

Map Lot U06-001			Account 1502			Location 16 BRADFORD ROAD			Card 1		Of 1		10/05/2023		
RAFTER, JR., JOHN G. RAFTER, PID S WISCASSET ME 04578 B1745P173 B5324P20						Property Data			Assessment Record						
						Neighborhood 103 RURAL WEST			Year	Land	Buildings	Exempt	Total		
						Tree Growth Year 0			2010	41,000	334,200	10,000	365,200		
						FARM LAND YEAR 0			2011	41,000	334,200	10,000	365,200		
						OPEN SPACE YEAR 0			2012	40,800	334,200	10,000	365,000		
						Zone/Land Use 16 RESIDENTIAL			2013	40,800	334,200	10,000	365,000		
						Secondary Zone			2014	40,800	334,200	10,000	365,000		
									2015	40,800	334,200	0	375,000		
						Topography 2 Rolling			2016	40,800	334,200	0	375,000		
						1.Level 4.Below St 7.Steep 2.Rolling 5.Low 8.Rough 3.Above St 6.Swampy 9.			2017	40,800	334,200	0	375,000		
2018	40,800	334,200	0	375,000											
						Utilities 1 All Public			2019	101,900	334,200	0	436,100		
						1.Public 4.Dr Well 7.Cesspool 2.Water 5.DUG/LAKE 8. 3.Sewer 6.Septic 9.None			2020	101,900	334,200	0	436,100		
									2021	101,900	334,200	0	436,100		
						Street 1 Paved			2022	101,900	334,200	0	436,100		
						1.Paved 4.Proposed 7. 2.Semi Imp 5.Private 8. 3.Gravel 6.Pub Eas 9.NoStreet			2023	127,400	417,700	0	545,100		
Land Data															
Inspection Witnessed By: <															

WISCASSET

Map Lot U06-001

Account 1502

Location 16 BRADFORD ROAD

Card 1

Of 1

10/05/2023

Building Style 1 Conventional	SF Bsmt Living 0	Layout 1 Typical
1.Conv. 5.Colonial 9.Other	Fin Bsmt Grade 0 0	1.Typical 4. 7.
2.Ranch 6.Split 10.Double	HEARTH 1	2.Inadeq 5. 8.
3.R Ranch 7.Mod/Cont 11.Multi	Heat Type 100% 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 110%
3.COMP 7.NOV 11.	2.TYPICAL 5. 8.	1.E Grade 4.B Grade 7.AA+ Grad
4.ASB/ASP 8.AL/VIN 12.	3.OLD TYPE 6. 9.None	2.D Grade 5.A Grade 8.AA++Grad
Roof Surface 1 Asphalt Shingles	Bath(s) Style 2 TYPICAL	3.C Grade 6.AA Grade 9.Same
1.Asphalt 4.Composit 7.	1.GOOD 4.Obsolete 7.	SQFT (Footprint) 1312
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 12	2.Fair 5.Avg+ 8.Exc
OPEN-3-CUSTOM 0	# Bedrooms 6	3.Avg- 6.Good 9.Same
OPEN-4-CUSTOM 0	# Full Baths 2	Phys. % Good 0%
Year Built 1794	# Half Baths 1	Funct. % Good 100%
Year Remodeled 1994	# Addn Fixtures 0	Functional Code 9 None
Foundation 3 Brick &/or Stone	# 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 3 Wet Basement		1.Interior 4.Vacant 7.
1.Dry 4. 7.		2.Refusal 5.Estimate 8.
2.Damp 5. 8.		3.Informed 6. 9.
3.Wet 6. 9.		Information Code 1 Owner
		1.Owner 4.Agent 7.
		2.Relative 5.Estimate 8.
		3.Tenant 6.Other 9.

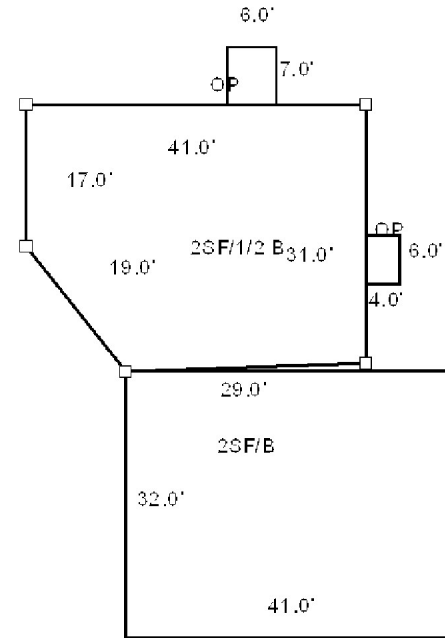


Date Inspected 12/02/2006

Additions, Outbuildings & Improvements

Type	Year	Units	Grade	Cond	Phys.	Funct.	Sound Value	
12 2	1994	1167	4 90	4	0 %	100 %		1.ONE STORY FRAM
21 Open Frame	1994	24	4 100	4	0 %	100 %		2.TWO STORY FRAM
159 2.00 ST	1850	952	4 100	4	0 %	100 %		3.THREE STORY FR
82 Shed.....	1960	828	2 100	3	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

2S BARN 28X34



Map Lot U06-002

Account 1503

Location 48 BRADFORD ROAD

Card 1 Of 2 10/05/2023

KAPSNER HENDERSON, ALLISON SUE
HENDERSON, JOHN K III
46 BRADFORD ROAD
WISCASSET ME 04578

B5534P25

Previous Owner
WHYNOT, JEFFREY W
WHYNOT, CATHERINE E
15231 W. WINDROSE DRIVE
SURPRISE AZ 85379
Sale Date: 6/12/2020

Previous Owner
ORLANDO, STEVEN

2221 SE LETHA CT.
STUART FL 34994 0000
Sale Date: 8/03/2017

Previous Owner
STEINBERG, JON E. J/T
ORLANDO, STEVEN

WISCASSET ME 04578 0000
Sale Date: 8/05/2005

Inspection Witnessed By:

X

Date

No./Date	Description	Date Insp.

Notes:

'22 new solar array on roof.

Per survey provided lot is 2.2 acres

'18 w/ Mrs. outside adjust condition and st.hgt of card #1 and add wd. Add shed to cd#2.

'16 adjust condition cd #1

'15 W/ Steve no shed adjust condition of card #1.

2000-PROBATE RECORD GIVES TO DON BREWER AND
ARTHUR REED IN EQUAL SHARES. PREVIOUS BK2513
PG0167 DONALD I. BREWER 18 OAK RIDGE ROAD
WISCASSET ME 04578

2006-PROBATE RECORD GIVES TO ARTHUR REED & DONALD
BREWER

Property Data

Neighborhood 103 RURAL WEST		
Tree Growth Year 0		
FARM LAND YEAR 0		
OPEN SPACE YEAR 0		
Zone/Land Use 16 RESIDENTIAL		
Secondary Zone		
Topography 1 Level		
1.Level	4.Below St	7.Steep
2.Rolling	5.Low	8.Rough
3.Above St	6.Swampy	9.
Utilities 1 All Public 1 All Public		
1.Public	4.Dr Well	7.Cesspool
2.Water	5.DUG/LAKE	8.
3.Sewer	6.Septic	9.None
Street 1 Paved		
1.Paved	4.Proposed	7.
2.Semi Imp	5.Private	8.
3.Gravel	6.Pub Eas	9.NoStreet
TREE GROWTH PLAN 0		
CONSERV EASE 0		
Sale Data		
Sale Date 6/12/2020		
Price 349,900		
Sale Type 2 Land & Buildings		
1.Land	4.Mobile	7.
2.L & B	5.Other	8.
3.Building	6.	9.
Financing 9 Unknown		
1.Convent	4.Seller	7.
2.FHA/VA	5.Private	8.
3.Assumed	6.Cash	9.Unknown
Validity 1 Arms Length Sale		
1.Valid	4.Split	7.Renovate
2.Related	5.Partial	8.Other
3.Distress	6.Exempt	9.Foreclose
Verified 5 Public Record		
1.Buyer	4.Agent	7.Family
2.Seller	5.Pub Rec	8.Other
3.Lender	6.MLS	9.

Assessment Record

Year	Land	Buildings	Exempt	Total
2010	43,100	7,900	0	51,000
2011	43,100	7,900	10,000	41,000
2012	43,100	7,900	10,000	41,000
2013	43,100	7,900	10,000	41,000
2014	43,100	7,900	0	51,000
2015	43,100	13,300	0	56,400
2016	43,100	18,000	0	61,100
2017	43,100	18,000	0	61,100
2018	43,100	22,600	0	65,700
2019	42,000	22,600	0	64,600
2020	42,000	22,600	0	64,600
2021	42,000	22,600	0	64,600
2022	42,000	33,800	24,000	51,800
2023	52,500	39,400	25,000	66,900

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
20		1.00	100	%	0	37.Softwood
21		1.00	100	%	0	38.Mixed Wood
28		1.20	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		2.20				

WISCASSET

Map Lot U06-002

Account 1503

Location 48 BRADFORD ROAD

Card 1

Of 2

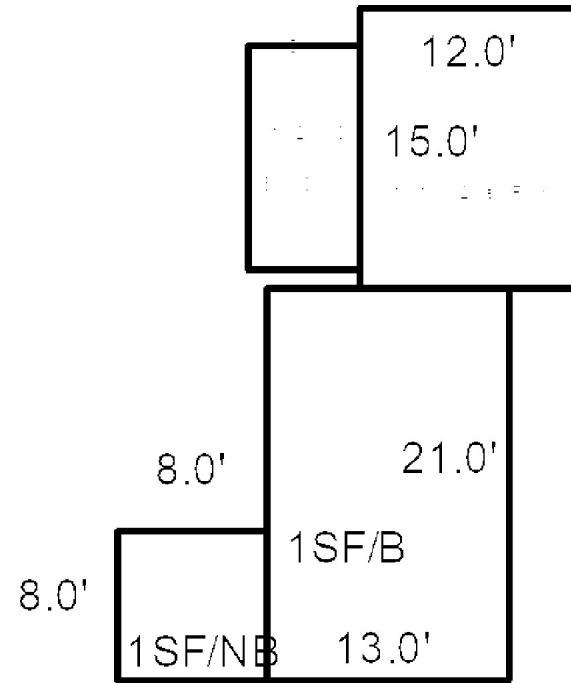
10/05/2023

Building Style 1 Conventional	SF Bsmt Living 0	Layout 2 Inadequate
1.Conv. 5.Colonial 9.Other	Fin Bsmt Grade 0 0	1.Typical 4. 7.
2.Ranch 6.Split 10.Double	HEARTH 0	2.Inadeq 5. 8.
3.R Ranch 7.Mod/Cont 11.Multi	Heat Type 100% 8 Floor/Wall Unit	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 1 CLAPBOARD	3.H Pump 6. 9.None	3.Capped 6. 9.None
1.CLAP 5.T-111 9.OTHER	Kitchen Style 4 Obsolete	Unfinished % 0%
2.WD SH 6.BR/STONE 10.	1.GOOD 4.Obsolete 7.	Grade & Factor 2 Fair 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) 273
2.Slate 5.Wood 8.	2.TYPICAL 5. 8.	Condition 4 Average
3.Metal 6.Other 9.	3.Old Type 6. 9.None	1.Poor 4.Avg 7.V G
SF Masonry Trim 0	# Rooms 5	2.Fair 5.Avg+ 8.Exc
OPEN-3-CUSTOM 0	# Bedrooms 2	3.Avg- 6.Good 9.Same
OPEN-4-CUSTOM 0	# Full Baths 1	Phys. % Good 0%
Year Built 1890	# Half Baths 0	Funct. % Good 90%
Year Remodeled 0	# Addn Fixtures 0	Functional Code 4 SMALL SIZE
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 12/02/2006

Additions, Outbuildings & Improvements

Type	Year	Units	Grade	Cond	Phys.	Funct.	Sound Value	
1 ONE STORY	0	64	0 0	0	0 %	0 %		1.ONE STORY FRAM
4 1 & 1/2 STORY FR	0	180	0 0	0	0 %	0 %		2.TWO STORY FRAM
68 Wood Deck	2017	72	2 100	4	0 %	100 %		3.THREE STORY FR
124 SOLAR PANELS	2021				%	%	11,200	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 U06-002

Account 1503

Location 46 BRADFORD ROAD

Card 2 Of 2 10/05/2023

KAPSNER HENDERSON, ALLISON SUE
HENDERSON, JOHN K III
46 BRADFORD ROAD
WISCASSET ME 04578

B5534P25

Previous Owner
WHYNOT, JEFFREY W
WHYNOT, CATHERINE E
15231 W. WINDROSE DRIVE
SURPRISE AZ 85379
Sale Date: 6/12/2020

Previous Owner
ORLANDO, STEVEN

2221 SE LETHA CT.
STUART FL 34994 0000
Sale Date: 8/03/2017

Previous Owner
STEINBERG, JON E. J/T
ORLANDO, STEVEN

WISCASSET ME 04578 0000
Sale Date: 8/05/2005

Inspection Witnessed By:

X

Date

No./Date	Description	Date Insp.

Notes:

WISCASSET

Property Data			Assessment Record						
Neighborhood 103 RURAL WEST			Year	Land	Buildings	Exempt	Total		
Tree Growth Year 0			2010	0	121,300	0	121,300		
FARM LAND YEAR 0			2011	0	121,300	0	121,300		
OPEN SPACE YEAR 0			2012	0	121,300	0	121,300		
Zone/Land Use 16 RESIDENTIAL			2013	0	121,300	0	121,300		
Secondary Zone			2014	0	121,300	0	121,300		
			2015	0	121,300	0	121,300		
Topography 4 Below Street 2 Rolling			2016	0	121,300	0	121,300		
1.Level	4.Below St	7.Steep	2017	0	121,300	0	121,300		
2.Rolling	5.Low	8.Rough	2018	0	121,500	0	121,500		
3.Above St	6.Swampy	9.	2019	0	121,500	0	121,500		
Utilities	2 Public Water	4 Drilled Well	2020	0	121,500	0	121,500		
1.Public	4.Dr Well	7.Cesspool	2021	0	121,500	0	121,500		
2.Water	5.DUG/LAKE	8.	2022	0	121,500	0	121,500		
3.Sewer	6.Septic	9.None	2023	0	151,800	0	151,800		
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		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 6/12/2020				15.Front Foot			%		5.Access
Price 349,900							%		6.Restriction
Sale Type 2 Land & Buildings							%		7.Corner/Locatio
1.Land				16.Regular Lot			%		8.View/Environ
2.L & B			17.Secondary Site			%		9.Fract Share	
3.Building			18.Secondary Site			%		Acres	
Financing 9 Unknown			19.Condominium			%		30.Rear 20+	
1.Convent	4.Seller	7.	20.Base Homesite			%		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					34.PASTURE 1	
1.Valid	4.Split	7.Renovate			Acreage/Sites			35.HORTICULTURAL-	
2.Related	5.Partial	8.Other		21.HS Size Adj			%		36.Pasture 3
3.Distress	6.Exempt	9.Foreclose		22.Base Waterfron			%		37.Softwood
Verified 5 Public Record				23.Deep WF Size A			%		38.Mixed Wood
1.Buyer	4.Agent	7.Family		24.Base Waterfron			%		39.Hardwood
2.Seller	5.Pub Rec	8.Other		25.Shallow WF Siz			%		40.Wasteland
3.Lender	6.MLS	9.		26.Base Water Inf			%		41.CAMP SITE
				27.Influence W Si			%		42.Mobile Home Si
				28.Rear Land 1-10	Total Acreage 0.00				43.Condo Site
			29.Rear Land 11-2					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
- 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 U06-002

Account 1503

Location 46 BRADFORD ROAD

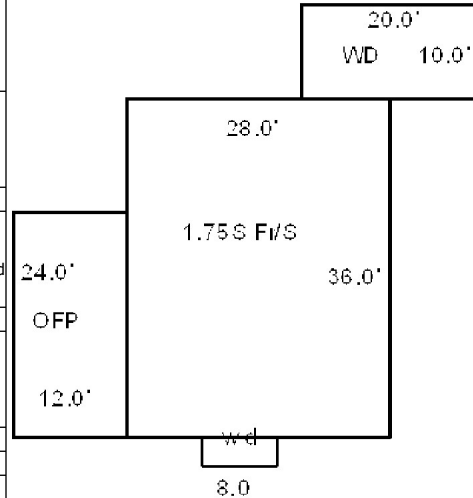
Card 2 Of 2 10/05/2023

Building Style 1 Conventional	SF Bsmt Living 0	Layout 1 Typical
1.Conv. 5.Colonial 9.Other	Fin Bsmt Grade 0 0	1.Typical 4. 7.
2.Ranch 6.Split 10.Double	HEARTH 0	2.Inadeq 5. 8.
3.R Ranch 7.Mod/Cont 11.Multi	Heat Type 100% 1 Hot Water BB	3. 6. 9.
4.Cape 8.Log 12.Cot.	1.HWBB 5.FWA 9.No Heat	Attic 9 None
Dwelling Units 1	2.HWCI 6.GravWA 10.	1.1/4 Fin 4.Full Fin 7.
Other Units 0	3.H Pump 7.Electric 11.	2.1/2 Fin 5.F/Stair 8.
Stories 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 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 3 Average 100%
3.COMP 7.NOV 11.	2.TYPICAL 5. 8.	1.E Grade 4.B Grade 7.AA+ Grad
4.ASB/ASP 8.AL/VIN 12.	3.OLD TYPE 6. 9.None	2.D Grade 5.A Grade 8.AA++Grad
Roof Surface 1 Asphalt Shingles	Bath(s) Style 2 TYPICAL	3.C Grade 6.AA Grade 9.Same
1.Asphalt 4.Composit 7.	1.GOOD 4.Obsolete 7.	SQFT (Footprint) 1008
2.Slate 5.Wood 8.	2.TYPICAL 5. 8.	Condition 4 Average
3.Metal 6.Other 9.	3.Old Type 6. 9.None	1.Poor 4.Avg 7.V G
SF Masonry Trim 0	# Rooms 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 2006	# Half Baths 1	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 0
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 0
		1.Owner 4.Agent 7.
		2.Relative 5.Estimate 8.
		3.Tenant 6.Other 9.

