116,100
2017	46,300	84,800	20,000	111,100
2018	46,300	84,800	20,000	111,100
2019	46,300	84,800	20,000	111,100
2020	46,300	84,800	0	131,100
2021	44,100	84,800	0	128,900
2022	36,500	84,800	0	121,300
2023	45,600	105,900	0	151,500

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		1.08				

WISCASSET

Map Lot R07-041

Account 970

Location 267 BIRCH POINT ROAD

Card 1

Of 1

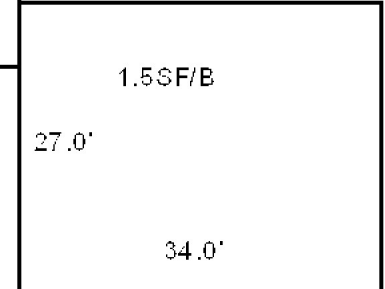
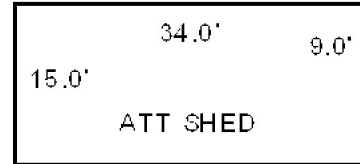
10/11/2023

Building Style 4 Cape Cod	SF Bsmt Living 0	Layout 1 Typical
1.Conv. 5.Colonial 9.Other	Fin Bsmt Grade 0 0	1.Typical 4. 7.
2.Ranch 6.Split 10.Double	HEARTH 0	2.Inadeq 5. 8.
3.R Ranch 7.Mod/Cont 11.Multi	Heat Type 100% 5 Forced Warm Air	3. 6. 9.
4.Cape 8.Log 12.Cot.	1.HWBB 5.FWA 9.No Heat	Attic 9 None
Dwelling Units 1	2.HWCI 6.GravWA 10.	1.1/4 Fin 4.Full Fin 7.
Other Units 0	3.H Pump 7.Electric 11.	2.1/2 Fin 5.F/Stair 8.
Stories 4 One & 1/2 Story	4.Steam 8.F/Wall 12.	3.3/4 Fin 6. 9.None
1.1 4.1.5 7.	Cool Type 0% 9 None	Insulation 3 Capped Only
2.2 5.1.75 8.	1.Refrig 4.W&C Air 7.	1.Full 4.Minimal 7.
3.3 6.2.5 9.	2.Evapor 5. 8.	2.Heavy 5.Unknown 8.
Exterior Walls 8 ALUM/VINYL	3.H Pump 6. 9.None	3.Capped 6. 9.None
1.CLAP 5.T-111 9.OTHER	Kitchen Style 2 TYPICAL	Unfinished % 0%
2.WD SH 6.BR/STONE 10.	1.GOOD 4.Obsolete 7.	Grade & Factor 4 Good 95%
3.COMP 7.NOV 11.	2.TYPICAL 5. 8.	1.E Grade 4.B Grade 7.AA+ Grad
4.ASB/ASP 8.AL/VIN 12.	3.OLD TYPE 6. 9.None	2.D Grade 5.A Grade 8.AA++Grad
Roof Surface 1 Asphalt Shingles	Bath(s) Style 2 TYPICAL	3.C Grade 6.AA Grade 9.Same
1.Asphalt 4.Composit 7.	1.GOOD 4.Obsolete 7.	SQFT (Footprint) 918
2.Slate 5.Wood 8.	2.TYPICAL 5. 8.	Condition 4 Average
3.Metal 6.Other 9.	3.Old Type 6. 9.None	1.Poor 4.Avg 7.V G
SF Masonry Trim 0	# Rooms 6	2.Fair 5.Avg+ 8.Exc
OPEN-3-CUSTOM 0	# Bedrooms 2	3.Avg- 6.Good 9.Same
OPEN-4-CUSTOM 0	# Full Baths 1	Phys. % Good 0%
Year Built 1890	# Half Baths 0	Funct. % Good 100%
Year Remodeled 0	# Addn Fixtures 0	Functional Code 9 None
Foundation 3 Brick &/or Stone	# Fireplaces 0	1.Incomp 4.SMALL 7.LAYOUT
1.Concrete 4.Wood 7.		2.O-Built 5.CDU 8.OTHER
2.C Block 5.Slab 8.		3.Defmaint 6.STYLE 9.None
3.Br/Stone 6.Piers 9.		Econ. % Good 100%
Basement 3 3/4 Basement		Economic Code None
1.1/4 Bmt 4.Full Bmt 7.		0.None 3.Services 9.None
2.1/2 Bmt 5.None 8.		1.Location 4.Traffic 8.
3.3/4 Bmt 6. 9.None		2.Encroach 8.Other 9.
Bsmt Gar # Cars 0		Entrance Code 5 Estimated
Wet Basement 3 Wet Basement		1.Interior 4.Vacant 7.
1.Dry 4. 7.		2.Refusal 5.Estimate 8.
2.Damp 5. 8.		3.Informed 6. 9.
3.Wet 6. 9.		Information Code 5 Estimate
		1.Owner 4.Agent 7.
		2.Relative 5.Estimate 8.
		3.Tenant 6.Other 9.

Date Inspected 2/01/2007

Additions, Outbuildings & Improvements

Type	Year	Units	Grade	Cond	Phys.	Funct.	Sound Value	
24 Frame Shed	1900	510	4 100	0	0 %	0 %		1.ONE STORY FRAM
156 1.25 ST	1900	1200	2 100	1	0 %	50 %		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 R07-041-A

Account 2727

Location 269 BIRCH POINT ROAD

Card 1 Of 1 10/11/2023

HURD, DAVID
WINSLOW, LORRIE
269 BIRCH POINT ROAD
WISCASSET ME 04578

B5760P255

Previous Owner
HALVARSON, RICHARD H II
PEZZULO, ERIC J
PO BOX 1042
WISCASSET ME 04578
Sale Date: 8/18/2021

Inspection Witnessed By:

X

Date

No./Date	Description	Date Insp.