Date Inspected 12/02/2006

Additions, Outbuildings & Improvements

Type	Year	Units	Grade	Cond	Phys.	Funct.	Sound Value	
83 1.25 ST SHED....	2006	192	4 100	4	0 %	100 %		1.ONE STORY FRAM
21 Open Frame	2007	288	3 100	4	0 %	100 %		2.TWO STORY FRAM
68 Wood Deck	2007	200	3 100	4	0 %	100 %		3.THREE STORY FR
68 Wood Deck	2007	24	3 100	4	0 %	100 %		4.1 & 1/2 STORY
24 Frame Shed	2017	64	1 50	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



1.5s shed 12x16

HENDERSON, JOHN K III
KAPSNER HENDERSON, ALLISON SUE
46 BRADFORD ROAD
WISCASSET ME 04578

HENDERSON, JOHN K III KAPSNER HENDERSON, ALLISON SUE 46 BRADFORD ROAD WISCASSET ME 04578			Property Data			Assessment Record							
			Neighborhood 103 RURAL WEST			Year	Land	Buildings	Exempt	Total			
			Tree Growth Year 0			2022	0	13,100	13,100	0			
			FARM LAND YEAR			2023	0	13,100	13,100	0			
			OPEN SPACE YEAR										
			Zone/Land Use 16 RESIDENTIAL										
			Secondary Zone										
			Topography 2 Rolling										
			1.Level 4.Below St 7.Steep 2.Rolling 5.Low 8.Rough 3.Above St 6.Swampy 9.										
			Utilities										
			1.Public 4.Dr Well 7.Cesspool 2.Water 5.DUG/LAKE 8. 3.Sewer 6.Septic 9.None										
			Street 1 Paved										
			1.Paved 4.Proposed 7. 2.Semi Imp 5.Private 8. 3.Gravel 6.Pub Eas 9.NoStreet										
			TREE GROWTH PLAN 0			Land Data							
			CONSERV EASE 0										
			Sale Data			Front Foot		Type	Effective		Influence		Influence Codes
			Sale Date						Frontage	Depth	Factor	Code	
Price			11.Regular Lot				%		1.Open Space				
Sale Type			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			Square Foot		Square Feet				6.Restriction				
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			Fract. Acre		Acreage/Sites				Acres				
1.Valid 4.Split 7.Renovate							%		30.Rear 20+				
2.Related 5.Partial 8.Other							%		31.Waterfront Rea				
3.Distress 6.Exempt 9.Foreclose							%		32.Open Space				
Verified									33.RestrictEsm				
1.Buyer 4.Agent 7.Family							%		34.PASTURE 1				
2.Seller 5.Pub Rec 8.Other							%		35.HORTICULTURAL-				
3.Lender 6.MLS 9.							%		36.Pasture 3				
Notes: '22 New Solar ON Exempt.							Total Acreage		0.00	37.Softwood			
										38.Mixed Wood			
										39.Hardwood			
										40.Wasteland			
WISCASSET										41.CAMP SITE			
											42.Mobile Home Si		
											43.Condo Site		
											44.Site Improveve		
										45.CAMP SITE			
										46.PAVING/00			

WISCASSET

Map Lot U06-002-ON

Account 2742

Location 46 BRADFORD ROAD

Card 1 Of 1 10/05/2023

Building Style			SF Bsmt Living			Layout		
1.Conv.	5.Colonial	9.Other	Fin Bsmt Grade			1.Typical 4. 7.		
2.Ranch	6.Split	10.Double	HEARTH			2.Inadeq 5. 8.		
3.R Ranch	7.Mod/Cont	11.Multi	Heat Type 100%			3. 6. 9.		
4.Cape	8.Log	12.Cot.	1.HWBB 5.FWA 9.No Heat			Attic		
Dwelling Units			2.HWCI 6.GravWA 10.			1.1/4 Fin 4.Full Fin 7.		
Other Units			3.H Pump 7.Electric 11.			2.1/2 Fin 5.F/Stair 8.		
Stories			4.Steam 8.F/Wall 12.			3.3/4 Fin 6. 9.None		
1.1	4.1.5	7.	Cool Type 0%			Insulation		
2.2	5.1.75	8.	1.Refrig 4.W&C Air 7.			1.Full 4.Minimal 7.		
3.3	6.2.5	9.	2.Evapor 5. 8.			2.Heavy 5.Unknown 8.		
Exterior Walls			3.H Pump 6. 9.None			3.Capped 6. 9.None		
1.CLAP	5.T-111	9.OTHER	Kitchen Style			Unfinished %		
2.WD SH	6.BR/STONE	10.	1.GOOD 4.Obsolete 7.			Grade & Factor		
3.COMP	7.NOV	11.	2.TYPICAL 5. 8.			1.E Grade 4.B Grade 7.AA+ Grad		
4.ASB/ASP	8.AL/VIN	12.	3.OLD TYPE 6. 9.None			2.D Grade 5.A Grade 8.AA++Grad		
Roof Surface			Bath(s) Style			3.C Grade 6.AA Grade 9.Same		
1.Asphalt	4.Composit	7.	1.GOOD 4.Obsolete 7.			SQFT (Footprint)		
2.Slate	5.Wood	8.	2.TYPICAL 5. 8.			Condition		
3.Metal	6.Other	9.	3.Old Type 6. 9.None			1.Poor 4.Avg 7.V G		
SF Masonry Trim			# Rooms			2.Fair 5.Avg+ 8.Exc		
OPEN-3-CUSTOM			# Bedrooms			3.Avg- 6.Good 9.Same		
OPEN-4-CUSTOM			# Full Baths			Phys. % Good		
Year Built			# Half Baths			Funct. % Good		
Year Remodeled			# Addn Fixtures			Functional Code		
Foundation			# Fireplaces			1.Incomp 4.SMALL 7.LAYOUT		
1.Concrete	4.Wood	7.				2.O-Built 5.CDU 8.OTHER		
2.C Block	5.Slab	8.				3.Defmoint 6.STYLE 9.None		
3.Br/Stone	6.Piers	9.				Econ. % Good		
Basement						Economic Code		
1.1/4 Bmt	4.Full Bmt	7.				0.None 3.Services 9.None		
2.1/2 Bmt	5.None	8.				1.Location 4.Traffic 8.		
3.3/4 Bmt	6.	9.None				2.Encroach 8.Other 9.		
Bsmt Gar # Cars						Entrance Code 0		
Wet Basement						1.Interior 4.Vacant 7.		
1.Dry	4.	7.				2.Refusal 5.Estimate 8.		
2.Damp	5.	8.				3.Informed 6. 9.		
3.Wet	6.	9.				Information Code 0		
						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
124 SOLAR PANELS	2021				%	%	13,100	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 U06-003

Account 1504

Location 52 BRADFORD ROAD

Card 1 Of 1 10/05/2023

BLACKMAN, BURTON K
52 BRADFORD ROAD
WISCASSET ME 04578

B1458P141

Inspection Witnessed By:

X

Date

No./Date	Description	Date Insp.

Notes:

WISCASSET

Property Data			Assessment Record						
Neighborhood 103 RURAL WEST			Year	Land	Buildings	Exempt	Total		
			2010	37,900	37,300	10,000	65,200		
Tree Growth Year 0			2011	37,900	37,300	10,000	65,200		
FARM LAND YEAR 0			2012	37,900	37,300	10,000	65,200		
OPEN SPACE YEAR 0			2013	37,900	37,300	10,000	65,200		
Zone/Land Use 16 RESIDENTIAL			2014	37,900	37,300	10,000	65,200		
			2015	37,900	37,300	10,000	65,200		
Secondary Zone			2016	37,900	37,300	15,000	60,200		
Topography 4 Below Street 8 Rough			2017	37,900	37,300	20,000	55,200		
			2018	37,900	37,300	20,000	55,200		
1.Level 4.Below St 7.Steep			2019	37,900	37,300	20,000	55,200		
2.Rolling 5.Low 8.Rough			2020	37,900	37,300	25,000	50,200		
3.Above St 6.Swampy 9.			2021	37,900	37,300	25,000	50,200		
Utilities 5 Dugwell/Lake 3 Public Sewer			2022	37,900	37,300	24,000	51,200		
1.Public 4.Dr Well 7.Cesspool			2023	47,400	46,600	25,000	69,000		
2.Water 5.DUG/LAKE 8.			Land Data						
3.Sewer 6.Septic 9.None									
Street 1 Paved			Front Foot	Type	Effective		Influence		Influence Codes
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						%		5.Access	
						%		6.Restriction	
Sale Date					%		7.Corner/Locatio		
Price					%		8.View/Environ		
Sale Type					%		9.Fract Share		
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.							%		
3.Assumed 6.Cash 9.Unknown							%		
Validity							%		
1.Valid 4.Split 7.Renovate			Fract. Acre	Acreage/Sites				Total Acreage 0.54	
2.Related 5.Partial 8.Other				20	1.00		100 % 0		
3.Distress 6.Exempt 9.Foreclose				21	0.54		100 % 0		
Verified							%		
1.Buyer 4.Agent 7.Family							%		
2.Seller 5.Pub Rec 8.Other							%		
3.Lender 6.MLS 9.							%		
							%		

WISCASSET

Map Lot U06-003

Account 1504

Location 52 BRADFORD ROAD

Card 1

Of 1

10/05/2023

Building Style 4 Cape Cod	SF Bsmt Living 0	Layout 1 Typical
1.Conv. 5.Colonial 9.Other	Fin Bsmt Grade 0 0	1.Typical 4. 7.
2.Ranch 6.Split 10.Double	HEARTH 0	2.Inadeq 5. 8.
3.R Ranch 7.Mod/Cont 11.Multi	Heat Type 100% 5 Forced Warm Air	3. 6. 9.
4.Cape 8.Log 12.Cot.	1.HWBB 5.FWA 9.No Heat	Attic 9 None
Dwelling Units 1	2.HWCI 6.GravWA 10.	1.1/4 Fin 4.Full Fin 7.
Other Units 0	3.H Pump 7.Electric 11.	2.1/2 Fin 5.F/Stair 8.
Stories 4 One & 1/2 Story	4.Steam 8.F/Wall 12.	3.3/4 Fin 6. 9.None
1.1 4.1.5 7.	Cool Type 0% 9 None	Insulation 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 % 15%
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) 672
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 1880	# Half Baths 0	Funct. % Good 80%
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 2 1/2 Basement		Economic Code None
1.1/4 Bmt 4.Full Bmt 7.		0.None 3.Services 9.None
2.1/2 Bmt 5.None 8.		1.Location 4.Traffic 8.
3.3/4 Bmt 6. 9.None		2.Encroach 8.Other 9.
Bsmt Gar # Cars 0		Entrance Code 1 Interior Inspect
Wet Basement 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.

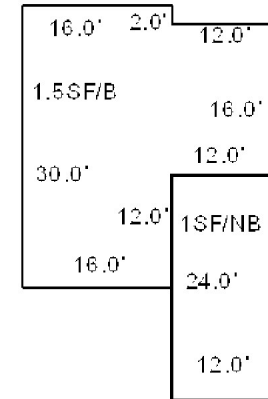
Date Inspected 2/03/2007

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 FRAM
73 AB.GR. POOL.....	0	1	3 100	4	99 %	100 %		2.TWO STORY FRAM
24 Frame Shed	2005	120	1 100	4	0 %	100 %		3.THREE STORY FR
					%	%		4.1 & 1/2 STORY
					%	%		5.1 & 3/4 STORY
					%	%		6.2 & 1/2 STORY
					%	%		21.Open Frame Por
					%	%		22.Encl Frame Por
					%	%		23.Frame Garage
					%	%		24.Frame Shed
					%	%		25.Frame Bay Wind
					%	%		26.1SFr Overhang
					%	%		27.Unfin Basement
					%	%		28.Unfinished Att
					%	%		29.Finished Attic

SHED 10X12

AGPOOL



Map Lot U06-004

Account 1505

Location 64 BRADFORD ROAD

Card 1 Of 1 10/05/2023

OAKES, PETER L
64 BRADFORD ROAD
WISCASSET ME 04578

B5881P202

Previous Owner
OAKES, JAYNE (TRUSTEE)
OAKES FAMILY TRUST UNDER HAZEN L. OAKES LIVING TST
865 BACK RIVER ROAD
BOOTHBAY ME 04537
Sale Date: 12/21/2020

Inspection Witnessed By:

X

Date

No./Date	Description	Date Insp.

Notes:

12/30/2005-Old house torn down and new house added. Still has garage and shed.
2012-Property line adjustment per Rafter Plan 06/09/97, 130' frontage.

WISCASSET

Property Data

Neighborhood	103 RURAL WEST		
Tree Growth Year	0		
FARM LAND YEAR	0		
OPEN SPACE YEAR	0		
Zone/Land Use	16 RESIDENTIAL		
Secondary Zone			
Topography	2 Rolling		
1.Level	4.Below St	7.Steep	
2.Rolling	5.Low	8.Rough	
3.Above St	6.Swampy	9.	
Utilities	4 Drilled Well	3 Public Sewer	
1.Public	4.Dr Well	7.Cesspool	
2.Water	5.DUG/LAKE	8.	
3.Sewer	6.Septic	9.None	
Street	1 Paved		
1.Paved	4.Proposed	7.	
2.Semi Imp	5.Private	8.	
3.Gravel	6.Pub Eas	9.NoStreet	
TREE GROWTH PLAN	0		
CONSERV EASE	0		
Sale Data			
Sale Date	12/21/2020		
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	39,900	105,300	0	145,200
2011	39,900	105,300	0	145,200
2012	39,900	105,300	0	145,200
2013	39,900	105,300	0	145,200
2014	39,900	105,300	0	145,200
2015	39,900	105,300	0	145,200
2016	39,900	105,300	0	145,200
2017	39,900	105,300	0	145,200
2018	39,900	105,300	0	145,200
2019	39,900	105,300	0	145,200
2020	39,900	105,300	0	145,200
2021	39,900	105,300	0	145,200
2022	39,900	105,300	0	145,200
2023	49,900	131,600	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
				%		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		1.16				

WISCASSET

Map Lot U06-004


Account 1505

Location 64 BRADFORD ROAD

Card 1

Of 1

10/05/2023

Building Style 2 Ranch	SF Bsmt Living 0	Layout 1 Typical
1.Conv. 5.Colonial 9.Other	Fin Bsmt Grade 0 0	1.Typical 4. 7.
2.Ranch 6.Split 10.Double	HEARTH 0	2.Inadeq 5. 8.
3.R Ranch 7.Mod/Cont 11.Multi	Heat Type 100% 1 Hot Water BB	3. 6. 9.
4.Cape 8.Log 12.Cot.	1.HWBB 5.FWA 9.No Heat	Attic 9 None
Dwelling Units 1	2.HWCI 6.GravWA 10.	1.1/4 Fin 4.Full Fin 7.
Other Units 0	3.H Pump 7.Electric 11.	2.1/2 Fin 5.F/Stair 8.
Stories 1 One Story	4.Steam 8.F/Wall 12.	3.3/4 Fin 6. 9.None
1.1 4.1.5 7.	Cool Type 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 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) 1232
2.Slate 5.Wood 8.	2.TYPICAL 5. 8.	Condition 4 Average
3.Metal 6.Other 9.	3.Old Type 6. 9.None	1.Poor 4.Avg 7.V G
SF Masonry Trim 0	# Rooms 5	2.Fair 5.Avg+ 8.Exc
OPEN-3-CUSTOM 0	# Bedrooms 2	3.Avg- 6.Good 9.Same
OPEN-4-CUSTOM 0	# Full Baths 1	Phys. % Good 0%
Year Built 2005	# 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 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 5/02/2005

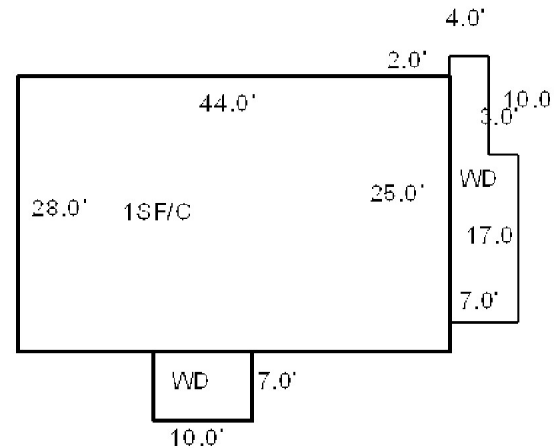
Additions, Outbuildings & Improvements

Type	Year	Units	Grade	Cond	Phys.	Funct.	Sound Value
68 Wood Deck	0	70	0 0	0	0 %	100 %	
68 Wood Deck	0	142	0 0	0	0 %	100 %	
23 Frame Garage	1982	336	3 100	4	0 %	100 %	
24 Frame Shed	1950	108	3 100	4	0 %	100 %	
					%	%	
					%	%	
					%	%	
					%	%	
					%	%	
					%	%	
					%	%	

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

GARAGE 336SQFT

SHED 108SQFT



Property Data			Assessment Record									
Neighborhood 103 RURAL WEST			Year	Land	Buildings	Exempt	Total					
			2010	38,900	70,900	10,000	99,800					
Tree Growth Year 0			2011	38,900	70,900	10,000	99,800					
FARM LAND YEAR 0												
OPEN SPACE YEAR 0			2012	38,900	70,900	10,000	99,800					
Zone/Land Use 16 RESIDENTIAL			2013	38,900	70,900	10,000	99,800					
Secondary Zone			2014	38,900	70,900	10,000	99,800					
			2015	38,900	70,900	10,000	99,800					
Topography 1 Level			2016	38,900	70,900	15,000	94,800					
1.Level	4.Below St	7.Steep	2017	38,900	70,900	20,000	89,800					
2.Rolling	5.Low	8.Rough	2018	38,900	70,900	20,000	89,800					
3.Above St	6.Swampy	9.										
Utilities 3 Public Sewer 4 Drilled Well			2019	38,900	70,900	20,000	89,800					
1.Public 4.Dr Well 7.Cesspool 2.Water 5.DUG/LAKE 8. 3.Sewer 6.Septic 9.None			2020	38,900	70,900	25,000	84,800					
			2021	38,900	70,900	25,000	84,800					
Street 5 Private			2022	38,900	70,900	24,000	85,800					
			2023	48,600	88,600	25,000	112,200					
1.Paved 4.Proposed 7. 2.Semi Imp 5.Private 8. 3.Gravel 6.Pub Eas 9.NoStreet			Land Data									
11.Regular Lot 12.Delta Triangle 13.Nabla Triangle 14.Rear Land 15.Front Foot			Front Foot	Type	Effective		Influence		Influence Codes			
					Frontage	Depth	Factor	Code				
						%		1.Open Space				
						%		2.Neighborhood A				
						%		3.Topography				
						%		4.Size/Shape				
						%		5.Access				
					%		6.Restriction					
					%		7.Corner/Locatio					
			16.Regular Lot 17.Secondary Site 18.Secondary Site 19.Condominium 20.Base Homesite			Square Foot	Square Feet				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					
Validity 1.Valid 4.Split 7.Renovate 2.Related 5.Partial 8.Other 3.Distress 6.Exempt 9.Foreclose			Fract. Acre	20	1.00	100	%	0	37.Softwood			
					21	0.80	100	%	0	38.Mixed Wood		
							%		39.Hardwood			
							%		40.Wasteland			
							%		41.CAMP SITE			
							%		42.Mobile Home Si			
							%		43.Condo Site			
				Verified 1.Buyer 4.Agent 7.Family 2.Seller 5.Pub Rec 8.Other 3.Lender 6.MLS 9.			Total Acreage	0.80				44.Site Improveme
												45.CAMP SITE
												46.PAVING/00