Notes:

7/21/22 NAH- EST HSE COMP. +MVR.
'22 UPON FURTHER REVIEW, ACs WERE REVERSED IN ERROR
WHEN ENTERING ABOVE SPLIT, ADJUST.
6/16/21 W/BUILDER M&L INC NEW HOUSE
'21 RETAINED FROM SPLIT OF LOT 41

WISCASSET

Property Data

Neighborhood	109 SOUTHEAST		
Tree Growth Year	0		
FARM LAND YEAR			
OPEN SPACE YEAR			
Zone/Land Use	21 RURAL		
Secondary Zone			
Topography	1 Level		
1.Level	4.Below St	7.Steep	
2.Rolling	5.Low	8.Rough	
3.Above St	6.Swampy	9.	
Utilities	4 Drilled Well		6 Septic System
1.Public	4.Dr Well	7.Cesspool	
2.Water	5.DUG/LAKE	8.	
3.Sewer	6.Septic	9.None	
Street	1 Paved		
1.Paved	4.Proposed	7.	
2.Semi Imp	5.Private	8.	
3.Gravel	6.Pub Eas	9.NoStreet	
TREE GROWTH PLAN	0		
CONSERV EASE	0		
Sale Data			
Sale Date	8/18/2021		
Price	260,000		
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
2021	36,500	56,000	0	92,500
2022	44,100	80,000	0	124,100
2023	55,200	100,000	0	155,200

Land Data

Front Foot	Type	Effective		Influence		Influence Codes
		Frontage	Depth	Factor	Code	
11.Regular Lot				%		1.Open Space
12.Delta Triangle				%		2.Neighborhood A
13.Nabla Triangle				%		3.Topography
14.Rear Land				%		4.Size/Shape
15.Front Foot				%		5.Access
				%		6.Restriction
				%		7.Corner/Locatio
				%		8.View/Environ
				%		9.Fract Share
				%		Acres
				%		30.Rear 20+
				%		31.Waterfront Rea
				%		32.Open Space
				%		33.RestrictEsm
				%		34.PASTURE 1
				%		35.HORTICULTURAL-
				%		36.Pasture 3
				%		37.Softwood
				%		38.Mixed Wood
				%		39.Hardwood
				%		40.Wasteland
				%		41.CAMP SITE
				%		42.Mobile Home Si
				%		43.Condo Site
				%		44.Site Improve
				%		45.CAMP SITE
				%		46.PAVING/00
Total Acreage		4.92				