WISCASSET

Map Lot U06-004-A

Account 1506

Location 66 BRADFORD ROAD

Card 1

Of 1

10/05/2023

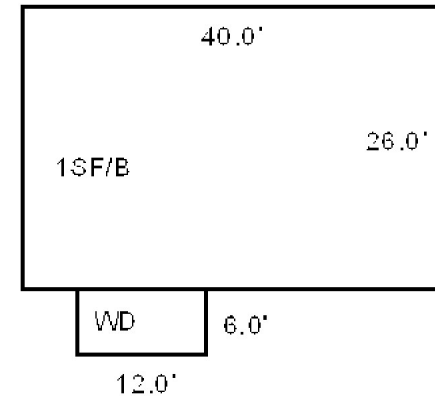
Building Style 2 Ranch	SF Bsmt Living 0	Layout 1 Typical
1.Conv. 5.Colonial 9.Other	Fin Bsmt Grade 0 0	1.Typical 4. 7.
2.Ranch 6.Split 10.Double	HEARTH 0	2.Inadeq 5. 8.
3.R Ranch 7.Mod/Cont 11.Multi	Heat Type 100% 5 Forced Warm Air	3. 6. 9.
4.Cape 8.Log 12.Cot.	1.HWBB 5.FWA 9.No Heat	Attic 9 None
Dwelling 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 3 COMPOSITION	3.H Pump 6. 9.None	3.Capped 6. 9.None
1.CLAP 5.T-111 9.OTHER	Kitchen Style 2 TYPICAL	Unfinished % 0%
2.WD SH 6.BR/STONE 10.	1.GOOD 4.Obsolete 7.	Grade & Factor 3 Average 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) 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 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 1965	# Half Baths 0	Funct. % Good 100%
Year Remodeled 0	# Addn Fixtures 0	Functional Code 9 None
Foundation 1 Concrete	# Fireplaces 0	1.Incomp 4.SMALL 7.LAYOUT
1.Concrete 4.Wood 7.		2.O-Built 5.CDU 8.OTHER
2.C Block 5.Slab 8.		3.Defmaint 6.STYLE 9.None
3.Br/Stone 6.Piers 9.		Econ. % Good 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 12/02/2006

Additions, Outbuildings & Improvements

Type	Year	Units	Grade	Cond	Phys.	Funct.	Sound Value	
24 Frame Shed	1993	64	3 100	4	0 %	100 %		1.ONE STORY FRAM
68 Wood Deck	1999	128	3 100	4	0 %	100 %		2.TWO STORY FRAM
					%	%		3.THREE STORY FR
					%	%		4.1 & 1/2 STORY
					%	%		5.1 & 3/4 STORY
					%	%		6.2 & 1/2 STORY
					%	%		21.Open Frame Por
					%	%		22.Encl Frame Por
					%	%		23.Frame Garage
					%	%		24.Frame Shed
					%	%		25.Frame Bay Wind
					%	%		26.1SFr Overhang
					%	%		27.Unfin Basement
					%	%		28.Unfinished Att
					%	%		29.Finished Attic

SHED 8X8



Map Lot U06-004-B

Account 1507

Location 68 BRADFORD ROAD

Card 1 Of 1 10/05/2023

HARTFORD-HARDY, NICHOLA
DACUS, DENNIS
68 BRADFORD ROAD
WISCASSET ME 04578

B5790P55

Previous Owner
COTE, LAURA L
68 BRADFORD ROAD

WISCASSET ME 04578
Sale Date: 10/08/2021

Previous Owner
DEMENY, NATALIE D. (DEWISEE)
DEMENY, RYAN T.

WISCASSET ME 04578
Sale Date: 12/18/2015

Previous Owner
DEMENY, NATALIE D.

68 BRADFORD ROAD
WISCASSET ME 04578
Sale Date: 4/16/2014

Inspection Witnessed By:

X

Date

No./Date	Description	Date Insp.

Notes:

2008-Mr. Demeny passed away March 2008 leaving Mrs. Demeny surviving joint tenant.
2015-Mrs. Demeny passed away April 16, 2014, leaving property to son, Ryan T. Demeny.

WISCASSET**Property Data**

Neighborhood	103 RURAL WEST		
Tree Growth Year	0		
FARM LAND YEAR	0		
OPEN SPACE YEAR	0		
Zone/Land Use	16 RESIDENTIAL		
Secondary Zone			
Topography	1 Level		
1.Level	4.Below St	7.Steep	
2.Rolling	5.Low	8.Rough	
3.Above St	6.Swampy	9.	
Utilities	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	10/08/2021		
Price	222,000		
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	38,000	92,400	16,000	114,400
2011	38,000	92,400	16,000	114,400
2012	38,000	92,400	16,000	114,400
2013	38,000	92,400	16,000	114,400
2014	38,000	92,400	16,000	114,400
2015	38,000	92,400	0	130,400
2016	38,000	92,400	6,000	124,400
2017	38,000	92,400	6,000	124,400
2018	38,000	92,400	6,000	124,400
2019	38,000	92,400	6,000	124,400
2020	38,000	92,400	6,000	124,400
2021	38,000	92,400	6,000	124,400
2022	38,000	92,400	0	130,400
2023	47,500	115,500	0	163,000

Land Data

Front Foot	Type	Effective		Influence		Influence Codes
		Frontage	Depth	Factor	Code	
11.Regular Lot				%		1.Open Space
12.Delta Triangle				%		2.Neighborhood A
13.Nabla Triangle				%		3.Topography
14.Rear Land				%		4.Size/Shape
15.Front Foot				%		5.Access
				%		6.Restriction
				%		7.Corner/Locatio
				%		8.View/Environ
				%		9.Fract Share
				%		Acres
				%		30.Rear 20+
				%		31.Waterfront Rea
				%		32.Open Space
				%		33.RestrictEsm
				%		34.PASTURE 1
				%		35.HORTICULTURAL-
				%		36.Pasture 3
				%		37.Softwood
				%		38.Mixed Wood
				%		39.Hardwood
				%		40.Wasteland
				%		41.CAMP SITE
				%		42.Mobile Home Si
				%		43.Condo Site
				%		44.Site Improve
				%		45.CAMP SITE
				%		46.PAVING/00
Total Acreage		0.55				

Front Foot

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

Square Foot

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

Fract. Acre

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

Acres

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

Type

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

Square Feet

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

Fract. Acre

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

Acres

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

Effective

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

Square Feet

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

Fract. Acre

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

Acres

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

Influence

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

Square Feet

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

Fract. Acre

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

Acres

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

Influence Codes

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

Square Feet

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

Fract. Acre

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

Acres

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


WISCASSET

Map Lot U06-004-B

Account 1507

Location 68 BRADFORD ROAD

Card 1 Of 1 10/05/2023

Building Style			2 Ranch			SF Bsmt Living			0			Layout			1 Typical											
1.Conv.			5.Colonial			9.Other			Fin Bsmt Grade			0 0			1.Typical			4.			7.					
2.Ranch			6.Split			10.Double			HEARTH			0			2.Inadeq			5.			8.					
3.R Ranch			7.Mod/Cont			11.Multi			Heat Type			100%			1 Hot Water BB			3.			6.			9.		
4.Cape			8.Log			12.Cot.			1.HWB			5.FWA			9.No Heat			Attic			9 None					
Dwelling Units			1						2.HWC			6.GravWA			10.			1.1/4 Fin			4.Full Fin			7.		
Other Units			0						3.H Pump			7.Electric			11.			2.1/2 Fin			5.Fl/Stair			8.		
Stories			1 One 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			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)			1080					
2.Slate			5.Wood			8.			2.TYPICAL			5.			8.			Condition			4 Average					
3.Metal			6.Other			9.			3.Old Type			6.			9.None			1.Poor			4.Avg			7.V G		
SF Masonry Trim			0						# Rooms			5						2.Fair			5.Avg+			8.Exc		
OPEN-3-CUSTOM			0						# Bedrooms			2						3.Avg-			6.Good			9.Same		
OPEN-4-CUSTOM			0						# Full Baths			1						Phys. % Good			0%					
Year Built			1978						# 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.			<div><p>TRIO Software <i>A Division of Harris Computer Systems</i></p></div>						2.O-Built			5.CDU			8.OTHER					
2.C Block			5.Slab			8.						3.Defaint			6.STYLE			9.None								
3.Br/Stone			6.Piers			9.						Econ. % Good			100%											
Basement			4 Full Basement									Economic Code			None											
1.1/4 Bmt			4.Full Bmt			7.						0.None			3.Services			9.None								
2.1/2 Bmt			5.None			8.						1.Location			4.Traffic			8.								
3.3/4 Bmt			6.			9.None						2.Encroach			8.Other			9.								
Bsmt Gar # Cars			0									Entrance Code			1 Interior Inspect											
Wet Basement			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														

Date Inspected 2/03/2007

Additions, Outbuildings & Improvements

Type	Year	Units	Grade	Cond	Phys.	Funct.	Sound Value	
23 Frame Garage	1985	480	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

GARAGE 20X24

13 F/B

27.0°

40.0'



Map Lot		U06-005		Account		1508		Location		80 BRADFORD ROAD		Card		1		Of		1		10/05/2023	
MARSEGLIA, NATHANIEL PAUL 80 BRADFORD ROAD WISCASSET ME 04578								Property Data				Assessment Record									
								Neighborhood 103 RURAL WEST				Year		Land		Buildings		Exempt		Total	
								Tree Growth Year 0				2010		41,400		96,300		10,000		127,700	
								FARM LAND YEAR 0				2011		41,400		96,300		10,000		127,700	
								OPEN SPACE YEAR 0				2012		41,400		96,300		10,000		127,700	
B3890P93 B5063P267								Zone/Land Use 16 RESIDENTIAL				2013		41,400		96,300		0		137,700	
Previous Owner KLING, MARSHALL J/T KLING, MAURITA								Secondary Zone				2014		41,400		96,300		0		137,700	
												2015		41,400		96,300		0		137,700	
RIO RICO AZ 85648 Sale Date: 9/28/2016								Topography 2 Rolling				2016		41,400		96,300		0		137,700	
Previous Owner LEWIS, DONNA A. C/O MARSHALL & MAURITA KLING 71 SILVER LANE LIMERICK ME 04048 Sale Date: 7/30/2007								1.Level 4.Below St 7.Steep 2.Rolling 5.Low 8.Rough 3.Above St 6.Swampy 9.				2017		41,400		96,300		0		137,700	
								Utilities 4 Drilled Well 3 Public Sewer				2019		41,400		96,300		20,000		117,700	
								1.Public 4.Dr Well 7.Cesspool 2.Water 5.DUG/LAKE 8. 3.Sewer 6.Septic 9.None				2020		41,400		96,300		25,000		112,700	
								Street 1 Paved				2022		41,400		96,300		24,000		113,700	
								1.Paved 4.Proposed 7. 2.Semi Imp 5.Private 8. 3.Gravel 6.Pub Eas 9.NoStreet				2023		51,800		120,300		25,000		147,100	
WISCASSET ME 04578 Sale Date: 4/01/2005								Land Data													
								Front Foot		Type	Effective		Influence		Influence Codes						
											Frontage	Depth	Factor	Code							
								11.Regular Lot					%		1.Open Space						
								12.Delta Triangle					%		2.Neighborhood A						
Inspection Witnessed By:								13.Nabla Triangle					%		3.Topography						
								14.Rear Land					%		4.Size/Shape						
								15.Front Foot					%		5.Access						
													%		6.Restriction						
													%		7.Corner/Locatio						
X								Square Foot		Square Feet											
								16.Regular Lot					%		8.View/Environ						
								17.Secondary Site					%		9.Fract Share						
								18.Secondary Site					%		Acres						
								19.Condominium					%		30.Rear 20+						
Notes:								20.Base Homesite					%		31.Waterfront Rea						
								Fract. Acre		Acreage/Sites											
								21.HS Size Adj		20	1.00	100	%	0	32.Open Space						
								22.Base Waterfron		21	1.00	100	%	0	33.RestrictEsm						
								23.Deep WF Size A		28	0.92	100	%	0	34.PASTURE 1						
2003-PER PLAN CHANGED ACREAGE FROM 2.22 TO 1.92 AC 2005-DONNA LEWIS ADDRESS: 957 ALNA ROAD ALNA, ME 04535. 4/7/05-APRIL 1, 2005 - DOROTHY MIHALOS DIED LEAVING DONNA LEWIS SOLE OWNER. 2005-CHANGED BASEMENT FROM DRY TO WET AND GAVE 60% INFLUENCE FACTOR ON BACK LAND AS IT IS WET. 2008-FORMER OWNER: DONNA A. LEWIS BK3380 PG167. 7/25/12-Owner called to say that house is rented and they are moving to Green Valley, AZ. If not returned by April 1, 2013 will have to remove the homestead exemption.								Acres													
								24.Base Waterfron					%		35.HORTICULTURAL-						
								25.Shallow WF Siz					%		36.Pasture 3						
								26.Base Water Inf					%		37.Softwood						
								27.Influence W Si					%		38.Mixed Wood						
WISCASSET ME 04578								28.Rear Land 1-10					%		39.Hardwood						
								29.Rear Land 11-2					%		40.Wasteland						
													%		41.CAMP SITE						
													%		42.Mobile Home Si						
													%		43.Condo Site						
								Total Acreage		1.92											
														44.Site Improveveme							
															45.CAMP SITE						
															46.PAVING/00						


WISCASSET

Map Lot U06-005

Account 1508

Location 80 BRADFORD ROAD

Card 1 Of 1 10/05/2023

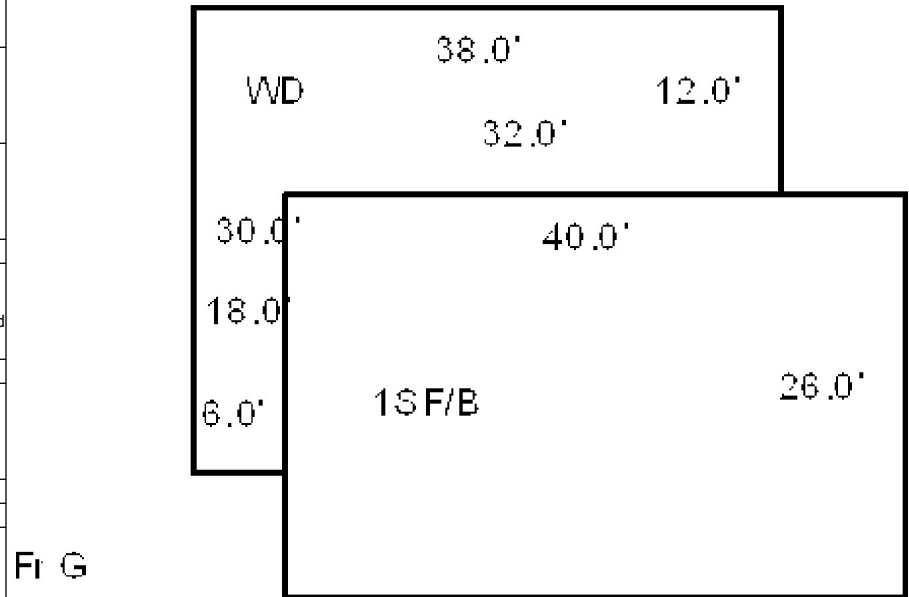
Building Style 2 Ranch	SF Bsmt Living 0	Layout 1 Typical
1.Conv. 5.Colonial 9.Other	Fin Bsmt Grade 0 0	1.Typical 4. 7.
2.Ranch 6.Split 10.Double	HEARTH 0	2.Inadeq 5. 8.
3.R Ranch 7.Mod/Cont 11.Multi	Heat Type 100% 5 Forced Warm Air	3. 6. 9.
4.Cape 8.Log 12.Cot.	1.HWBB 5.FWA 9.No Heat	Attic 9 None
Dwelling Units 1	2.HWCI 6.GravWA 10.	1.1/4 Fin 4.Full Fin 7.
Other Units 0	3.H Pump 7.Electric 11.	2.1/2 Fin 5.F/Stair 8.
Stories 1 One Story	4.Steam 8.F/Wall 12.	3.3/4 Fin 6. 9.None
1.1 4.1.5 7.	Cool Type 0% 9 None	Insulation 1 Full
2.2 5.1.75 8.	1.Refrig 4.W&C Air 7.	1.Full 4.Minimal 7.
3.3 6.2.5 9.	2.Evapor 5. 8.	2.Heavy 5.Unknown 8.
Exterior Walls 8 ALUM/VINYL	3.H Pump 6. 9.None	3.Capped 6. 9.None
1.CLAP 5.T-111 9.OTHER	Kitchen Style 2 TYPICAL	Unfinished % 0%
2.WD SH 6.BR/STONE 10.	1.GOOD 4.Obsolete 7.	Grade & Factor 3 Average 100%
3.COMP 7.NOV 11.	2.TYPICAL 5. 8.	1.E Grade 4.B Grade 7.AA+ Grad
4.ASB/ASP 8.AL/VIN 12.	3.OLD TYPE 6. 9.None	2.D Grade 5.A Grade 8.AA++Grad
Roof Surface 1 Asphalt Shingles	Bath(s) Style 2 TYPICAL	3.C Grade 6.AA Grade 9.Same
1.Asphalt 4.Composit 7.	1.GOOD 4.Obsolete 7.	SQFT (Footprint) 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 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 1965	# 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 1		Entrance Code 1 Interior Inspect
Wet Basement 3 Wet Basement		1.Interior 4.Vacant 7.
1.Dry 4. 7.		2.Refusal 5.Estimate 8.
2.Damp 5. 8.		3.Informed 6. 9.
3.Wet 6. 9.		Information Code 1 Owner
		1.Owner 4.Agent 7.
		2.Relative 5.Estimate 8.
		3.Tenant 6.Other 9.

Date Inspected 12/02/2006

Additions, Outbuildings & Improvements

Type	Year	Units	Grade	Cond	Phys.	Funct.	Sound Value
68 Wood Deck	1978	564	0 0	0	0 %	0 %	
23 Frame Garage	2007	624	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



Fr G



Map Lot U06-006

Account 1509

Location 92 BRADFORD ROAD

Card 1 Of 1 10/05/2023

STONE, DAWN J
WISCASSET ME 04578

B655P55

Inspection Witnessed By:

X

Date

No./Date	Description	Date Insp.

Notes:

6/1/23 W/MRS- ADD 1sFr, ADD BATH.
'19 Delete Norman(Deceased)
2009-Added garage

WISCASSET

Property Data

Neighborhood 103 RURAL WEST		
Tree Growth Year 0		
FARM LAND YEAR 0		
OPEN SPACE YEAR 0		
Zone/Land Use 16 RESIDENTIAL		
Secondary Zone		
Topography 2 Rolling		
1.Level	4.Below St	7.Steep
2.Rolling	5.Low	8.Rough
3.Above St	6.Swampy	9.
Utilities 4 Drilled Well 3 Public Sewer		
1.Public	4.Dr Well	7.Cesspool
2.Water	5.DUG/LAKE	8.
3.Sewer	6.Septic	9.None
Street 1 Paved		
1.Paved	4.Proposed	7.
2.Semi Imp	5.Private	8.
3.Gravel	6.Pub Eas	9.NoStreet
TREE GROWTH PLAN 0		
CONSERV EASE 0		
Sale Data		
Sale Date		
Price		
Sale Type		
1.Land	4.Mobile	7.
2.L & B	5.Other	8.
3.Building	6.	9.
Financing		
1.Convent	4.Seller	7.
2.FHA/VA	5.Private	8.
3.Assumed	6.Cash	9.Unknown
Validity		
1.Valid	4.Split	7.Renovate
2.Related	5.Partial	8.Other
3.Distress	6.Exempt	9.Foreclose
Verified		
1.Buyer	4.Agent	7.Family
2.Seller	5.Pub Rec	8.Other
3.Lender	6.MLS	9.

Assessment Record

Year	Land	Buildings	Exempt	Total
2010	43,900	105,000	10,000	138,900
2011	43,900	105,000	10,000	138,900
2012	43,900	105,000	10,000	138,900
2013	43,900	105,000	10,000	138,900
2014	43,900	105,000	10,000	138,900
2015	43,900	105,000	10,000	138,900
2016	43,900	105,000	15,000	133,900
2017	43,900	105,000	20,000	128,900
2018	43,900	105,000	20,000	128,900
2019	43,900	105,000	20,000	128,900
2020	43,900	105,000	25,000	123,900
2021	43,900	105,000	25,000	123,900
2022	43,900	105,000	24,000	124,900
2023	54,900	151,700	25,000	181,600

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		3.15				

WISCASSET

Map Lot U06-006



Account 1509

Location 92 BRADFORD ROAD

Card 1

Of 1

10/05/2023

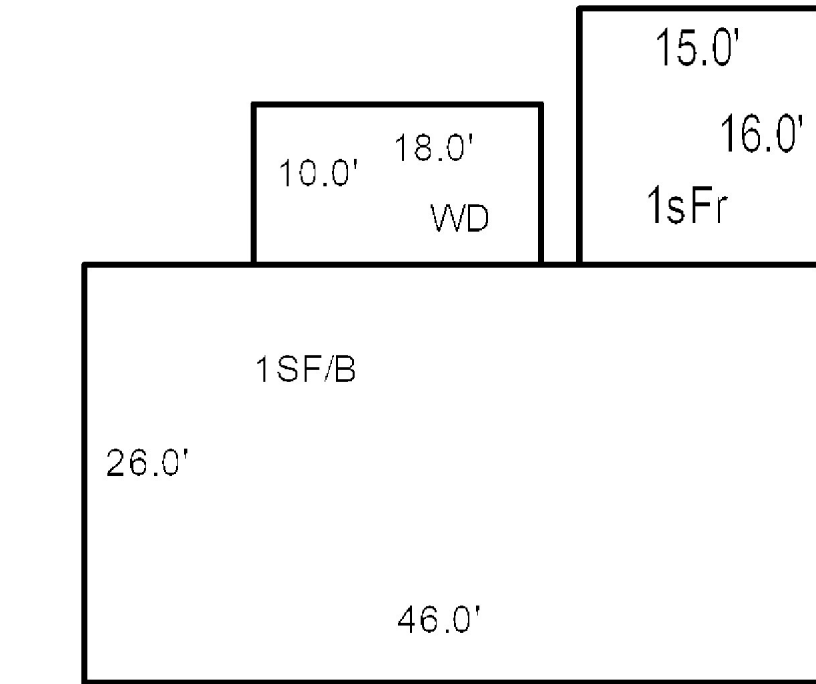
Building Style 2 Ranch	SF Bsmt Living 0	Layout 1 Typical
1.Conv. 5.Colonial 9.Other	Fin Bsmt Grade 0 0	1.Typical 4. 7.
2.Ranch 6.Split 10.Double	HEARTH 0	2.Inadeq 5. 8.
3.R Ranch 7.Mod/Cont 11.Multi	Heat Type 100% 5 Forced Warm Air	3. 6. 9.
4.Cape 8.Log 12.Cot.	1.HWBB 5.FWA 9.No Heat	Attic 9 None
Dwelling 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 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) 1196
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 1965	# 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 1		Entrance Code 1 Interior Inspect
Wet Basement 2 Damp Basement		1.Interior 4.Vacant 7.
1.Dry 4. 7.		2.Refusal 5.Estimate 8.
2.Damp 5. 8.		3.Informed 6. 9.
3.Wet 6. 9.		Information Code 1 Owner
		1.Owner 4.Agent 7.
		2.Relative 5.Estimate 8.
		3.Tenant 6.Other 9.

Date Inspected 12/02/2006

Additions, Outbuildings & Improvements

Type	Year	Units	Grade	Cond	Phys.	Funct.	Sound Value
68 Wood Deck	1988	180	0 0	0	0 %	0 %	
23 Frame Garage	2009	576	3 100	4	0 %	100 %	
1 ONE STORY	2022	240	0 0	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 U06-007			Account 1510			Location 91 BRADFORD ROAD			Card 1		Of 1		10/05/2023		
LOUGHERY, BRANDON PEDLOWE, JOHN 21 STILL RIVER ROAD HARVARD MA 01451 B5931P71						Property Data			Assessment Record						
						Neighborhood 103 RURAL WEST			Year	Land	Buildings	Exempt	Total		
						Tree Growth Year 0			2010	43,800	23,000	0	66,800		
						FARM LAND YEAR 0			2011	43,800	23,000	0	66,800		
						OPEN SPACE YEAR 0			2012	43,800	23,000	0	66,800		
Previous Owner URIE, ELIZABETH M J/T URIE, GLENN E						Zone/Land Use 16 RESIDENTIAL			2013	43,800	23,000	0	66,800		
						Secondary Zone			2014	43,800	23,600	0	67,400		
									2015	43,800	23,600	0	67,400		
						Topography 3 Above Street 2 Rolling			2016	43,800	23,600	0	67,400		
									2017	43,800	23,600	0	67,400		
BROOKFIELD VT 05036 Sale Date: 9/09/2022 Previous Owner JONES, ROBERT ARNOLD T/C STEAD, MARY E. C/O GLENN E. & ELIZABETH M. URIE BROOKFIELD VT 05036 Sale Date: 2/08/2013						1.Level 4.Below St 7.Steep 2.Rolling 5.Low 8.Rough 3.Above St 6.Swampy 9.	2018	43,800	23,600	0	67,400				
						Utilities 5 Dugwell/Lake 3 Public Sewer			2019	43,800	39,700	0	83,500		
						1.Public 4.Dr Well 7.Cesspool 2.Water 5.DUG/LAKE 8. 3.Sewer 6.Septic 9.None	2020	43,800	39,700	0	83,500				
						Street 1 Paved			2021	43,800	39,700	0	83,500		
									2022	43,800	39,700	0	83,500		
Previous Owner JONES, ROBERT ARNOLD 989 NORTH MOUNTAIN ROAD JEFFERSON ME 04348 Sale Date: 3/05/2012						1.Paved 4.Proposed 7. 2.Semi Imp 5.Private 8. 3.Gravel 6.Pub Eas 9.NoStreet	2023	54,800	59,400	0	114,200				
						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											
Inspection Witnessed By:						14.Rear Land			%	4.Size/Shape					
						15.Front Foot			%	5.Access					
									%	6.Restriction					
									%	7.Corner/Locatio					
									%	8.View/Environ					
X						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			
Notes: 6/1/23 NAH, EST N/C INSIDE, LITTLE MORE COMP,BUMP TO 60%, CHANGE FOUNDATION TO CONCRETE 5/8/19 vacant & gutted, adjust condition and inc and sheds. 2005-ROBERT ARNOLD JONES ADDRESS: 989 NORTH MOUNTAIN ROAD JEFFERSON, ME 04348 2007-FORMER OWNER: GENEVA BOLLING BK3341 PG268 01/18/2011-Mrs. Bolling passed away AND Will Divided 1/2 to each son and daughter. Left record as it is and sent to other sibling as an interested party. WISCASSETT						20.Base Homesite				%		33.RestrictEsm			
						Fract. Acre		Acreage/Sites							
						21.HS Size Adj	20	1.00	100	%	0	34.PASTURE 1			
						22.Base Waterfron	21	1.00	100	%	0	35.HORTICULTURAL-			
						23.Deep WF Size A	28	2.11	100	%	0	36.Pasture 3			
Acres										%		37.Softwood			
										%		38.Mixed Wood			
										%		39.Hardwood			
										%		40.Wasteland			
										%		41.CAMP SITE			
Verified 5 Public Record										%		42.Mobile Home Si			
										%		43.Condo Site			
										%		44.Site Improve			
										%		45.CAMP SITE			
										%		46.PAVING/00			
1.Buyer 4.Agent 7.Family 2.Seller 5.Pub Rec 8.Other 3.Lender 6.MLS 9.						Total Acreage		3.11							

WISCASSET

Map Lot U06-007


Account 1510

Location 91 BRADFORD ROAD

Card 1

Of 1

10/05/2023

Building Style 4 Cape Cod	SF Bsmt Living 0	Layout 1 Typical
1.Conv. 5.Colonial 9.Other	Fin Bsmt Grade 0 0	1.Typical 4. 7.
2.Ranch 6.Split 10.Double	HEARTH 0	2.Inadeq 5. 8.
3.R Ranch 7.Mod/Cont 11.Multi	Heat Type 79% 2 Hot Water C Iron	3. 6. 9.
4.Cape 8.Log 12.Cot.	1.HWBB 5.FWA 9.No Heat	Attic 9 None
Dwelling Units 1	2.HWCI 6.GravWA 10.	1.1/4 Fin 4.Full Fin 7.
Other Units 0	3.H Pump 7.Electric 11.	2.1/2 Fin 5.F/Stair 8.
Stories 4 One & 1/2 Story	4.Steam 8.F/Wall 12.	3.3/4 Fin 6. 9.None
1.1 4.1.5 7.	Cool Type 0% 9 None	Insulation 1 Full
2.2 5.1.75 8.	1.Refrig 4.W&C Air 7.	1.Full 4.Minimal 7.
3.3 6.2.5 9.	2.Evapor 5. 8.	2.Heavy 5.Unknown 8.
Exterior Walls 1 CLAPBOARD	3.H Pump 6. 9.None	3.Capped 6. 9.None
1.CLAP 5.T-111 9.OTHER	Kitchen Style 3 OLD STYLE	Unfinished % 0%
2.WD SH 6.BR/STONE 10.	1.GOOD 4.Obsolete 7.	Grade & Factor 4 Good 95%
3.COMP 7.NOV 11.	2.TYPICAL 5. 8.	1.E Grade 4.B Grade 7.AA+ Grad
4.ASB/ASP 8.AL/VIN 12.	3.OLD TYPE 6. 9.None	2.D Grade 5.A Grade 8.AA++Grad
Roof Surface 1 Asphalt Shingles	Bath(s) Style 4 Obsolete	3.C Grade 6.AA Grade 9.Same
1.Asphalt 4.Composit 7.	1.GOOD 4.Obsolete 7.	SQFT (Footprint) 714
2.Slate 5.Wood 8.	2.TYPICAL 5. 8.	Condition 6 Good
3.Metal 6.Other 9.	3.Old Type 6. 9.None	1.Poor 4.Avg 7.V G
SF Masonry Trim 0	# Rooms 6	2.Fair 5.Avg+ 8.Exc
OPEN-3-CUSTOM 0	# Bedrooms 3	3.Avg- 6.Good 9.Same
OPEN-4-CUSTOM 0	# Full Baths 1	Phys. % Good 0%
Year Built 1800	# Half Baths 0	Funct. % Good 60%
Year Remodeled 0	# Addn Fixtures 0	Functional Code 1 Incomplete
Foundation 1 Concrete	# Fireplaces 0	1.Incomp 4.SMALL 7.LAYOUT
1.Concrete 4.Wood 7.		2.O-Built 5.CDU 8.OTHER
2.C Block 5.Slab 8.		3.Defmaint 6.STYLE 9.None
3.Br/Stone 6.Piers 9.		Econ. % Good 100%
Basement 4 Full Basement		Economic Code None
1.1/4 Bmt 4.Full Bmt 7.		0.None 3.Services 9.None
2.1/2 Bmt 5.None 8.		1.Location 4.Traffic 8.
3.3/4 Bmt 6. 9.None		2.Encroach 8.Other 9.
Bsmt Gar # Cars 0		Entrance Code 5 Estimated
Wet Basement 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
		1.Owner 4.Agent 7.
		2.Relative 5.Estimate 8.
		3.Tenant 6.Other 9.

Date Inspected 12/02/2006

Additions, Outbuildings & Improvements

Type	Year	Units	Grade	Cond	Phys.	Funct.	Sound Value	
21 Open Frame	0	12	0 0	0	0 %	0 %		1.ONE STORY FRAM
24 Frame Shed	2013	80	3 100	2	0 %	100 %		2.TWO STORY FRAM
24 Frame Shed	2018	238	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

Shed
10.0'
8.0'

Shed
14.0'
17.0'

1.50sFr/B



Property Data			Assessment Record								
Neighborhood 103 RURAL WEST			Year	Land	Buildings	Exempt	Total				
			2010	37,000	29,600	10,000	56,600				
Tree Growth Year 0			2011	37,000	29,600	10,000	56,600				
FARM LAND YEAR 0			2012	37,000	29,600	10,000	56,600				
OPEN SPACE YEAR 0			2013	37,000	29,600	10,000	56,600				
Zone/Land Use 16 RESIDENTIAL			2014	37,000	29,600	10,000	56,600				
Secondary Zone			2015	37,000	29,600	10,000	56,600				
			2016	37,000	29,600	15,000	51,600				
Topography 2 Rolling			2017	37,000	29,600	20,000	46,600				
1.Level	4.Below St	7.Steep	2018	37,000	29,600	20,000	46,600				
2.Rolling	5.Low	8.Rough	2019	37,000	29,300	20,000	46,300				
3.Above St	6.Swampy	9.	2020	37,000	29,300	25,000	41,300				
Utilities 4 Drilled Well 3 Public Sewer			2021	37,000	29,300	25,000	41,300				
1.Public	4.Dr Well	7.Cesspool	2022	37,000	29,300	24,000	42,300				
2.Water	5.DUG/LAKE	8.	2023	46,300	37,100	25,000	58,400				
3.Sewer	6.Septic	9.None	Land Data					Influence Codes			
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	6/01/1994				15.Front Foot					5.Access	
Price	46,000						6.Restriction				
Sale Type	4 Mobile Home		Square Foot		Square Feet				7.Corner/Locatio		
1.Land	4.Mobile	7.					%		8.View/Environ		
2.L & B	5.Other	8.					%		9.Fract Share		
3.Building	6.	9.					%		Acres		
Financing 9 Unknown							%		30.Rear 20+		
1.Convent	4.Seller	7.					%		31.Waterfront Rea		
2.FHA/VA	5.Private	8.					%		32.Open Space		
3.Assumed	6.Cash	9.Unknown					%		33.RestrictEsm		
Validity	1 Arms Length Sale		Fract. Acre		Acreage/Sites				34.PASTURE 1		
1.Valid	4.Split	7.Renovate			20	1.00	100	%	0	35.HORTICULTURAL-	
2.Related	5.Partial	8.Other			21	0.29	100	%	0	36.Pasture 3	
3.Distress	6.Exempt	9.Foreclose							%		37.Softwood
Verified 5 Public Record									%		38.Mixed Wood
									%		39.Hardwood
1.Buyer	4.Agent	7.Family							%		40.Wasteland
2.Seller	5.Pub Rec	8.Other							%		41.CAMP SITE
3.Lender	6.MLS	9.					%		42.Mobile Home Si		
			Total Acreage		0.29				43.Condo Site		
			44.Site Improve								
			45.CAMP SITE								
			46.PAVING/00								


WISCASSET

Map Lot U06-008

Account 1511

Location 83 BRADFORD ROAD

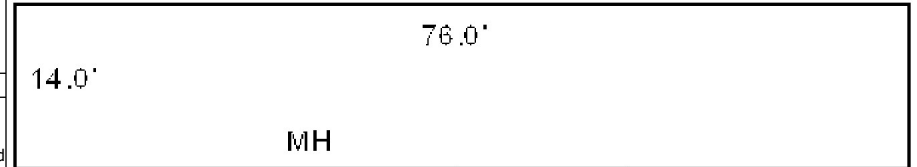
Card 1 Of 1 10/05/2023

Building Style	SF Bsmt Living	Layout
1.Conv. 5.Colonial 9.Other	Fin Bsmt Grade	1.Typical 4. 7.
2.Ranch 6.Split 10.Double	HEARTH	2.Inadeq 5. 8.
3.R Ranch 7.Mod/Cont 11.Multi	Heat Type 79%	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 12/02/2006

Additions, Outbuildings & Improvements

Type	Year	Units	Grade	Cond	Phys.	Funct.	Sound Value	
68 Wood Deck	1991	70	3 100	4	0 %	100 %		1.ONE STORY FRAM
998 14' Mobile	1991	14x76	3 100	4	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



5.0' WD

14.0'



Map Lot U06-009

Account 1512

Location 79 BRADFORD ROAD

Card 1 Of 1 10/05/2023

PARMENTER, RICHARD J/T
PARMENTER, LUCINDA H
2160 MAIN STREET
WEST BARNSTABLE MA 02668

B636P122 B3049P292

Previous Owner
ATWOOD, ELIZABETH E.

PO BOX 695
DAMARISCOTTA ME 04543 0695

Inspection Witnessed By:

X

Date

No./Date	Description	Date Insp.

Notes:

2004-FORMER OWNER: ELIZABETH ATWOOD BK636 PG122.
REMOVED ALL EXEMPTIONS

WISCASSET

Property Data			Assessment Record				
Neighborhood 103 RURAL WEST			Year	Land	Buildings	Exempt	Total
			2010	37,700	74,100	0	111,800
Tree Growth Year 0			2011	37,700	74,100	0	111,800
FARM LAND YEAR 0			2012	37,700	74,100	0	111,800
OPEN SPACE YEAR 0			2013	37,700	74,100	0	111,800
Zone/Land Use 16 RESIDENTIAL			2014	37,700	74,100	0	111,800
Secondary Zone			2015	37,700	74,100	0	111,800
			2016	37,700	74,100	0	111,800
Topography 3 Above Street 1 Level			2017	37,700	74,100	0	111,800
1.Level	4.Below St	7.Steep	2018	37,700	74,100	0	111,800
2.Rolling	5.Low	8.Rough	2019	37,700	74,100	0	111,800
3.Above St	6.Swampy	9.	2020	37,700	74,100	0	111,800
Utilities 4 Drilled Well 3 Public Sewer			2021	37,700	74,100	0	111,800
1.Public	4.Dr Well	7.Cesspool	2022	37,700	74,100	0	111,800
2.Water	5.DUG/LAKE	8.	2023	47,100	92,600	0	139,700
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 5/05/2023							
Price 87,500							
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.					