WISCASSET

Map Lot R07-041-A

Account 2727

Location 269 BIRCH POINT ROAD

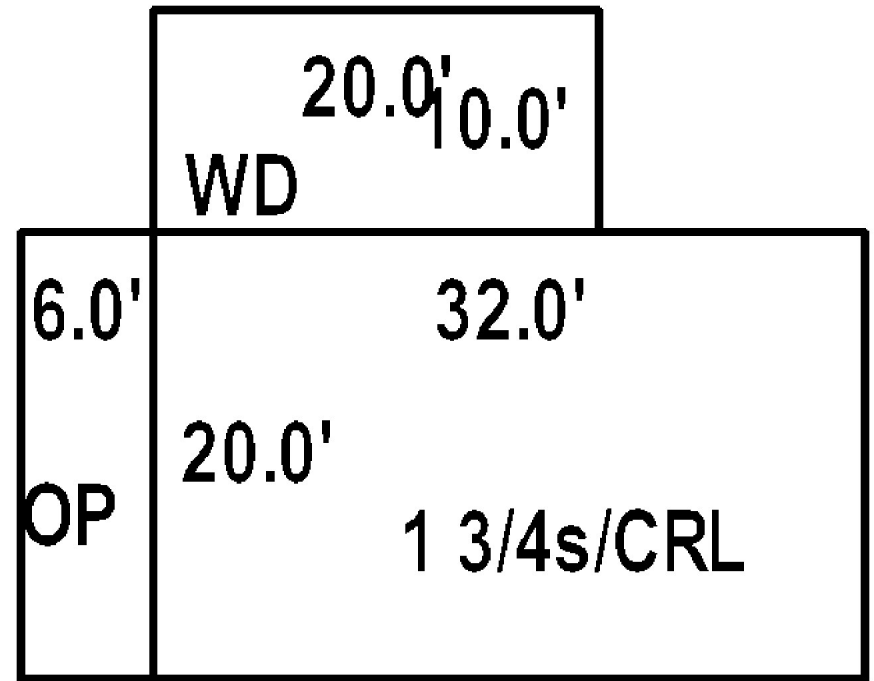
Card 1 Of 1 10/11/2023

Building Style 4 Cape Cod	SF Bsmt Living 0	Layout 1 Typical
1.Conv. 5.Colonial 9.Other	Fin Bsmt Grade 0 0	1.Typical 4. 7.
2.Ranch 6.Split 10.Double	HEARTH 0	2.Inadeq 5. 8.
3.R Ranch 7.Mod/Cont 11.Multi	Heat Type 100% 3 Heat Pump	3. 6. 9.
4.Cape 8.Log 12.Cot.	1.HWBB 5.FWA 9.No Heat	Attic 9 None
Dwelling Units 1	2.HWCI 6.GravWA 10.	1.1/4 Fin 4.Full Fin 7.
Other Units 0	3.H Pump 7.Electric 11.	2.1/2 Fin 5.F/Stair 8.
Stories 5 One & 3/4 Story	4.Steam 8.F/Wall 12.	3.3/4 Fin 6. 9.None
1.1 4.1.5 7.	Cool Type 0% 9 None	Insulation 1 Full
2.2 5.1.75 8.	1.Refrig 4.W&C Air 7.	1.Full 4.Minimal 7.
3.3 6.2.5 9.	2.Evapor 5. 8.	2.Heavy 5.Unknown 8.
Exterior Walls 1 CLAPBOARD	3.H Pump 6. 9.None	3.Capped 6. 9.None
1.CLAP 5.T-111 9.OTHER	Kitchen Style 2 TYPICAL	Unfinished % 0%
2.WD SH 6.BR/STONE 10.	1.GOOD 4.Obsolete 7.	Grade & Factor 3 Average 105%
3.COMP 7.NOV 11.	2.TYPICAL 5. 8.	1.E Grade 4.B Grade 7.AA+ Grad
4.ASB/ASP 8.AL/VIN 12.	3.OLD TYPE 6. 9.None	2.D Grade 5.A Grade 8.AA++Grad
Roof Surface 1 Asphalt Shingles	Bath(s) Style 2 TYPICAL	3.C Grade 6.AA Grade 9.Same
1.Asphalt 4.Composit 7.	1.GOOD 4.Obsolete 7.	SQFT (Footprint) 640
2.Slate 5.Wood 8.	2.TYPICAL 5. 8.	Condition 4 Average
3.Metal 6.Other 9.	3.Old Type 6. 9.None	1.Poor 4.Avg 7.V G
SF Masonry Trim 0	# Rooms 0	2.Fair 5.Avg+ 8.Exc
OPEN-3-CUSTOM 0	# Bedrooms 2	3.Avg- 6.Good 9.Same
OPEN-4-CUSTOM 0	# Full Baths 1	Phys. % Good 0%
Year Built 2020	# Half Baths 0	Funct. % Good 100%
Year Remodeled 0	# Addn Fixtures 0	Functional Code 9 None
Foundation 1 Concrete	# Fireplaces 0	1.Incomp 4.SMALL 7.LAYOUT
1.Concrete 4.Wood 7.		2.O-Built 5.CDU 8.OTHER
2.C Block 5.Slab 8.		3.Defmaint 6.STYLE 9.None
3.Br/Stone 6.Piers 9.		Econ. % Good 100%
Basement 5 Crawl Space		Economic Code None
1.1/4 Bmt 4.Full Bmt 7.		0.None 3.Services 9.None
2.1/2 Bmt 5.None 8.		1.Location 4.Traffic 8.
3.3/4 Bmt 6. 9.None		2.Encroach 8.Other 9.
Bsmt Gar # Cars 0		Entrance Code 0
Wet Basement 1 Dry Basement		1.Interior 4.Vacant 7.
1.Dry 4. 7.		2.Refusal 5.Estimate 8.
2.Damp 5. 8.		3.Informed 6. 9.
3.Wet 6. 9.		Information Code 0
		1.Owner 4.Agent 7.
		2.Relative 5.Estimate 8.
		3.Tenant 6.Other 9.

Date Inspected

Additions, Outbuildings & Improvements

Type	Year	Units	Grade	Cond	Phys.	Funct.	Sound Value
21 Open Frame	0	120	0 0	0	0 %	0 %	
68 Wood Deck	0	200	0 0	0	0 %	0 %	
					%	%	
					%	%	
					%	%	
					%	%	
					%	%	
					%	%	
					%	%	
					%	%	
					%	%	



Map Lot R07-042

Account 971

Location BIRCH POINT ROAD

Card 1 Of 1 10/11/2023

GROVER, ROBERT C
GROVER, EVELYN C
WISCASSET ME 04578

B1960P256

Inspection Witnessed By:

X

Date

No./Date	Description	Date Insp.

Notes:

WISCASSET

Property Data			Assessment Record						
Neighborhood 109 SOUTHEAST			Year	Land	Buildings	Exempt	Total		
			2010	21,000	0	0	21,000		
Tree Growth Year 0			2011	21,000	0	0	21,000		
FARM LAND YEAR 0			2012	21,000	0	0	21,000		
OPEN SPACE YEAR 0			2013	21,000	0	0	21,000		
Zone/Land Use 21 RURAL			2014	21,000	0	0	21,000		
			2015	21,000	0	0	21,000		
Secondary Zone			2016	21,000	0	0	21,000		
Topography 1 Level			2017	21,000	0	0	21,000		
			2018	21,000	0	0	21,000		
1.Level	4.Below St	7.Steep	2019	21,000	0	0	21,000		
2.Rolling	5.Low	8.Rough	2020	21,000	0	0	21,000		
3.Above St	6.Swampy	9.	2021	21,000	0	0	21,000		
Utilities 9 NoWater/NoSewer			2022	21,000	0	0	21,000		
1.Public	4.Dr Well	7.Cesspool	2023	26,300	0	0	26,300		
2.Water	5.DUG/LAKE	8.	Land Data						
3.Sewer	6.Septic	9.None							
Street 1 Paved			Front Foot	Type	Effective		Influence		Influence Codes
1.Paved	4.Proposed	7.			Frontage	Depth	Factor	Code	
2.Semi Imp	5.Private	8.		11.Regular Lot			%		1.Open Space
3.Gravel	6.Pub Eas	9.NoStreet		12.Delta Triangle			%		2.Neighborhood A
TREE GROWTH PLAN 0				13.Nabla Triangle			%		3.Topography
CONSERV EASE 0			14.Rear Land			%		4.Size/Shape	
Sale Data			15.Front Foot			%		5.Access	
						%		6.Restriction	
Price 5,500						%		7.Corner/Locatio	
Sale Type 1 Land Only			Square Foot	Square Feet				8.View/Environ	
1.Land	4.Mobile	7.				%		9.Fract Share	
2.L & B	5.Other	8.				%		Acres	
3.Building	6.	9.				%		30.Rear 20+	
Financing	9 Unknown					%		31.Waterfront Rea	
1.Convent	4.Seller	7.	16.Regular Lot			%		32.Open Space	
2.FHA/VA	5.Private	8.	17.Secondary Site			%		33.RestrictEsm	
3.Assumed	6.Cash	9.Unknown	18.Secondary Site			%		34.PASTURE 1	
Validity 1 Arms Length Sale			19.Condominium			%		35.HORTICULTURAL-	
			20.Base Homesite			%		36.Pasture 3	
Fract. Acre			21.HS Size Adj			%		37.Softwood	
			22.Base Waterfron	28	10.00	100	%	0	38.Mixed Wood
Acres			23.Deep WF Size A	29	1.00	100	%	0	39.Hardwood
			24.Base Waterfron				%		40.Wasteland
5 Public Record			25.Shallow WF Siz				%		41.CAMP SITE
			26.Base Water Inf				%		42.Mobile Home Si
Verified			27.Influence W Si				%		43.Condo Site
1.Buyer	4.Agent	7.Family	28.Rear Land 1-10	Total Acreage 11.00					44.Site Improveve
2.Seller	5.Pub Rec	8.Other	29.Rear Land 11-2						45.CAMP SITE
3.Lender	6.MLS	9.							



WISCASSET

Map Lot R07-042

Account 971

Location BIRCH POINT ROAD

Card 1 Of 1 10/11/2023

Building Style			SF Bsmt Living			Layout		
1.Conv.	5.Colonial	9.Other	Fin Bsmt Grade			1.Typical	4.	7.
2.Ranch	6.Split	10.Double	HEARTH			2.Inadeq	5.	8.
3.R Ranch	7.Mod/Cont	11.Multi	Heat Type 100%			3.	6.	9.
4.Cape	8.Log	12.Cot.	1.HWBB	5.FWA	9.No Heat	Attic		
Dwelling Units			2.HWCI	6.GravWA	10.	1.1/4 Fin	4.Full Fin	7.
Other Units			3.H Pump	7.Electric	11.	2.1/2 Fin	5.F/Stair	8.
Stories			4.Steam	8.F/Wall	12.	3.3/4 Fin	6.	9.None
1.1	4.1.5	7.	Cool Type 0%			Insulation		
2.2	5.1.75	8.	1.Refrig	4.W&C Air	7.	1.Full	4.Minimal	7.
3.3	6.2.5	9.	2.Evapor	5.	8.	2.Heavy	5.Unknown	8.
Exterior Walls			3.H Pump	6.	9.None	3.Capped	6.	9.None
1.CLAP	5.T-111	9.OTHER	Kitchen Style			Unfinished %		
2.WD SH	6.BR/STONE	10.	1.GOOD	4.Obsolete	7.	Grade & Factor		
3.COMP	7.NOV	11.	2.TYPICAL	5.	8.	1.E Grade	4.B Grade	7.AA+ Grad
4.ASB/ASP	8.AL/VIN	12.	3.OLD TYPE	6.	9.None	2.D Grade	5.A Grade	8.AA++Grad
Roof Surface			Bath(s) Style			3.C Grade	6.AA Grade	9.Same
1.Asphalt	4.Composit	7.	1.GOOD	4.Obsolete	7.	SQFT (Footprint)		
2.Slate	5.Wood	8.	2.TYPICAL	5.	8.	Condition		
3.Metal	6.Other	9.	3.Old Type	6.	9.None	1.Poor	4.Avg	7.V G
SF Masonry Trim			# Rooms			2.Fair	5.Avg+	8.Exc
OPEN-3-CUSTOM			# Bedrooms			3.Avg-	6.Good	9.Same
OPEN-4-CUSTOM			# Full Baths			Phys. % Good		
Year Built			# Half Baths			Funct. % Good		
Year Remodeled			# Addn Fixtures			Functional Code		
Foundation			# Fireplaces			1.Incomp	4.SMALL	7.LAYOUT
1.Concrete	4.Wood	7.				2.O-Built	5.CDU	8.OTHER
2.C Block	5.Slab	8.				3.Defmait	6.STYLE	9.None
3.Br/Stone	6.Piers	9.				Econ. % Good		
Basement						Economic Code		
1.1/4 Bmt	4.Full Bmt	7.				0.None	3.Services	9.None
2.1/2 Bmt	5.None	8.				1.Location	4.Traffic	8.
3.3/4 Bmt	6.	9.None				2.Encroach	8.Other	9.
Bsmt Gar # Cars						Entrance Code 4 Unoccupied		
Wet Basement						1.Interior	4.Vacant	7.
1.Dry	4.	7.				2.Refusal	5.Estimate	8.
2.Damp	5.	8.				3.Informed	6.	9.
3.Wet	6.	9.				Information Code 5 Estimate		
Date Inspected 2/01/2007			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 R07-043

Account 972

Location 255 BIRCH POINT ROAD

Card 1 Of 1 10/11/2023

SIMPSON, FAYE B
WISCASSET ME 04578

B566P80

Inspection Witnessed By:

X

Date

No./Date	Description	Date Insp.