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
	20	1.00	100	%	0	37.Softwood
	21	0.47	100	%	0	38.Mixed Wood
				%		39.Hardwood
				%		40.Wasteland
				%		41.CAMP SITE
				%		42.Mobile Home Si
				%		43.Condo Site
Acres	Total Acreage 0.47					44.Site Improve
						45.CAMP SITE

WISCASSET

Map Lot U06-009



Account 1512

Location 79 BRADFORD ROAD

Card 1

Of 1

10/05/2023

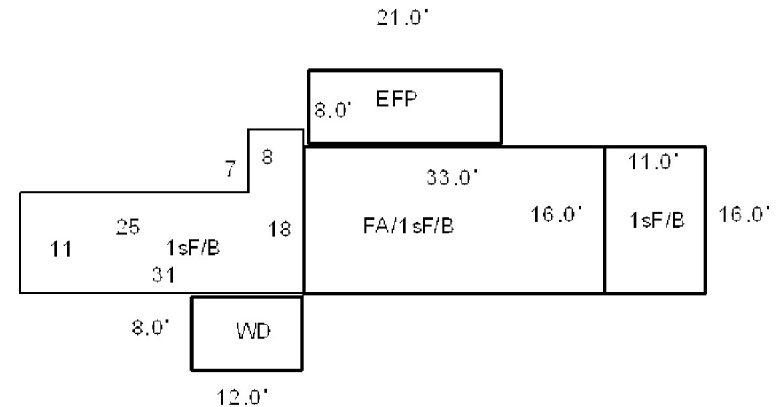
Building Style 1 Conventional	SF Bsmt Living 0	Layout 2 Inadequate
1.Conv. 5.Colonial 9.Other	Fin Bsmt Grade 0 0	1.Typical 4. 7.
2.Ranch 6.Split 10.Double	HEARTH 0	2.Inadeq 5. 8.
3.R Ranch 7.Mod/Cont 11.Multi	Heat Type 100% 1 Hot Water BB	3. 6. 9.
4.Cape 8.Log 12.Cot.	1.HWBB 5.FWA 9.No Heat	Attic 4 Full 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 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 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) 911
2.Slate 5.Wood 8.	2.TYPICAL 5. 8.	Condition 3 Below Average
3.Metal 6.Other 9.	3.Old Type 6. 9.None	1.Poor 4.Avg 7.V G
SF Masonry Trim 0	# Rooms 4	2.Fair 5.Avg+ 8.Exc
OPEN-3-CUSTOM 0	# Bedrooms 2	3.Avg- 6.Good 9.Same
OPEN-4-CUSTOM 0	# Full Baths 2	Phys. % Good 0%
Year Built 1860	# Half Baths 0	Funct. % Good 95%
Year Remodeled 0	# Addn Fixtures 0	Functional Code 6 STYLE
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 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 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 2/03/2007

Additions, Outbuildings & Improvements

Type	Year	Units	Grade	Cond	Phys.	Funct.	Sound Value	
22 Encl Frame Porch	0	168	0 0	0	0 %	0 %		1.ONE STORY FRAM
68 Wood Deck	0	96	0 0	0	0 %	0 %		2.TWO STORY FRAM
155 1 ST BARN.....	1920	750	3 100	4	0 %	50 %		3.THREE STORY FR
68 Wood Deck	2001	40	3 100	4	0 %	100 %		4.1 & 1/2 STORY
11 1	0	176	0 0	0	0 %	100 %		5.1 & 3/4 STORY
11 1	0	383	0 0	0	0 %	100 %		6.2 & 1/2 STORY
					%	%		21.Open Frame Por
					%	%		22.Encl Frame Por
					%	%		23.Frame Garage
					%	%		24.Frame Shed
					%	%		25.Frame Bay Wind
					%	%		26.1SFr Overhang
					%	%		27.Unfin Basement
					%	%		28.Unfinished Att
					%	%		29.Finished Attic

BARN 25X30



Map Lot U06-010

Account 1513

Location 71 BRADFORD ROAD

Card 1 Of 1 10/05/2023

SMITH, KEVIN L JR
ANAGNOSTIS, ALEXANDRA C
97 OAK STREET #7
BATH ME 04530

B3993P101 B4951P213

Previous Owner
LUTTERMAN, BRANDON T. J/T
LUTTERMAN, LISA A.

WISCASSET ME 04578
Sale Date: 11/13/2015

Previous Owner
GRAY, BETTY J. (DEVISEES)
PEPEK,LYNNE, GRAY, GLENDON & VAUGHN
C/O BRANDON T. & LISA A. LUTTERMAN
WISCASSET ME 04578
Sale Date: 4/16/2008

Inspection Witnessed By:

X

Date

No./Date	Description	Date Insp.

Notes:

2007-FUTURE TAX BILL SENT TO DAUGHTER PER POWER OF ATTORNEY, A COPY OF WHICH IS IN FILE.
2008-MRS. GRAY PASSED AWAY 02/21/08. MRS. GRAY PREVIOUS BK1266 PG198.

WISCASSET

Property Data

Neighborhood 103 RURAL WEST		
Tree Growth Year 0		
FARM LAND YEAR 0		
OPEN SPACE YEAR 0		
Zone/Land Use 16 RESIDENTIAL		
Secondary Zone		
Topography 1 Level		
1.Level	4.Below St	7.Steep
2.Rolling	5.Low	8.Rough
3.Above St	6.Swampy	9.
Utilities 3 Public Sewer 4 Drilled Well		
1.Public	4.Dr Well	7.Cesspool
2.Water	5.DUG/LAKE	8.
3.Sewer	6.Septic	9.None
Street 1 Paved		
1.Paved	4.Proposed	7.
2.Semi Imp	5.Private	8.
3.Gravel	6.Pub Eas	9.NoStreet
TREE GROWTH PLAN 0		
CONSERV EASE 0		
Sale Data		
Sale Date 11/13/2015		
Price 137,000		
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	37,400	92,200	10,000	119,600
2011	37,400	92,200	10,000	119,600
2012	37,400	92,200	10,000	119,600
2013	37,400	92,200	10,000	119,600
2014	37,400	92,500	10,000	119,900
2015	37,400	92,500	10,000	119,900
2016	37,400	92,500	0	129,900
2017	37,400	92,500	0	129,900
2018	37,400	92,500	0	129,900
2019	37,400	92,500	0	129,900
2020	37,400	92,500	0	129,900
2021	37,400	92,500	0	129,900
2022	37,400	92,500	0	129,900
2023	46,800	115,600	0	162,400

Land Data

Front Foot	Type	Effective		Influence		Influence Codes
		Frontage	Depth	Factor	Code	
11.Regular Lot				%		1.Open Space
12.Delta Triangle				%		2.Neighborhood A
13.Nabla Triangle				%		3.Topography
14.Rear Land				%		4.Size/Shape
15.Front Foot				%		5.Access
				%		6.Restriction
				%		7.Corner/Locatio
				%		8.View/Environ
				%		9.Fract Share
				%		Acres
				%		30.Rear 20+
				%		31.Waterfront Rea
				%		32.Open Space
				%		33.RestrictEsm
				%		34.PASTURE 1
				%		35.HORTICULTURAL-
				%		36.Pasture 3
				%		37.Softwood
				%		38.Mixed Wood
				%		39.Hardwood
				%		40.Wasteland
				%		41.CAMP SITE
				%		42.Mobile Home Si
				%		43.Condo Site
				%		44.Site Improve
				%		45.CAMP SITE
				%		46.PAVING/00
Total Acreage		0.40				

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

Acres

Acres

Acres

Acres

Acres

Acres

Acres

Acres

Acres

Acres

Acres

Acres

Acres

Acres

Acres

Acres

WISCASSET

Map Lot U06-010


Account 1513

Location 71 BRADFORD ROAD

Card 1

Of 1

10/05/2023

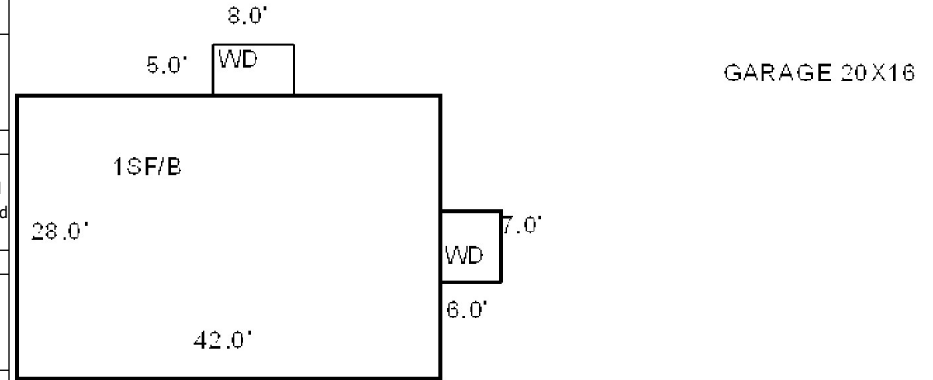
Building Style 2 Ranch	SF Bsmt Living 0	Layout 1 Typical
1.Conv. 5.Colonial 9.Other	Fin Bsmt Grade 0 0	1.Typical 4. 7.
2.Ranch 6.Split 10.Double	HEARTH 0	2.Inadeq 5. 8.
3.R Ranch 7.Mod/Cont 11.Multi	Heat Type 100% 1 Hot Water BB	3. 6. 9.
4.Cape 8.Log 12.Cot.	1.HWBB 5.FWA 9.No Heat	Attic 9 None
Dwelling Units 1	2.HWCI 6.GravWA 10.	1.1/4 Fin 4.Full Fin 7.
Other Units 0	3.H Pump 7.Electric 11.	2.1/2 Fin 5.F/Stair 8.
Stories 1 One Story	4.Steam 8.F/Wall 12.	3.3/4 Fin 6. 9.None
1.1 4.1.5 7.	Cool Type 0% 9 None	Insulation 1 Full
2.2 5.1.75 8.	1.Refrig 4.W&C Air 7.	1.Full 4.Minimal 7.
3.3 6.2.5 9.	2.Evapor 5. 8.	2.Heavy 5.Unknown 8.
Exterior Walls 8 ALUM/VINYL	3.H Pump 6. 9.None	3.Capped 6. 9.None
1.CLAP 5.T-111 9.OTHER	Kitchen Style 2 TYPICAL	Unfinished % 0%
2.WD SH 6.BR/STONE 10.	1.GOOD 4.Obsolete 7.	Grade & Factor 3 Average 100%
3.COMP 7.NOV 11.	2.TYPICAL 5. 8.	1.E Grade 4.B Grade 7.AA+ Grad
4.ASB/ASP 8.AL/VIN 12.	3.OLD TYPE 6. 9.None	2.D Grade 5.A Grade 8.AA++Grad
Roof Surface 1 Asphalt Shingles	Bath(s) Style 2 TYPICAL	3.C Grade 6.AA Grade 9.Same
1.Asphalt 4.Composit 7.	1.GOOD 4.Obsolete 7.	SQFT (Footprint) 1176
2.Slate 5.Wood 8.	2.TYPICAL 5. 8.	Condition 4 Average
3.Metal 6.Other 9.	3.Old Type 6. 9.None	1.Poor 4.Avg 7.V G
SF Masonry Trim 0	# Rooms 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 1966	# Half Baths 0	Funct. % Good 100%
Year Remodeled 0	# Addn Fixtures 0	Functional Code 9 None
Foundation 1 Concrete	# Fireplaces 0	1.Incomp 4.SMALL 7.LAYOUT
1.Concrete 4.Wood 7.		2.O-Built 5.CDU 8.OTHER
2.C Block 5.Slab 8.		3.Defmaint 6.STYLE 9.None
3.Br/Stone 6.Piers 9.		Econ. % Good 100%
Basement 4 Full Basement		Economic Code None
1.1/4 Bmt 4.Full Bmt 7.		0.None 3.Services 9.None
2.1/2 Bmt 5.None 8.		1.Location 4.Traffic 8.
3.3/4 Bmt 6. 9.None		2.Encroach 8.Other 9.
Bsmt Gar # Cars 0		Entrance Code 1 Interior Inspect
Wet Basement 1 Dry Basement		1.Interior 4.Vacant 7.
1.Dry 4. 7.		2.Refusal 5.Estimate 8.
2.Damp 5. 8.		3.Informed 6. 9.
3.Wet 6. 9.		Information Code 1 Owner
		1.Owner 4.Agent 7.
		2.Relative 5.Estimate 8.
		3.Tenant 6.Other 9.

Date Inspected 12/02/2006

Additions, Outbuildings & Improvements

Type	Year	Units	Grade	Cond	Phys.	Funct.	Sound Value
68 Wood Deck	0	42	0 0	0	0 %	0 %	
68 Wood Deck	0	40	0 0	0	0 %	0 %	
23 Frame Garage	1988	320	3 100	4	0 %	100 %	
24 Frame Shed	2014	48	3 100	4	0 %	100 %	
					%	%	
					%	%	
					%	%	
					%	%	
					%	%	
					%	%	
					%	%	

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



Map Lot U06-011

Account 1514

Location 57 BRADFORD ROAD

Card 1 Of 1 10/05/2023

BARTER, DIANE L 57 BRADFORD ROAD WISCASSET ME 04530			Property Data			Assessment Record								
			Neighborhood 103 RURAL WEST			Year	Land	Buildings	Exempt	Total				
			Tree Growth Year 0			2010	39,800	41,900	0	81,700				
			FARM LAND YEAR 0			2011	39,800	41,900	0	81,700				
B5857P13			OPEN SPACE YEAR 0			2012	39,800	41,900	0	81,700				
Previous Owner CHENEY, JULIE S C/O NANCY DALTON 3 HUNTOON HILL ROAD WISCASSET ME 04578 Sale Date: 3/10/2022			Zone/Land Use 16 RESIDENTIAL			2013	39,800	41,900	0	81,700				
			Secondary Zone			2014	39,800	41,900	0	81,700				
						2015	39,800	41,900	0	81,700				
			Topography 2 Rolling			2016	39,800	41,900	0	81,700				
Previous Owner DALTON, GERALD L. DALTON, NANCY C.			1.Level	4.Below St	7.Steep	2017	39,800	41,900	0	81,700				
			2.Rolling	5.Low	8.Rough	2018	39,800	41,900	0	81,700				
			3.Above St	6.Swampy	9.	2019	39,800	41,900	0	81,700				
			Utilities 3 Public Sewer 5 Dugwell/ Lake			2020	39,800	41,900	0	81,700				
WISCASSET ME 04578 Sale Date: 6/07/2010			1.Public	4.Dr Well	7.Cesspool	2021	39,800	41,900	0	81,700				
			2.Water	5.DUG/LAKE	8.	2022	39,800	41,900	0	81,700				
			3.Sewer	6.Septic	9.None	2023	49,800	52,400	25,000	77,200				
			Street 1 Paved			Land Data								
SOMERVILLE ME 04348 Sale Date: 4/04/2006			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							%				
Inspection Witnessed By:			CONSERV EASE 0							%				
			Sale Data							%				
			Sale Date 3/10/2022							%				
			Price 142,000							%				
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.					%				
Notes:			Financing 9 Unknown							%				
			1.Convent	4.Seller	7.					%				
			2.FHA/VA	5.Private	8.					%				
			3.Assumed	6.Cash	9.Unknown					%				
2005-CHANGED ACREAGE FROM 1.3 TO 1.1 PER SURVEY 2007-PREVIOUS OWNER: KENNETH & MARION SHERMAN BK1154 PG168. CORRECTIVE DEED DONE 5/06. 2011-Previous owner: Gerald L. & Nancy C. Dalton BK3672 PG235.			Validity 1 Arms Length Sale			Fract. Acre		Acreege/ 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	0.10	100	%		0	
WISCASSET			Verified 5 Public Record							%				
			1.Buyer	4.Agent	7.Family					%				
			2.Seller	5.Pub Rec	8.Other					%				
			3.Lender	6.MLS	9.					%				
						24.Base Waterfron		Total Acreage		1.10		45.CAMP SITE 46.PAVING/00		
						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 U06-011



Account 1514

Location 57 BRADFORD ROAD

Card 1

Of 1

10/05/2023

Building Style 2 Ranch	SF Bsmt Living 0	Layout 1 Typical
1.Conv. 5.Colonial 9.Other	Fin Bsmt Grade 0 0	1.Typical 4. 7.
2.Ranch 6.Split 10.Double	HEARTH 0	2.Inadeq 5. 8.
3.R Ranch 7.Mod/Cont 11.Multi	Heat Type 100% 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 3 COMPOSITION	3.H Pump 6. 9.None	3.Capped 6. 9.None
1.CLAP 5.T-111 9.OTHER	Kitchen Style 2 TYPICAL	Unfinished % 0%
2.WD SH 6.BR/STONE 10.	1.GOOD 4.Obsolete 7.	Grade & Factor 3 Average 100%
3.COMP 7.NOV 11.	2.TYPICAL 5. 8.	1.E Grade 4.B Grade 7.AA+ Grad
4.ASB/ASP 8.AL/VIN 12.	3.OLD TYPE 6. 9.None	2.D Grade 5.A Grade 8.AA++Grad
Roof Surface 1 Asphalt Shingles	Bath(s) Style 2 TYPICAL	3.C Grade 6.AA Grade 9.Same
1.Asphalt 4.Composit 7.	1.GOOD 4.Obsolete 7.	SQFT (Footprint) 720
2.Slate 5.Wood 8.	2.TYPICAL 5. 8.	Condition 3 Below Average
3.Metal 6.Other 9.	3.Old Type 6. 9.None	1.Poor 4.Avg 7.V G
SF Masonry Trim 0	# Rooms 4	2.Fair 5.Avg+ 8.Exc
OPEN-3-CUSTOM 0	# Bedrooms 2	3.Avg- 6.Good 9.Same
OPEN-4-CUSTOM 0	# Full Baths 1	Phys. % Good 0%
Year Built 1950	# 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 5 Estimate
		1.Owner 4.Agent 7.
		2.Relative 5.Estimate 8.
		3.Tenant 6.Other 9.