Notes:

'20 remove Phillip(Deceased).

WISCASSET

Property Data

Neighborhood 109 SOUTHEAST		
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	36,300	107,500	10,000	133,800
2011	36,300	107,500	10,000	133,800
2012	36,300	107,500	10,000	133,800
2013	36,300	107,500	10,000	133,800
2014	36,300	107,500	10,000	133,800
2015	36,300	107,500	10,000	133,800
2016	36,300	107,500	15,000	128,800
2017	36,300	107,500	20,000	123,800
2018	36,300	107,500	20,000	123,800
2019	36,300	107,500	20,000	123,800
2020	36,300	107,500	25,000	118,800
2021	36,300	107,500	25,000	118,800
2022	36,300	107,500	24,000	119,800
2023	45,400	134,400	25,000	154,800

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		1.00				

WISCASSET

Map Lot R07-043


Account 972

Location 255 BIRCH POINT ROAD

Card 1

Of 1

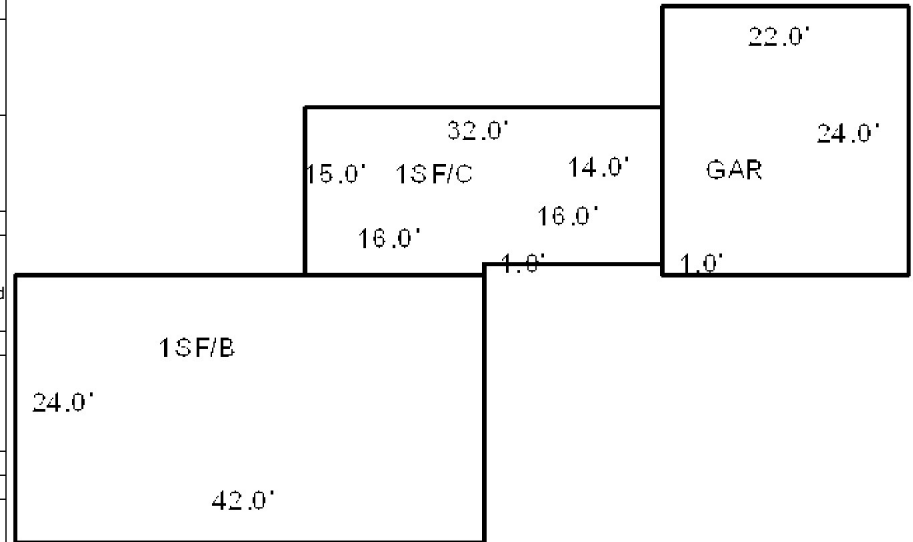
10/11/2023

Building Style 2 Ranch	SF Bsmt Living 0	Layout 1 Typical
1.Conv. 5.Colonial 9.Other	Fin Bsmt Grade 0 0	1.Typical 4. 7.
2.Ranch 6.Split 10.Double	HEARTH 0	2.Inadeq 5. 8.
3.R Ranch 7.Mod/Cont 11.Multi	Heat Type 100% 1 Hot Water BB	3. 6. 9.
4.Cape 8.Log 12.Cot.	1.HWBB 5.FWA 9.No Heat	Attic 9 None
Dwelling Units 1	2.HWCI 6.GravWA 10.	1.1/4 Fin 4.Full Fin 7.
Other Units 0	3.H Pump 7.Electric 11.	2.1/2 Fin 5.F/Stair 8.
Stories 1 One Story	4.Steam 8.F/Wall 12.	3.3/4 Fin 6. 9.None
1.1 4.1.5 7.	Cool Type 0% 9 None	Insulation 1 Full
2.2 5.1.75 8.	1.Refrig 4.W&C Air 7.	1.Full 4.Minimal 7.
3.3 6.2.5 9.	2.Evapor 5. 8.	2.Heavy 5.Unknown 8.
Exterior Walls 2 WOOD SHINGLE	3.H Pump 6. 9.None	3.Capped 6. 9.None
1.CLAP 5.T-111 9.OTHER	Kitchen Style 2 TYPICAL	Unfinished % 0%
2.WD SH 6.BR/STONE 10.	1.GOOD 4.Obsolete 7.	Grade & Factor 3 Average 105%
3.COMP 7.NOV 11.	2.TYPICAL 5. 8.	1.E Grade 4.B Grade 7.AA+ Grad
4.ASB/ASP 8.AL/VIN 12.	3.OLD TYPE 6. 9.None	2.D Grade 5.A Grade 8.AA++Grad
Roof Surface 1 Asphalt Shingles	Bath(s) Style 2 TYPICAL	3.C Grade 6.AA Grade 9.Same
1.Asphalt 4.Composit 7.	1.GOOD 4.Obsolete 7.	SQFT (Footprint) 1008
2.Slate 5.Wood 8.	2.TYPICAL 5. 8.	Condition 4 Average
3.Metal 6.Other 9.	3.Old Type 6. 9.None	1.Poor 4.Avg 7.V G
SF Masonry Trim 128	# Rooms 8	2.Fair 5.Avg+ 8.Exc
OPEN-3-CUSTOM 0	# Bedrooms 2	3.Avg- 6.Good 9.Same
OPEN-4-CUSTOM 0	# Full Baths 1	Phys. % Good 0%
Year Built 1956	# Half Baths 1	Funct. % Good 100%
Year Remodeled 0	# Addn Fixtures 0	Functional Code 9 None
Foundation 1 Concrete	# Fireplaces 1	1.Incomp 4.SMALL 7.LAYOUT
1.Concrete 4.Wood 7.		2.O-Built 5.CDU 8.OTHER
2.C Block 5.Slab 8.		3.Defmaint 6.STYLE 9.None
3.Br/Stone 6.Piers 9.		Econ. % Good 100%
Basement 3 3/4 Basement		Economic Code None
1.1/4 Bmt 4.Full Bmt 7.		0.None 3.Services 9.None
2.1/2 Bmt 5.None 8.		1.Location 4.Traffic 8.
3.3/4 Bmt 6. 9.None		2.Encroach 8.Other 9.
Bsmt Gar # Cars 0		Entrance Code 1 Interior Inspect
Wet Basement 2 Damp Basement		1.Interior 4.Vacant 7.
1.Dry 4. 7.		2.Refusal 5.Estimate 8.
2.Damp 5. 8.		3.Informed 6. 9.
3.Wet 6. 9.		Information Code 1 Owner
		1.Owner 4.Agent 7.
		2.Relative 5.Estimate 8.
		3.Tenant 6.Other 9.

Date Inspected 2/08/2007

Additions, Outbuildings & Improvements

Type	Year	Units	Grade	Cond	Phys.	Funct.	Sound Value	
1 ONE STORY	0	464	0 0	0	0 %	0 %		1.ONE STORY FRAM
23 Frame Garage	0	528	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 R07-044

Account 973

Location 239 BIRCH POINT ROAD

Card 1 Of 1 10/11/2023

GROVER, ROBERT C
WISCASSET ME 04578

B1820P224

Inspection Witnessed By:

X

Date

No./Date	Description	Date Insp.

Notes:

WISCASSET

Property Data			Assessment Record						
Neighborhood 109 SOUTHEAST 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			Year	Land	Buildings	Exempt	Total		
			2010	50,300	180,300	16,000	214,600		
			2011	50,300	180,300	16,000	214,600		
			2012	50,300	180,300	16,000	214,600		
			2013	50,300	180,300	16,000	214,600		
			2014	50,300	180,300	16,000	214,600		
			2015	50,300	180,300	16,000	214,600		
			2016	50,300	180,300	21,000	209,600		
			2017	50,300	180,300	26,000	204,600		
			2018	50,300	180,300	26,000	204,600		
			2019	50,300	180,300	26,000	204,600		
			2020	50,300	180,300	31,000	199,600		
			2021	50,300	180,300	31,000	199,600		
			2022	50,300	180,300	29,760	200,840		
			2023	62,900	225,300	31,000	257,200		
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 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	7.00	100	%	0	
						%			
						%			
						%			
						%			
						%			
						%			
				Total Acreage		8.00			

WISCASSET

Map Lot R07-044


Account 973

Location 239 BIRCH POINT ROAD

Card 1

Of 1

10/11/2023

Building Style 5 Colonial	SF Bsmt Living 0	Layout 1 Typical
1.Conv. 5.Colonial 9.Other	Fin Bsmt Grade 0 0	1.Typical 4. 7.
2.Ranch 6.Split 10.Double	HEARTH 0	2.Inadeq 5. 8.
3.R Ranch 7.Mod/Cont 11.Multi	Heat Type 100% 1 Hot Water BB	3. 6. 9.
4.Cape 8.Log 12.Cot.	1.HWBB 5.FWA 9.No Heat	Attic 9 None
Dwelling Units 1	2.HWCI 6.GravWA 10.	1.1/4 Fin 4.Full Fin 7.
Other Units 0	3.H Pump 7.Electric 11.	2.1/2 Fin 5.F/Stair 8.
Stories 2 Two Story	4.Steam 8.F/Wall 12.	3.3/4 Fin 6. 9.None
1.1 4.1.5 7.	Cool Type 0% 9 None	Insulation 4 Minimal
2.2 5.1.75 8.	1.Refrig 4.W&C Air 7.	1.Full 4.Minimal 7.
3.3 6.2.5 9.	2.Evapor 5. 8.	2.Heavy 5.Unknown 8.
Exterior Walls 6 BRICK/STONE	3.H Pump 6. 9.None	3.Capped 6. 9.None
1.CLAP 5.T-111 9.OTHER	Kitchen Style 2 TYPICAL	Unfinished % 0%
2.WD SH 6.BR/STONE 10.	1.GOOD 4.Obsolete 7.	Grade & Factor 4 Good 100%
3.COMP 7.NOV 11.	2.TYPICAL 5. 8.	1.E Grade 4.B Grade 7.AA+ Grad
4.ASB/ASP 8.AL/VIN 12.	3.OLD TYPE 6. 9.None	2.D Grade 5.A Grade 8.AA++Grad
Roof Surface 1 Asphalt Shingles	Bath(s) Style 2 TYPICAL	3.C Grade 6.AA Grade 9.Same
1.Asphalt 4.Composit 7.	1.GOOD 4.Obsolete 7.	SQFT (Footprint) 1178
2.Slate 5.Wood 8.	2.TYPICAL 5. 8.	Condition 5 Above Average
3.Metal 6.Other 9.	3.Old Type 6. 9.None	1.Poor 4.Avg 7.V G
SF Masonry Trim 0	# Rooms 8	2.Fair 5.Avg+ 8.Exc
OPEN-3-CUSTOM 0	# Bedrooms 4	3.Avg- 6.Good 9.Same
OPEN-4-CUSTOM 0	# Full Baths 2	Phys. % Good 0%
Year Built 1800	# Half Baths 0	Funct. % Good 100%
Year Remodeled 0	# Addn Fixtures 0	Functional Code 9 None
Foundation 3 Brick &/or Stone	# Fireplaces 0	1.Incomp 4.SMALL 7.LAYOUT
1.Concrete 4.Wood 7.		2.O-Built 5.CDU 8.OTHER
2.C Block 5.Slab 8.		3.Defmaint 6.STYLE 9.None
3.Br/Stone 6.Piers 9.		Econ. % Good 100%
Basement 4 Full Basement		Economic Code None
1.1/4 Bmt 4.Full Bmt 7.		0.None 3.Services 9.None
2.1/2 Bmt 5.None 8.		1.Location 4.Traffic 8.
3.3/4 Bmt 6. 9.None		2.Encroach 8.Other 9.
Bsmt Gar # Cars 0		Entrance Code 1 Interior Inspect
Wet Basement 3 Wet Basement		1.Interior 4.Vacant 7.
1.Dry 4. 7.		2.Refusal 5.Estimate 8.
2.Damp 5. 8.		3.Informed 6. 9.
3.Wet 6. 9.		Information Code 1 Owner
		1.Owner 4.Agent 7.
		2.Relative 5.Estimate 8.
		3.Tenant 6.Other 9.