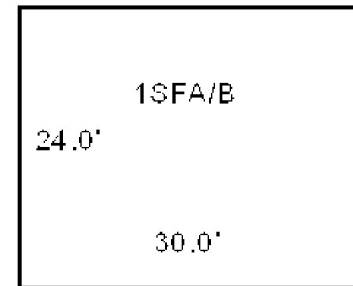
Date Inspected 12/02/2006

Additions, Outbuildings & Improvements

Type	Year	Units	Grade	Cond	Phys.	Funct.	Sound Value	
24 Frame Shed	1970	108	3 100	3	0 %	100 %		1.ONE STORY FRAM
24 Frame Shed	1930	406	2 100	1	0 %	70 %		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 9X12

SHED 29X14



Map Lot		U06-011-A		Account		1515		Location		63 BRADFORD ROAD		Card		1		Of		1		10/05/2023					
SHERMAN, SUSAN LYNN ALNA ME 04535				Property Data				Assessment Record																	
				Neighborhood				103 RURAL WEST				Year		Land		Buildings		Exempt		Total					
				Tree Growth Year				0				2010		39,800		33,500		0		73,300					
				FARM LAND YEAR				0				2011		39,800		33,500		0		73,300					
B1617P97 B3038P315				OPEN SPACE YEAR				0				2012		39,800		33,500		0		73,300					
Previous Owner BENNER, SUSAN LYNN SHERMAN 180 BAILEY ROAD ALNA ME 04535				Zone/Land Use				16 RESIDENTIAL				2013		39,800		33,500		0		73,300					
				Secondary Zone				2014		39,800		33,500		0		73,300									
								2015		39,800		33,500		0		73,300									
				Topography				1 Level				2016		39,800		33,500		0		73,300					
								1.Level				4.Below St				7.Steep				2017		39,800		33,500	
2.Rolling								5.Low				8.Rough				2018		39,800		33,500		0		73,300	
3.Above St								6.Swampy				9.				2019		39,800		33,500		0		73,300	
Utilities								4 Drilled Well				3 Public Sewer				2020		39,800		33,500		0		73,300	
1.Public								4.Dr Well				7.Cesspool				2021		39,800		33,500		0		73,300	
				2.Water				5.DUG/LAKE				8.				2022		39,800		33,500		0		73,300	
				3.Sewer				6.Septic				9.None				2023		49,800		41,800		0		91,600	
				Street				1 Paved				Land Data													
				1.Paved				4.Proposed				7.				Front Foot		Type		Effective		Influence		Influence Codes	
2.Semi Imp				5.Private				8.																	
3.Gravel				6.Pub Eas				9.NoStreet																	
TREE GROWTH PLAN				0																					
CONSERV EASE				0																					
Inspection Witnessed By:				Sale Data				Square Foot																	
				Price																					
				Sale Type																					
				1.Land														4.Mobile				7.			
				2.L & B														5.Other				8.			
X				3.Building				6.				9.				Square Foot		Square Feet							
				Financing																					
				1.Convent				4.Seller				7.													
				2.FHA/VA				5.Private				8.													
				3.Assumed				6.Cash				9.Unknown													
Notes:				Validity				Fract. Acre																	
				1.Valid														4.Split				7.Renovate			
				2.Related														5.Partial				8.Other			
				3.Distress														6.Exempt				9.Foreclose			
				Verified																					
2004-DIVORCE DECREE SETTING ASIDE THIS PROPERTY TO SUSAN BENNER. PREVIOUS BK1617 PG97				1.Buyer				4.Agent				7.Family				Acres									
				2.Seller				5.Pub Rec				8.Other													
				3.Lender				6.MLS				9.													
WISCASSET								Total Acreage										1.10							

WISCASSET

Map Lot U06-011-A


Account 1515

Location 63 BRADFORD ROAD

Card 1

Of 1

10/05/2023

Building Style 4 Cape Cod	SF Bsmt Living 0	Layout 1 Typical
1.Conv. 5.Colonial 9.Other	Fin Bsmt Grade 0 0	1.Typical 4. 7.
2.Ranch 6.Split 10.Double	HEARTH 0	2.Inadeq 5. 8.
3.R Ranch 7.Mod/Cont 11.Multi	Heat Type 100% 5 Forced Warm Air	3. 6. 9.
4.Cape 8.Log 12.Cot.	1.HWBB 5.FWA 9.No Heat	Attic 9 None
Dwelling Units 1	2.HWCI 6.GravWA 10.	1.1/4 Fin 4.Full Fin 7.
Other Units 0	3.H Pump 7.Electric 11.	2.1/2 Fin 5.F/Stair 8.
Stories 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) 768
2.Slate 5.Wood 8.	2.TYPICAL 5. 8.	Condition 2 Fair
3.Metal 6.Other 9.	3.Old Type 6. 9.None	1.Poor 4.Avg 7.V G
SF Masonry Trim 0	# Rooms 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 1982	# Half Baths 0	Funct. % Good 90%
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 12/02/2006

Additions, Outbuildings & Improvements

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

SHED 12X16

1SF/NB

24.0'

32.0'



43. Condo Site
44. Site Improvement
45. CAMP SITE
46. PAVING/00

WISCASSET

Map Lot U06-012

Account 1516

Location 51 BRADFORD ROAD

Card 1

Of 1

10/05/2023

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

Date Inspected 12/02/2006

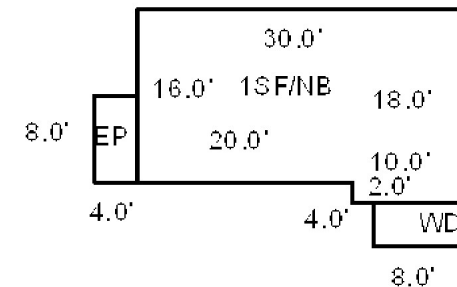
Additions, Outbuildings & Improvements

Type	Year	Units	Grade	Cond	Phys.	Funct.	Sound Value
23 Frame Garage	1983	800	3 100	4	0 %	100 %	
24 Frame Shed	1983	120	3 100	4	0 %	100 %	
24 Frame Shed	1983	144	3 100	4	0 %	100 %	
24 Frame Shed	1983	120	3 100	4	0 %	100 %	
998 14' Mobile	2010	14x56	3 100	4	0 %	50 %	
103 SLAB.....	2020	784	3 100	4	0 %	100 %	
					%	%	
					%	%	
					%	%	
					%	%	

GARAGE 20X40 W/ 8X15 ATTACHED SHED

SHED 12X12

SHED 10X12



Map Lot U06-013

Account 1517

Location 43 BRADFORD ROAD

Card 1 Of 1 10/05/2023

SCIASCIA, NICOLE
43 BRADFORD ROAD
WISCASSET ME 04578

B5668P253 B5668P255

Previous Owner
SCIASCIA, ANDREW D

43 BRADFORD ROAD
WISCASSET ME 04578
Sale Date: 2/18/2021

Inspection Witnessed By:

X

Date

No./Date	Description	Date Insp.

Notes:

6/1/23 ADDN COMP

7/18/22 W/BF, ADD INC ADDN, ADJ DIMS OF PRIOR ADDN,
ADD WD NPA

WISCASSET

Property Data

Neighborhood	103 RURAL WEST		
Tree Growth Year	0		
FARM LAND YEAR	0		
OPEN SPACE YEAR	0		
Zone/Land Use	16 RESIDENTIAL		
Secondary Zone			
Topography	1 Level		
1.Level	4.Below St	7.Steep	
2.Rolling	5.Low	8.Rough	
3.Above St	6.Swampy	9.	
Utilities	3 Public Sewer	5 Dugwell/Lake	
1.Public	4.Dr Well	7.Cesspool	
2.Water	5.DUG/LAKE	8.	
3.Sewer	6.Septic	9.None	
Street	1 Paved		
1.Paved	4.Proposed	7.	
2.Semi Imp	5.Private	8.	
3.Gravel	6.Pub Eas	9.NoStreet	
TREE GROWTH PLAN	0		
CONSERV EASE	0		
Sale Data			
Sale Date	2/18/2021		
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	39,600	36,300	10,000	65,900
2011	39,600	36,300	10,000	65,900
2012	39,600	43,400	10,000	73,000
2013	39,600	50,200	10,000	79,800
2014	39,600	50,200	10,000	79,800
2015	39,600	50,200	10,000	79,800
2016	39,600	50,200	15,000	74,800
2017	39,600	50,200	20,000	69,800
2018	39,600	50,200	20,000	69,800
2019	39,600	50,200	20,000	69,800
2020	39,600	50,200	25,000	64,800
2021	39,600	50,200	0	89,800
2022	39,600	55,800	0	95,400
2023	49,500	75,400	0	124,900

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		1.00				

WISCASSET

Map Lot U06-013


Account 1517

Location 43 BRADFORD ROAD

Card 1

Of 1

10/05/2023

Building Style 1 Conventional	SF Bsmt Living 0	Layout 2 Inadequate
1.Conv. 5.Colonial 9.Other	Fin Bsmt Grade 0 0	1.Typical 4. 7.
2.Ranch 6.Split 10.Double	HEARTH 0	2.Inadeq 5. 8.
3.R Ranch 7.Mod/Cont 11.Multi	Heat Type 100% 8 Floor/Wall Unit	3. 6. 9.
4.Cape 8.Log 12.Cot.	1.HWBB 5.FWA 9.No Heat	Attic 9 None
Dwelling Units 1	2.HWCI 6.GravWA 10.	1.1/4 Fin 4.Full Fin 7.
Other Units 0	3.H Pump 7.Electric 11.	2.1/2 Fin 5.F/Stair 8.
Stories 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 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 2 WOOD SHINGLE	3.H Pump 6. 9.None	3.Capped 6. 9.None
1.CLAP 5.T-111 9.OTHER	Kitchen Style 3 OLD STYLE	Unfinished % 0%
2.WD SH 6.BR/STONE 10.	1.GOOD 4.Obsolete 7.	Grade & Factor 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 3 Old Style	3.C Grade 6.AA Grade 9.Same
1.Asphalt 4.Composit 7.	1.GOOD 4.Obsolete 7.	SQFT (Footprint) 384
2.Slate 5.Wood 8.	2.TYPICAL 5. 8.	Condition 3 Below Average
3.Metal 6.Other 9.	3.Old Type 6. 9.None	1.Poor 4.Avg 7.V G
SF Masonry Trim 0	# Rooms 4	2.Fair 5.Avg+ 8.Exc
OPEN-3-CUSTOM 0	# Bedrooms 2	3.Avg- 6.Good 9.Same
OPEN-4-CUSTOM 0	# Full Baths 1	Phys. % Good 0%
Year Built 1940	# Half Baths 0	Funct. % Good 90%
Year Remodeled 0	# Addn Fixtures 0	Functional Code 7 LAYOUT
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 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 2 Damp Basement		1.Interior 4.Vacant 7.
1.Dry 4. 7.		2.Refusal 5.Estimate 8.
2.Damp 5. 8.		3.Informed 6. 9.
3.Wet 6. 9.		Information Code 1 Owner
		1.Owner 4.Agent 7.
		2.Relative 5.Estimate 8.
		3.Tenant 6.Other 9.

Date Inspected 3/10/2007

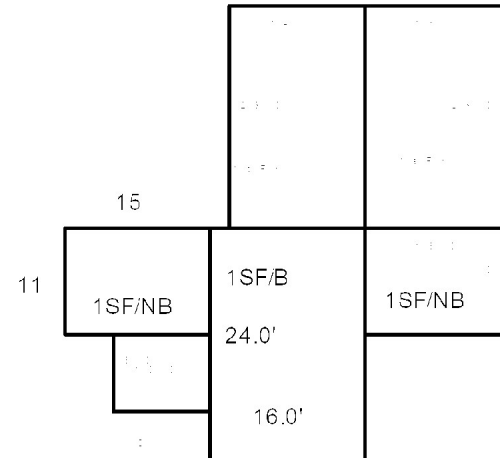
Additions, Outbuildings & Improvements

Type	Year	Units	Grade	Cond	Phys.	Funct.	Sound Value	
1 ONE STORY	0	322	0 0	0	0 %	0 %		1.ONE STORY FRAM
1 ONE STORY	0	176	0 0	0	0 %	0 %		2.TWO STORY FRAM
1 ONE STORY	0	165	0 0	0	0 %	0 %		3.THREE STORY FR
23 Frame Garage	1960	576	3 100	3	0 %	100 %		4.1 & 1/2 STORY
24 Frame Shed	1960	24	3 100	3	0 %	100 %		5.1 & 3/4 STORY
68 Wood Deck	2000	80	3 100	3	0 %	100 %		6.2 & 1/2 STORY
1 ONE STORY	2021	368	0 0	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

SHED 8 X 8

GARAGE 24 X 24

W/ATT SHED 3 X 8



Map Lot		U06-014		Account		1518		Location		33 BRADFORD ROAD		Card		1		Of		1		10/05/2023									
GROVER, DEVIN J 33 BRADFORD ROAD WISCASSET ME 04578				Property Data				Assessment Record																					
				Neighborhood				103 RURAL WEST				Year		Land		Buildings		Exempt		Total									
				Tree Growth Year				0				2010		63,600		49,800		0		113,400									
				FARM LAND YEAR				0				2011		63,600		49,800		0		113,400									
B3620P129 B4881P63 B5137P122				OPEN SPACE YEAR				0				2012		63,600		49,800		0		113,400									
Previous Owner GROVER, CHESTER B. GROVER, MICHELLE M.				Zone/Land Use				16 RESIDENTIAL				2013		63,600		49,800		0		113,400									
				Secondary Zone				2014		63,600		49,800		0		113,400													
								2015		63,200		49,800		0		113,000													
WISCASSET ME 04578 Sale Date: 5/19/2017				Topography				2 Rolling				2016		63,200		49,800		0		113,000									
Previous Owner BOOTHBAY REGION HUMANE SOCIETY,INC LINCOLN COUNTY ANIMAL SHELTER				1.Level		4.Below St		7.Steep		2017		63,200		49,800		0		113,000											
				2.Rolling		5.Low		8.Rough		2018		37,800		49,800		0		87,600											
				3.Above St		6.Swampy		9.		2019		37,800		49,800		0		87,600											
BOOTHBAY HARBOR ME 04538 Sale Date: 4/27/2015				Utilities		3 Public Sewer		4 Drilled Well		2020		37,800		49,800		25,000		62,600											
				1.Public		4.Dr Well		7.Cesspool		2021		37,800		49,800		25,000		62,600											
				2.Water		5.DUG/LAKE		8.		2022		37,800		49,800		24,000		63,600											
Previous Owner SAUNDERS, FRANK L. (DEWISEE) C/O LOIS ATWOOD 32 SHAW ROAD WESTPORT ISLAND ME 04578 Sale Date: 1/11/2006				3.Sewer		6.Septic		9.None		2023		47,300		62,200		25,000		84,500											
				Street		1 Paved		Land Data																					
				1.Paved		4.Proposed												7.											
Inspection Witnessed By:				2.Semi Imp		5.Private		8.		Front Foot		Type		Effective		Influence		Influence Codes											
				3.Gravel		6.Pub Eas		9.NoStreet																					
				TREE GROWTH PLAN		0																							
				CONSERV EASE		0																							
				Sale Date		5/19/2017																							
X Date				Sale Data				Square Foot		Fract. Acre		Acres		Total Acreage		0.50													
				Price																									
				Sale Type		2 Land & Buildings																							
				1.Land		4.Mobile														7.									
				2.L & B		5.Other														8.									
Notes: '15 .44 ACRE TO LOT 16 w/ DWELLING.(.56 WAS ALREADY ASSESSED TO LOT 16) 2006-MR. SAUNDERS DIED 6/17/05 AND LEFT PROPERTY TO LINCOLN COUNTY ANIMAL SHELTER IN HIS WILL. PREVIOUS BK 602 PG 42. (PR DEED DONE JANUARY 2006.)				3.Building		6.		9.		20.Base Homesite		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	
				Financing		9 Unknown																							
				1.Convent		4.Seller		7.																					
				2.FHA/VA		5.Private		8.																					
				3.Assumed		6.Cash		9.Unknown																					
WISCASSET				Validity		2 Related Parties		Verified		5 Public Record		1.Buyer		4.Agent		7.Family		8.Other		9.									
				1.Valid		4.Split																7.Renovate							
				2.Related		5.Partial																8.Other							
				3.Distress		6.Exempt																9.Foreclose							
				2.Seller		5.Pub Rec																8.Other							
3.Lender		6.MLS		9.																									

WISCASSET

Map Lot U06-014


Account 1518

Location 33 BRADFORD ROAD

Card 1

Of 1

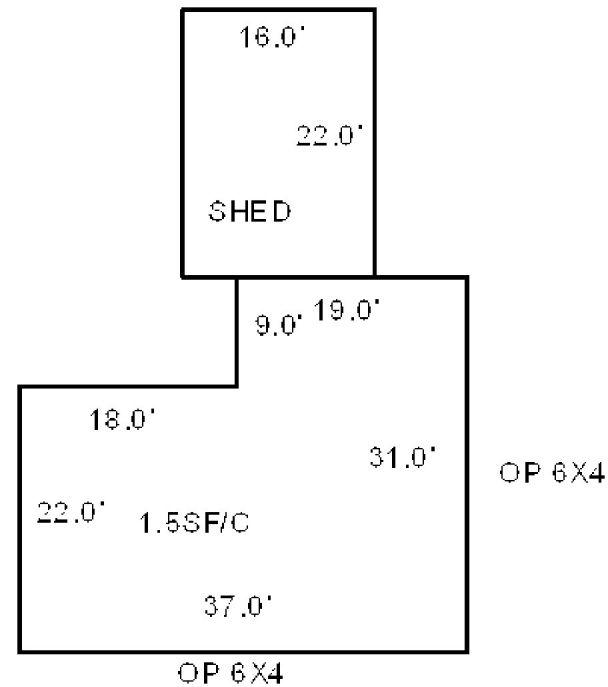
10/05/2023

Building Style 4 Cape Cod	SF Bsmt Living 0	Layout 1 Typical
1.Conv. 5.Colonial 9.Other	Fin Bsmt Grade 0 0	1.Typical 4. 7.
2.Ranch 6.Split 10.Double	HEARTH 1	2.Inadeq 5. 8.
3.R Ranch 7.Mod/Cont 11.Multi	Heat Type 100% 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 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) 985
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 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 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 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 3 Wet Basement		1.Interior 4.Vacant 7.
1.Dry 4. 7.		2.Refusal 5.Estimate 8.
2.Damp 5. 8.		3.Informed 6. 9.
3.Wet 6. 9.		Information Code 3 Tenant
		1.Owner 4.Agent 7.
		2.Relative 5.Estimate 8.
		3.Tenant 6.Other 9.