Date Inspected 2/01/2007

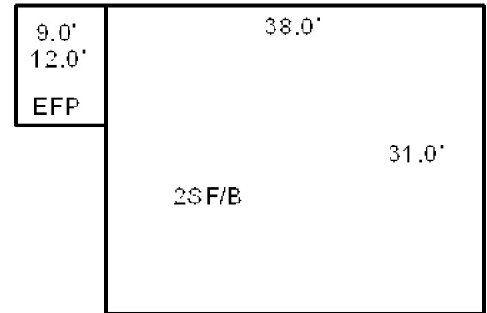
Additions, Outbuildings & Improvements

Type	Year	Units	Grade	Cond	Phys.	Funct.	Sound Value	
24 Frame Shed	1960	256	2 100	2	0 %	100 %		1.ONE STORY FRAM
24 Frame Shed	1960	288	2 100	2	0 %	100 %		2.TWO STORY FRAM
24 Frame Shed	1960	144	2 100	1	0 %	100 %		3.THREE STORY FR
22 Encl Frame Porch	0	108	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

SHED 16X16

SHED 12X125

SHED 12X26



Map Lot R07-045			Account 974			Location 225 BIRCH POINT ROAD			Card 1		Of 1		10/11/2023		
SLATER, BRETT S SLATER, KELLY M 225 BIRCH POINT ROAD WISCASSET ME 04578 B1006P137 B4912P280						Property Data			Assessment Record						
						Neighborhood 109 SOUTHEAST			Year	Land	Buildings	Exempt	Total		
						Tree Growth Year 0			2010	43,100	176,300	10,000	209,400		
						FARM LAND YEAR 0			2011	43,100	176,300	10,000	209,400		
						OPEN SPACE YEAR 0			2012	43,100	176,300	10,000	209,400		
Previous Owner GRONDIN, RICHARD L. GRONDIN, JOAN M.						Zone/Land Use 21 RURAL			2013	43,100	176,300	10,000	209,400		
						Secondary Zone			2014	43,100	176,300	10,000	209,400		
									2015	43,100	176,300	10,000	209,400		
						Topography 1 Level			2016	43,100	176,300	0	219,400		
									2017	43,100	176,300	0	219,400		
WISCASSET ME 04578 Sale Date: 7/27/2015						1.Level 4.Below St 7.Steep 2.Rolling 5.Low 8.Rough 3.Above St 6.Swampy 9.			2018	43,100	176,300	0	219,400		
						Utilities 4 Drilled Well 6 Septic System			2019	43,100	176,300	0	219,400		
						1.Public 4.Dr Well 7.Cesspool 2.Water 5.DUG/LAKE 8. 3.Sewer 6.Septic 9.None			2020	43,100	176,300	25,000	194,400		
						Street 1 Paved 1.Paved 4.Proposed 7. 2.Semi Imp 5.Private 8. 3.Gravel 6.Pub Eas 9.NoStreet			2021	43,100	176,300	25,000	194,400		
									2022	43,100	176,300	24,000	195,400		
Inspection Witnessed By:									2023	53,900	220,400	25,000	249,300		
						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 24.Base Waterfront 25.Shallow WF Size 26.Base Water Influence 27.Influence W Site 28.Rear Land 1-10 29.Rear Land 11-2		Acreage/Sites													
		20	1.00	100 %	0										
		21	1.00	100 %	0										
		28	3.42	100 %	0										
				%											
				%											
				%											
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WISCASSET