Date Inspected 12/02/2006

Additions, Outbuildings & Improvements

Type	Year	Units	Grade	Cond	Phys.	Funct.	Sound Value	
21 Open Frame	0	24	0 0	0	0 %	0 %		1.ONE STORY FRAM
21 Open Frame	0	24	0 0	0	0 %	0 %		2.TWO STORY FRAM
24 Frame Shed	0	352	0 0	0	0 %	0 %		3.THREE STORY FR
					%	%		4.1 & 1/2 STORY
					%	%		5.1 & 3/4 STORY
					%	%		6.2 & 1/2 STORY
					%	%		21.Open Frame Por
					%	%		22.Encl Frame Por
					%	%		23.Frame Garage
					%	%		24.Frame Shed
					%	%		25.Frame Bay Wind
					%	%		26.1SFr Overhang
					%	%		27.Unfin Basement
					%	%		28.Unfinished Att
					%	%		29.Finished Attic



WISCASSET

Map Lot U06-014A

Account 2658

Location

Card 1 Of 1 10/05/2023

Building Style			SF Bsmt Living			Layout		
1.Conv.	5.Colonial	9.Other	Fin Bsmt Grade			1.Typical 4. 7.		
2.Ranch	6.Split	10.Double	HEARTH			2.Inadeq 5. 8.		
3.R Ranch	7.Mod/Cont	11.Multi	Heat Type 100%			3. 6. 9.		
4.Cape	8.Log	12.Cot.	1.HWBB 5.FWA 9.No Heat			Attic		
Dwelling Units			2.HWCI 6.GravWA 10.			1.1/4 Fin 4.Full Fin 7.		
Other Units			3.H Pump 7.Electric 11.			2.1/2 Fin 5.F/Stair 8.		
Stories			4.Steam 8.F/Wall 12.			3.3/4 Fin 6. 9.None		
1.1	4.1.5	7.	Cool Type 0%			Insulation		
2.2	5.1.75	8.	1.Refrig 4.W&C Air 7.			1.Full 4.Minimal 7.		
3.3	6.2.5	9.	2.Evapor 5. 8.			2.Heavy 5.Unknown 8.		
Exterior Walls			3.H Pump 6. 9.None			3.Capped 6. 9.None		
1.CLAP	5.T-111	9.OTHER	Kitchen Style			Unfinished %		
2.WD SH	6.BR/STONE	10.	1.GOOD 4.Obsolete 7.			Grade & Factor		
3.COMP	7.NOV	11.	2.TYPICAL 5. 8.			1.E Grade 4.B Grade 7.AA+ Grad		
4.ASB/ASP	8.AL/VIN	12.	3.OLD TYPE 6. 9.None			2.D Grade 5.A Grade 8.AA++Grad		
Roof Surface			Bath(s) Style			3.C Grade 6.AA Grade 9.Same		
1.Asphalt	4.Composit	7.	1.GOOD 4.Obsolete 7.			SQFT (Footprint)		
2.Slate	5.Wood	8.	2.TYPICAL 5. 8.			Condition		
3.Metal	6.Other	9.	3.Old Type 6. 9.None			1.Poor 4.Avg 7.V G		
SF Masonry Trim			# Rooms			2.Fair 5.Avg+ 8.Exc		
OPEN-3-CUSTOM			# Bedrooms			3.Avg- 6.Good 9.Same		
OPEN-4-CUSTOM			# Full Baths			Phys. % Good		
Year Built			# Half Baths			Funct. % Good		
Year Remodeled			# Addn Fixtures			Functional Code		
Foundation			# Fireplaces			1.Incomp 4.SMALL 7.LAYOUT		
1.Concrete	4.Wood	7.				2.O-Built 5.CDU 8.OTHER		
2.C Block	5.Slab	8.				3.Defmaint 6.STYLE 9.None		
3.Br/Stone	6.Piers	9.				Econ. % Good		
Basement						Economic Code		
1.1/4 Bmt	4.Full Bmt	7.				0.None 3.Services 9.None		
2.1/2 Bmt	5.None	8.				1.Location 4.Traffic 8.		
3.3/4 Bmt	6.	9.None				2.Encroach 8.Other 9.		
Bsmt Gar # Cars						Entrance Code 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 U06-015

Account 1519

Location 27 BRADFORD ROAD

Card 1 Of 1 10/05/2023

KING, GARY F
KING, JUNE M
WISCASSET ME 04578

B1380P250

Inspection Witnessed By:

X

Date

No./Date	Description	Date Insp.

Notes:

WISCASSET

Property Data			Assessment Record						
Neighborhood 103 RURAL WEST Tree Growth Year 0 FARM LAND YEAR 0 OPEN SPACE YEAR 0 Zone/Land Use 16 RESIDENTIAL Secondary Zone Topography 7 Steep			Year	Land	Buildings	Exempt	Total		
			2010	37,200	117,300	10,000	144,500		
			2011	37,200	117,300	10,000	144,500		
			2012	37,200	117,300	10,000	144,500		
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			2013	37,200	117,300	10,000	144,500		
			2014	37,200	117,300	10,000	144,500		
			2015	37,200	117,300	10,000	144,500		
			2016	37,200	117,300	15,000	139,500		
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.			2017	37,200	117,300	20,000	134,500		
			2018	37,200	117,300	20,000	134,500		
			2019	37,200	117,300	20,000	134,500		
			2020	37,200	117,300	25,000	129,500		
2021 37,200 117,300 25,000 129,500 2022 37,200 117,300 24,000 130,500 2023 46,500 146,700 25,000 168,200			Land Data						
			Front Foot 11.Regular Lot 12.Delta Triangle 13.Nabla Triangle 14.Rear Land 15.Front Foot	Type	Effective		Influence		Influence Codes 1.Open Space 2.Neighborhood A 3.Topography 4.Size/Shape 5.Access 6.Restriction 7.Corner/Locatio 8.View/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
					Frontage	Depth	Factor	Code	
							%		
				%					
				%					
				%					
				%					
Square Foot 16.Regular Lot 17.Secondary Site 18.Secondary Site 19.Condominium 20.Base Homesite	Square Feet								
			%						
			%						
			%						
			%						
			%						
			%						
Fract. Acre 21.HS Size Adj 22.Base Waterfron 23.Deep WF Size A Acres 24.Base Waterfron 25.Shallow WF Siz 26.Base Water Inf 27.Influence W Si 28.Rear Land 1-10 29.Rear Land 11-2	Acreage/Sites								
	20	1.00	100	%	0				
	21	0.33	100	%	0				
				%					
				%					
				%					
				%					
Total Acreage			0.33						


WISCASSET

Map Lot U06-015

Account 1519

Location 27 BRADFORD ROAD

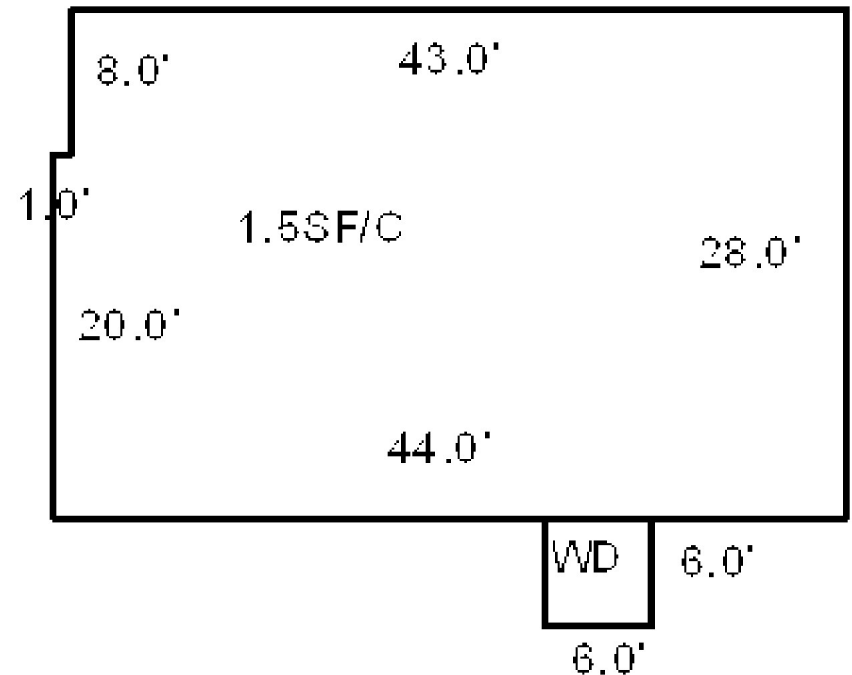
Card 1 Of 1 10/05/2023

Building Style			4 Cape Cod			SF Bsmt Living			0			Layout			1 Typical											
1.Conv.			5.Colonial			9.Other			Fin Bsmt Grade			0 0			1.Typical			4.			7.					
2.Ranch			6.Split			10.Double			HEARTH			0			2.Inadeq			5.			8.					
3.R Ranch			7.Mod/Cont			11.Multi			Heat Type			100% 1 Hot Water BB			3.			6.			9.					
4.Cape			8.Log			12.Cot.			1.HWBB			5.FWA			9.No Heat			Attic 9 None								
Dwelling Units			1						2.HWCI			6.GravWA			10.			1.1/4 Fin			4.Full Fin			7.		
Other Units			0						3.H Pump			7.Electric			11.			2.1/2 Fin			5.F/Stair			8.		
Stories			4 One & 1/2 Story						4.Steam			8.F/Wall			12.			3.3/4 Fin			6.			9.None		
1.1			4.1.5			7.			Cool Type			0% 9 None						Insulation			1 Full					
2.2			5.1.75			8.			1.Refrig			4.W&C Air			7.			1.Full			4.Minimal			7.		
3.3			6.2.5			9.			2.Evapor			5.			8.			2.Heavy			5.Unknown			8.		
Exterior Walls			8 ALUM/VINYL						3.H Pump			6.			9.None			3.Capped			6.			9.None		
1.CLAP			5.T-111			9.OTHER			Kitchen Style			2 TYPICAL						Unfinished %			0%					
2.WD SH			6.BR/STONE			10.			1.GOOD			4.Obsolete			7.			Grade & Factor			3 Average 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)			1224					
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			1960						# Half Baths			0						Funct. % Good			90%					
Year Remodeled			1996						# Addn Fixtures			0						Functional Code			9 None					
Foundation			1 Concrete						# Fireplaces			0						1.Incomp			4.SMALL			7.LAYOUT		
1.Concrete			4.Wood			7.			<div><p>TRIO Software <i>A Division of Harris Computer Systems</i></p></div>						2.O-Built			5.CDU			8.OTHER					
2.C Block			5.Slab			8.									3.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			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			2 Relative														

Date Inspected 12/02/2006

Additions, Outbuildings & Improvements

Type	Year	Units	Grade	Cond	Phys.	Funct.	Sound Value	
68 Wood Deck	1996	36	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		U06-016	Account	1520	Location	15 BRADFORD ROAD		Card	1	Of	1	10/05/2023			
JACKSON, MARTIN DAVID JACKSON, LAUREN MICHELLE 15 BRADFORD RD WISCASSET ME 04578 USA B2698P220 B3652P256 B5207P19 B5280P299					Property Data		Assessment Record								
					Neighborhood 103 RURAL WEST		Year	Land	Buildings	Exempt	Total				
					Tree Growth Year 0		2010	43,300	158,000	10,000	191,300				
					FARM LAND YEAR 0		2011	43,300	158,000	10,000	191,300				
					OPEN SPACE YEAR 0		2012	43,300	158,000	10,000	191,300				
Previous Owner WELLS FARGO BANK N.A. C/O Martin, & Lauren Jackson 15 Bradford Road Wiscasset ME 04578 Sale Date: 7/11/2018					Zone/Land Use 16 RESIDENTIAL		2013	43,300	158,000	10,000	191,300				
					Secondary Zone		2014	43,300	158,000	10,000	191,300				
							2015	43,300	158,000	10,000	191,300				
					Topography 2 Rolling		2016	43,300	158,000	15,000	186,300				
					Previous Owner MURPHY, JANE LYNN J/T MURPHY, ROBERT J. WISCASSET ME 04578 Sale Date: 11/16/2017		1.Level	4.Below St	7.Steep	2017	43,300	158,000	20,000	181,300	
2.Rolling	5.Low	8.Rough	2018	43,300			74,500	0	117,800						
3.Above St	6.Swampy	9.	2019	43,300			74,500	0	117,800						
Utilities 3 Public Sewer 2 Public Water		2020	43,300	97,600			25,000	115,900							
1.Public	4.Dr Well	7.Cesspool	2021	43,300			74,500	25,000	92,800						
Inspection Witnessed By: X Date					2.Water	5.DUG/LAKE	8.	2022	43,300	74,500	24,000	93,800			
					3.Sewer	6.Septic	9.None	2023	54,200	98,800	25,000	128,000			
					Street 1 Paved		Land Data								
					1.Paved	4.Proposed	7.	Front Foot	Type	Effective		Influence		Influence Codes	
					2.Semi Imp	5.Private	8.			Frontage	Depth	Factor	Code		
3.Gravel	6.Pub Eas	9.NoStreet	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 Sale Date 7/11/2018 Price 89,191										%	4.Size/Shape				
					Sale Type 2 Land & Buildings						%	5.Access			
					1.Land	4.Mobile	7.				%	6.Restriction			
					2.L & B	5.Other	8.				%	7.Corner/Locatio			
					3.Building	6.	9.				%	8.View/Environ			
Notes: 6/6/23 ADD WD FROM '22 NOTE. '21 Per review adjust changes back to last year. Abate. 5/14/20 ADJ COND ONLY FOR NOW FOR REPAIRS. 5/8/19 W/MR&MRS NC/ SO FAR. WILL BE A COSMETIC REMOD MOSTLY. 07/24/2018 site visit with new owners, Buildings are in a delapidated and in many instances house systems predominantly are non functional and need to be replaced. A lot of rot/water damage etc. Adjust accordingly. WISCASSET WISCASSET DORETTA HIGGINS BK2371 PG0031, REMOVED HOMESTEAD FY					Financing 9 Unknown						%	9.Fract Share			
					1.Convent	4.Seller	7.	Square Foot	Square Feet					%	30.Rear 20+
					2.FHA/VA	5.Private	8.						%	31.Waterfront Rea	
					3.Assumed	6.Cash	9.Unknown						%	32.Open Space	
					Validity 8 Other Non Valid								%	33.RestrictEsm	
1.Valid	4.Split	7.Renovate					%		34.PASTURE 1						
					2.Related	5.Partial	8.Other	Fract. Acre		Acreage/Sites				35.HORTICULTURAL-	
					3.Distress	6.Exempt	9.Foreclose			20	1.00	100	%	0	36.Pasture 3
					Verified 5 Public Record		21			1.00	100	%	0	37.Softwood	
					1.Buyer	4.Agent	7.Family			28	1.86	100	%	0	38.Mixed Wood
					2.Seller	5.Pub Rec	8.Other								%
					3.Lender	6.MLS	9.	Acres						40.Wasteland	
													%	41.CAMP SITE	
													%	42.Mobile Home Si	
													%	43.Condo Site	
													%	44.Site Improve	
														45.CAMP SITE	
														46.PAVING/00	

WISCASSET

Map Lot U06-016


Account 1520

Location 15 BRADFORD ROAD

Card 1

Of 1

10/05/2023

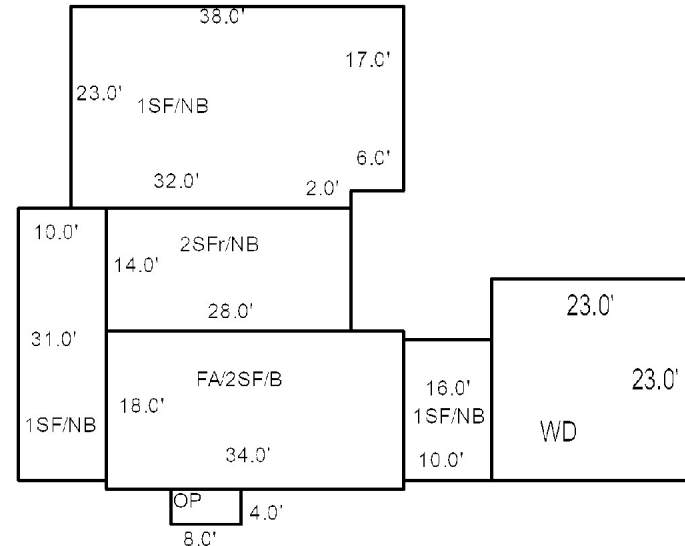
Building Style 5 Colonial	SF Bsmt Living 0	Layout 1 Typical
1.Conv. 5.Colonial 9.Other	Fin Bsmt Grade 0 0	1.Typical 4. 7.
2.Ranch 6.Split 10.Double	HEARTH 1	2.Inadeq 5. 8.
3.R Ranch 7.Mod/Cont 11.Multi	Heat Type 0% 2 Hot Water C Iron	3. 6. 9.
4.Cape 8.Log 12.Cot.	1.HWBB 5.FWA 9.No Heat	Attic 4 Full Finished
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 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 3 OLD STYLE	Unfinished % 0%
2.WD SH 6.BR/STONE 10.	1.GOOD 4.Obsolete 7.	Grade & Factor 4 Good 100%
3.COMP 7.NOV 11.	2.TYPICAL 5. 8.	1.E Grade 4.B Grade 7.AA+ Grad
4.ASB/ASP 8.AL/VIN 12.	3.OLD TYPE 6. 9.None	2.D Grade 5.A Grade 8.AA++Grad
Roof Surface 1 Asphalt Shingles	Bath(s) Style 3 Old Style	3.C Grade 6.AA Grade 9.Same
1.Asphalt 4.Composit 7.	1.GOOD 4.Obsolete 7.	SQFT (Footprint) 612
2.Slate 5.Wood 8.	2.TYPICAL 5. 8.	Condition 2 Fair
3.Metal 6.Other 9.	3.Old Type 6. 9.None	1.Poor 4.Avg 7.V G
SF Masonry Trim 0	# Rooms 8	2.Fair 5.Avg+ 8.Exc
OPEN-3-CUSTOM 0	# Bedrooms 3	3.Avg- 6.Good 9.Same
OPEN-4-CUSTOM 0	# Full Baths 2	Phys. % Good 0%
Year Built 1880	# Half Baths 1	Funct. % Good 75%
Year Remodeled 0	# Addn Fixtures 0	Functional Code 3 Deferred
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 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 7/24/2018

Additions, Outbuildings & Improvements

Type	Year	Units	Grade	Cond	Phys.	Funct.	Sound Value	
2 TWO STORY	0	392	0 0	0	0 %	0 %		1.ONE STORY FRAM
1 ONE STORY	0	310	0 0	0	0 %	0 %		2.TWO STORY FRAM
1 ONE STORY	0	160	0 0	0	0 %	0 %		3.THREE STORY FR
1 ONE STORY	0	710	3 100	2	0 %	50 %		4.1 & 1/2 STORY
21 Open Frame	0	32	0 0	0	0 %	0 %		5.1 & 3/4 STORY
68 Wood Deck	2022	529	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