Map Lot R07-045

Account 974

Location 225 BIRCH POINT ROAD

Card 1 Of 1 10/11/2023

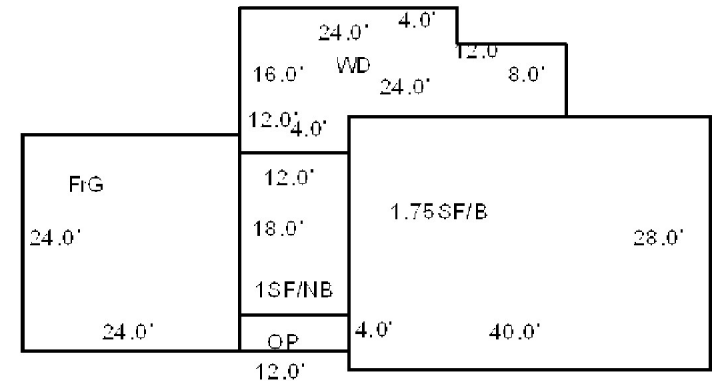
Building Style			4 Cape Cod			SF Bsmt Living			0			Layout			1 Typical											
1.Conv.			5.Colonial			9.Other			Fin Bsmt Grade			0 0			1.Typical			4.			7.					
2.Ranch			6.Split			10.Double			HEARTH			0			2.Inadeq			5.			8.					
3.R Ranch			7.Mod/Cont			11.Multi			Heat Type			100% 1 Hot Water BB			3.			6.			9.					
4.Cape			8.Log			12.Cot.			1.HWBB			5.FWA			9.No Heat			Attic 9 None								
Dwelling Units			1						2.HWCI			6.GravWA			10.			1.1/4 Fin			4.Full Fin			7.		
Other Units			0						3.H Pump			7.Electric			11.			2.1/2 Fin			5.F/Stair			8.		
Stories			5 One & 3/4 Story						4.Steam			8.F/Wall			12.			3.3/4 Fin			6.			9.None		
1.1			4.1.5			7.			Cool Type			0% 9 None						Insulation			1 Full					
2.2			5.1.75			8.			1.Refrig			4.W&C Air			7.			1.Full			4.Minimal			7.		
3.3			6.2.5			9.			2.Evapor			5.			8.			2.Heavy			5.Unknown			8.		
Exterior Walls			8 ALUM/VINYL						3.H Pump			6.			9.None			3.Capped			6.			9.None		
1.CLAP			5.T-111			9.OTHER			Kitchen Style			2 TYPICAL						Unfinished %			0%					
2.WD SH			6.BR/STONE			10.			1.GOOD			4.Obsolete			7.			Grade & Factor			4 Good 95%					
3.COMP			7.NOV			11.			2.TYPICAL			5.			8.			1.E Grade			4.B Grade			7.AA+ Grad		
4.ASB/ASP			8.AL/VIN			12.			3.OLD TYPE			6.			9.None			2.D Grade			5.A Grade			8.AA++Grad		
Roof Surface			1 Asphalt Shingles						Bath(s) Style			2 TYPICAL						3.C Grade			6.AA Grade			9.Same		
1.Asphalt			4.Composit			7.			1.GOOD			4.Obsolete			7.			SQFT (Footprint)			1120					
2.Slate			5.Wood			8.			2.TYPICAL			5.			8.			Condition			5 Above Average					
3.Metal			6.Other			9.			3.Old Type			6.			9.None			1.Poor			4.Avg			7.V G		
SF Masonry Trim			0						# Rooms			7						2.Fair			5.Avg+			8.Exc		
OPEN-3-CUSTOM			0						# Bedrooms			3						3.Avg-			6.Good			9.Same		
OPEN-4-CUSTOM			0						# Full Baths			2						Phys. % Good			0%					
Year Built			1971						# Half Baths			0						Funct. % Good			100%					
Year Remodeled			0						# Addn Fixtures			0						Functional Code			9 None					
Foundation			1 Concrete						# Fireplaces			1						1.Incomp			4.SMALL			7.LAYOUT		
1.Concrete			4.Wood			7.									2.O-Built			5.CDU			8.OTHER					
2.C Block			5.Slab			8.									3.Defmaint			6.STYLE			9.None					
3.Br/Stone			6.Piers			9.									Econ. % Good			100%								
Basement			4 Full Basement												Economic Code			None								
1.1/4 Bmt			4.Full Bmt			7.									0.None			3.Services			9.None					
2.1/2 Bmt			5.None			8.									1.Location			4.Traffic			8.					
3.3/4 Bmt			6.			9.None									2.Encroach			8.Other			9.					
Bsmt Gar # Cars			0												Entrance Code			5 Estimated								
Wet Basement			2 Damp Basement												1.Interior			4.Vacant			7.					
1.Dry			4.			7.									2.Refusal			5.Estimate			8.					
2.Damp			5.			8.									3.Informed			6.			9.					
3.Wet			6.			9.									Information Code			5 Estimate								

TRIO

Software

A Division of Harris Computer Systems

MH CANOPY 12X20



Date Inspected 2/01/2007

Additions, Outbuildings & Improvements								1.ONE STORY FRAM
Type	Year	Units	Grade	Cond	Phys.	Funct.	Sound Value	2.TWO STORY FRAM
1 ONE STORY	0	216	0 0	0	0 %	0 %		3.THREE STORY FR
23 Frame Garage	0	576	0 0	0	0 %	0 %		4.1 & 1/2 STORY
68 Wood Deck	0	432	0 0	0	0 %	0 %		5.1 & 3/4 STORY
61 Canopy	2006	240	2 100	2	0 %	50 %		6.2 & 1/2 STORY
21 Open Frame	0	48	0 0	0	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