SHED 12X14



CHEWONKI FOUNDATION 485 CHEWONKI NECK ROAD WISCASSET ME 04578			Property Data			Assessment Record						
			Neighborhood 101 VILLAGE			Year	Land	Buildings		Exempt	Total	
			Tree Growth Year 0			2010	227,100	506,100		0	733,200	
			FARM LAND YEAR 0			2011	227,100	506,100		0	733,200	
			OPEN SPACE YEAR 0			2012	227,100	506,100		0	733,200	
B5714P79			Zone/Land Use 19 COMMERCIAL			2013	227,100	506,100		0	733,200	
Previous Owner SNOW SQUALL BED & BREAKFAST, LLC C/O PAUL J.C. HARRIS & MELANIE BURNS 5 BRADFORD ROAD WISCASSET ME 04578 Sale Date: 5/19/2021			Secondary Zone			2014	227,100	506,100		0	733,200	
						2015	227,100	506,100		0	733,200	
			Topography 1 Level			2016	227,100	506,100		0	733,200	
						2017	227,100	506,100		0	733,200	
						2018	227,100	506,100		0	733,200	
Previous Owner KORNACKI, STEPHAN J. & ANNE B. J/T C/O PAUL J.C. HARRIS & MELANIE BURNS 5 BRADFORD ROAD WISCASSET ME 04578 Sale Date: 4/26/2005			Utilities 1 All Public			2019	227,100	506,100		0	733,200	
						2020	227,100	506,100		0	733,200	
			1.Level 4.Below St 7.Steep 2.Rolling 5.Low 8.Rough 3.Above St 6.Swampy 9.			2021	227,100	506,100		0	733,200	
						2022	227,100	489,500		0	716,600	
						2023	240,700	611,900		0	852,600	
Previous Owner KORNACKI, STEPHAN J. J/T KORNACKI, ANNE B.			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		
WISCASSET ME 04578 Sale Date: 4/26/2005			13.Nabla Triangle					%		3.Topography		
			14.Rear Land					%		4.Size/Shape		
			15.Front Foot					%		5.Access		
								%		6.Restriction		
								%		7.Corner/Locatio		
Inspection Witnessed By:								%		8.View/Environ		
								%		9.Fract Share		
								%		Acres		
								%		30.Rear 20+		
								%		31.Waterfront Rea		
X <div>Date</div>			Sale Date		5/19/2021						32.Open Space	
			Price		835,000						33.RestrictEsm	
			Sale Type		2 Land & Buildings						34.PASTURE 1	
			1.Land		4.Mobile	7.					35.HORTICULTURAL-	
			2.L & B		5.Other	8.					36.Pasture 3	
Notes: 7/18/22 W/ELECTRICIAN, BREEZEWAY GONE BEFORE 4/1, NOT REPLACED UNTIL AFTER. ADJ COND OF DETACHED LQ/GAR 2005-CORRECTED GRADE FROM "B" TO "A" AS MUCH REMODELING HAS BEEN DONE AND GRADE AND CONDITION SHOULD REFLECT THAT. (ORIGINALLY PURCHASED FOR \$363,900.) 2006-FORMER OWNER: STEPHAN J. & ANNE B. KORNACKI BK3181 PG101 10/29/2003. WISCASSET			3.Building		6.	9.					37.Softwood	
			Financing		9 Unknown						38.Mixed Wood	
			1.Convent		4.Seller	7.					39.Hardwood	
			2.FHA/VA		5.Private	8.					40.Wasteland	
			3.Assumed		6.Cash	9.Unknown					41.CAMP SITE	
			Validity		1 Arms Length Sale						42.Mobile Home Si	
			1.Valid		4.Split	7.Renovate					43.Condo Site	
			2.Related		5.Partial	8.Other					44.Site Improveme	
			3.Distress		6.Exempt	9.Foreclose					45.CAMP SITE	
			Verified		5 Public Record						46.PAVING/00	
			1.Buyer		4.Agent	7.Family						
			2.Seller		5.Pub Rec	8.Other						
			3.Lender		6.MLS	9.						

WISCASSET

Map Lot U06-017


Account 1521

Location 5 BRADFORD ROAD

Card 1

Of 1

10/05/2023

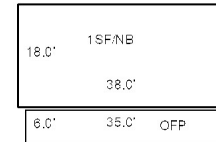
Building Style 5 Colonial	SF Bsmt Living 0	Layout 1 Typical
1.Conv. 5.Colonial 9.Other	Fin Bsmt Grade 0 0	1.Typical 4. 7.
2.Ranch 6.Split 10.Double	HEARTH 0	2.Inadeq 5. 8.
3.R Ranch 7.Mod/Cont 11.Multi	Heat Type 100% 1 Hot Water BB	3. 6. 9.
4.Cape 8.Log 12.Cot.	1.HWBB 5.FWA 9.No Heat	Attic 5 Floor & Stairs
Dwelling Units 1	2.HWCI 6.GravWA 10.	1.1/4 Fin 4.Full Fin 7.
Other Units 1	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 5 Very 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) 1121
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 15	2.Fair 5.Avg+ 8.Exc
OPEN-3-CUSTOM 0	# Bedrooms 14	3.Avg- 6.Good 9.Same
OPEN-4-CUSTOM 0	# Full Baths 9	Phys. % Good 0%
Year Built 1850	# Half Baths 3	Funct. % Good 100%
Year Remodeled 0	# Addn Fixtures 0	Functional Code 9 None
Foundation 3 Brick &/or Stone	# Fireplaces 4	1.Incomp 4.SMALL 7.LAYOUT
1.Concrete 4.Wood 7.		2.O-Built 5.CDU 8.OTHER
2.C Block 5.Slab 8.		3.Defmaint 6.STYLE 9.None
3.Br/Stone 6.Piers 9.		Econ. % Good 100%
Basement 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 6/02/2010

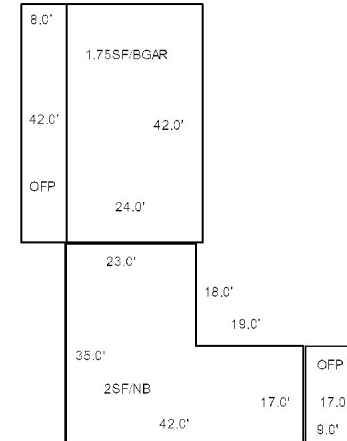
Additions, Outbuildings & Improvements

Type	Year	Units	Grade	Cond	Phys.	Funct.	Sound Value	
15 1.75 Story/BSMT	0	1008	0 0	0	0 %	0 %		1.ONE STORY FRAM
1 ONE STORY	0	684	0 0	0	0 %	0 %		2.TWO STORY FRAM
21 Open Frame	0	153	0 0	0	0 %	0 %		3.THREE STORY FR
21 Open Frame	0	336	0 0	0	0 %	0 %		4.1 & 1/2 STORY
21 Open Frame	0	210	0 0	0	0 %	0 %		5.1 & 3/4 STORY
21 Open Frame	1998	150	0 0	0	0 %	0 %		6.2 & 1/2 STORY
92 3/4S AD/GAR.....	2009	420	4 100	6	0 %	100 %		21.Open Frame Por
5 1 & 3/4 STORY FR	2009	812	4 100	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

1.75sFr 0.75sFrFr Gar



GARAGE 28X44



GAZEBO /OFF

16X16



Map Lot U06-018

Account 1522

Location OLD BATH ROAD

Card 1 Of 1 10/05/2023

HOLBROOK, DOROTHY M
WENTWORTH, CHRISTOPHER A
WISCASSET ME 04578

B2063P282 B4704P195

Inspection Witnessed By:

X

Date

No./Date	Description	Date Insp.

Notes:

2005-CODED ALL AS BACKLAND

2014-Marjorie Wentworth gave her share of property to
Christopher A. Wentworth.

WISCASSET

Property Data

Neighborhood 108 SOUTHWEST		
Tree Growth Year 0		
FARM LAND YEAR 0		
OPEN SPACE YEAR 0		
Zone/Land Use 21 RURAL		
Secondary Zone		
Topography 2 Rolling		
1.Level	4.Below St	7.Steep
2.Rolling	5.Low	8.Rough
3.Above St	6.Swampy	9.
Utilities 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	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	23,600	0	0	23,600
2011	23,600	0	0	23,600
2012	23,600	0	0	23,600
2013	23,600	0	0	23,600
2014	23,600	0	0	23,600
2015	23,600	0	0	23,600
2016	23,600	0	0	23,600
2017	23,600	0	0	23,600
2018	23,600	0	0	23,600
2019	23,600	0	0	23,600
2020	23,600	0	0	23,600
2021	23,600	0	0	23,600
2022	23,600	0	0	23,600
2023	29,500	0	0	29,500

Land Data

Front Foot	Type	Effective		Influence		Influence Codes
		Frontage	Depth	Factor	Code	
11.Regular Lot				%		1.Open Space
12.Delta Triangle				%		2.Neighborhood A
13.Nabla Triangle				%		3.Topography
14.Rear Land				%		4.Size/Shape
15.Front Foot				%		5.Access
				%		6.Restriction
				%		7.Corner/Locatio
				%		8.View/Environ
				%		9.Fract Share
				%		Acres
				%		30.Rear 20+
				%		31.Waterfront Rea
				%		32.Open Space
				%		33.RestrictEsm
				%		34.PASTURE 1
				%		35.HORTICULTURAL-
				%		36.Pasture 3
				%		37.Softwood
				%		38.Mixed Wood
				%		39.Hardwood
				%		40.Wasteland
				%		41.CAMP SITE
				%		42.Mobile Home Si
				%		43.Condo Site
				%		44.Site Improve
				%		45.CAMP SITE
				%		46.PAVING/00
Total Acreage		3.79				

WISCASSET

Map Lot U06-018

Account 1522

Location OLD BATH ROAD

Card 1 Of 1 10/05/2023

Building Style			SF Bsmt Living			Layout		
1.Conv.	5.Colonial	9.Other	Fin Bsmt Grade			1.Typical 4. 7.		
2.Ranch	6.Split	10.Double	HEARTH			2.Inadeq 5. 8.		
3.R Ranch	7.Mod/Cont	11.Multi	Heat Type 100%			3. 6. 9.		
4.Cape	8.Log	12.Cot.	1.HWBB 5.FWA 9.No Heat			Attic		
Dwelling Units			2.HWCI 6.GravWA 10.			1.1/4 Fin 4.Full Fin 7.		
Other Units			3.H Pump 7.Electric 11.			2.1/2 Fin 5.F/Stair 8.		
Stories			4.Steam 8.F/Wall 12.			3.3/4 Fin 6. 9.None		
1.1	4.1.5	7.	Cool Type 0%			Insulation		
2.2	5.1.75	8.	1.Refrig 4.W&C Air 7.			1.Full 4.Minimal 7.		
3.3	6.2.5	9.	2.Evapor 5. 8.			2.Heavy 5.Unknown 8.		
Exterior Walls			3.H Pump 6. 9.None			3.Capped 6. 9.None		
1.CLAP	5.T-111	9.OTHER	Kitchen Style			Unfinished %		
2.WD SH	6.BR/STONE	10.	1.GOOD 4.Obsolete 7.			Grade & Factor		
3.COMP	7.NOV	11.	2.TYPICAL 5. 8.			1.E Grade 4.B Grade 7.AA+ Grad		
4.ASB/ASP	8.AL/VIN	12.	3.OLD TYPE 6. 9.None			2.D Grade 5.A Grade 8.AA++Grad		
Roof Surface			Bath(s) Style			3.C Grade 6.AA Grade 9.Same		
1.Asphalt	4.Composit	7.	1.GOOD 4.Obsolete 7.			SQFT (Footprint)		
2.Slate	5.Wood	8.	2.TYPICAL 5. 8.			Condition		
3.Metal	6.Other	9.	3.Old Type 6. 9.None			1.Poor 4.Avg 7.V G		
SF Masonry Trim			# Rooms			2.Fair 5.Avg+ 8.Exc		
OPEN-3-CUSTOM			# Bedrooms			3.Avg- 6.Good 9.Same		
OPEN-4-CUSTOM			# Full Baths			Phys. % Good		
Year Built			# Half Baths			Funct. % Good		
Year Remodeled			# Addn Fixtures			Functional Code		
Foundation			# Fireplaces			1.Incomp 4.SMALL 7.LAYOUT		
1.Concrete	4.Wood	7.				2.O-Built 5.CDU 8.OTHER		
2.C Block	5.Slab	8.				3.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 12/02/2006								
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 U06-019

Account 1523

Location 123 BATH ROAD

Card 1 Of 1 10/05/2023

BARNES, DEBORAH C
123 BATH RD
WISCASSET ME 04578
USA

B4603P130 B5308P293

Previous Owner
BLAKE, LORRIE A

PO BOX 778
BATH ME 04530
Sale Date: 9/28/2018

Previous Owner
HOLBROOK, DOROTHY M.

PO BOX 1554
WISCASSET ME 04578
Sale Date: 12/03/2012

Inspection Witnessed By:

X

Date

No./Date	Description	Date Insp.

Notes:

6/9/21 NAH SHED COMP

5/8/19 DRIVEBY NC

8/9/18 DRIVEBY NC

7/25/17 DRIVEBY NC

2008-Changed land factor from 75% to 60%, abatement given.

2012-Was made aware of real estate listing and other factors in LCC hearing and adjusted value down to accomplish that fact as stated in the hearing. 2011 value stays the same as all maps by Abatement was the same on April 1, 2011.

2013-Previous owner: Dorothy Holbrook BK2063 PG382

Property Data

Neighborhood	101 VILLAGE		
Tree Growth Year	0		
FARM LAND YEAR	0		
OPEN SPACE YEAR	0		
Zone/Land Use	16 RESIDENTIAL		
Secondary Zone			
Topography	7 Steep		
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	9/28/2018		
Price	95,000		
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	74,000	0	0	74,000
2011	74,000	0	0	74,000
2012	35,500	0	0	35,500
2013	35,500	0	0	35,500
2014	35,500	61,000	0	96,500
2015	35,500	60,000	0	95,500
2016	35,500	60,000	15,000	80,500
2017	35,500	60,000	20,000	75,500
2018	35,500	60,000	20,000	75,500
2019	35,500	60,000	20,000	75,500
2020	35,500	60,000	25,000	70,500
2021	35,500	60,400	25,000	70,900
2022	35,500	60,400	24,000	71,900
2023	44,400	75,100	25,000	94,500

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
20		1.00		50 %	3	37.Softwood
99				50 %	6	38.Mixed Wood
21		0.73		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		0.73				

WISCASSET

WISCASSET

Map Lot U06-019

Account 1523

Location 123 BATH ROAD

Card 1

Of 1

10/05/2023

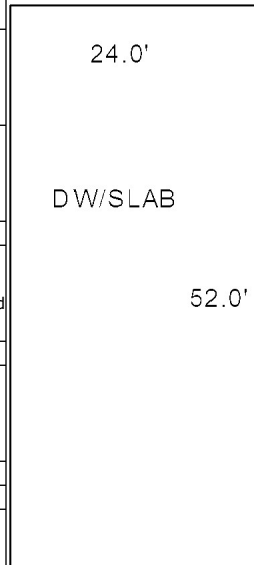
Building Style 10 Double Wide	SF Bsmt Living 0	Layout 1 Typical
1.Conv. 5.Colonial 9.Other	Fin Bsmt Grade 0 0	1.Typical 4. 7.
2.Ranch 6.Split 10.Double	HEARTH 0	2.Inadeq 5. 8.
3.R Ranch 7.Mod/Cont 11.Multi	Heat Type 100% 5 Forced Warm Air	3. 6. 9.
4.Cape 8.Log 12.Cot.	1.HWBB 5.FWA 9.No Heat	Attic 9 None
Dwelling Units 1	2.HWCI 6.GravWA 10.	1.1/4 Fin 4.Full Fin 7.
Other Units 0	3.H Pump 7.Electric 11.	2.1/2 Fin 5.F/Stair 8.
Stories 1 One Story	4.Steam 8.F/Wall 12.	3.3/4 Fin 6. 9.None
1.1 4.1.5 7.	Cool Type 0% 9 None	Insulation 1 Full
2.2 5.1.75 8.	1.Refrig 4.W&C Air 7.	1.Full 4.Minimal 7.
3.3 6.2.5 9.	2.Evapor 5. 8.	2.Heavy 5.Unknown 8.
Exterior Walls 8 ALUM/VINYL	3.H Pump 6. 9.None	3.Capped 6. 9.None
1.CLAP 5.T-111 9.OTHER	Kitchen Style 2 TYPICAL	Unfinished % 0%
2.WD SH 6.BR/STONE 10.	1.GOOD 4.Obsolete 7.	Grade & Factor 2 Fair 100%
3.COMP 7.NOV 11.	2.TYPICAL 5. 8.	1.E Grade 4.B Grade 7.AA+ Grad
4.ASB/ASP 8.AL/VIN 12.	3.OLD TYPE 6. 9.None	2.D Grade 5.A Grade 8.AA++Grad
Roof Surface 1 Asphalt Shingles	Bath(s) Style 2 TYPICAL	3.C Grade 6.AA Grade 9.Same
1.Asphalt 4.Composit 7.	1.GOOD 4.Obsolete 7.	SQFT (Footprint) 1248
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 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 4 Unoccupied
Wet Basement 9 No Basement		1.Interior 4.Vacant 7.
1.Dry 4. 7.		2.Refusal 5.Estimate 8.
2.Damp 5. 8.		3.Informed 6. 9.
3.Wet 6. 9.		Information Code 5 Estimate
		1.Owner 4.Agent 7.
		2.Relative 5.Estimate 8.
		3.Tenant 6.Other 9.

Date Inspected 12/02/2006

Additions, Outbuildings & Improvements

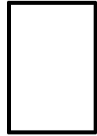
Type	Year	Units	Grade	Cond	Phys.	Funct.	Sound Value
103 SLAB.....	2013	1248	3 100	4	0 %	100 %	
24 Frame Shed	2014				%	%	1,200
					%	%	
					%	%	
					%	%	
					%	%	
					%	%	
					%	%	
					%	%	
					%	%	
					%	%	

- 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



Sv Shed \$ 800

12.0'



8.0'



Map Lot U06-020

Account 1524

Location 107 BATH ROAD

Card 1 Of 1 10/05/2023

LECLAIR, JAMES
WISCASSET ME 04578

B2788P203

Inspection Witnessed By:

X

Date

No./Date	Description	Date Insp.

Notes:

2002-FORMER OWNER: STANLEY W. & ELIZABETH E.
JOHNSON BK1037 PG0061

WISCASSET

Property Data

Neighborhood 101 VILLAGE		
Tree Growth Year 0		
FARM LAND YEAR 0		
OPEN SPACE YEAR 0		
Zone/Land Use 16 RESIDENTIAL		
Secondary Zone		
Topography 2 Rolling		
1.Level	4.Below St	7.Steep
2.Rolling	5.Low	8.Rough
3.Above St	6.Swampy	9.
Utilities 1 All Public		
1.Public	4.Dr Well	7.Cesspool
2.Water	5.DUG/LAKE	8.
3.Sewer	6.Septic	9.None
Street 1 Paved		
1.Paved	4.Proposed	7.
2.Semi Imp	5.Private	8.
3.Gravel	6.Pub Eas	9.NoStreet
TREE GROWTH PLAN 0		
CONSERV EASE 0		
Sale Data		
Sale Date 1/10/2002		
Price 152,500		
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	114,800	107,100	10,000	211,900
2011	114,800	107,100	10,000	211,900
2012	114,800	107,100	10,000	211,900
2013	114,800	107,100	10,000	211,900
2014	114,800	107,100	10,000	211,900
2015	114,800	107,100	10,000	211,900
2016	114,800	107,100	15,000	206,900
2017	114,800	107,100	20,000	201,900
2018	114,800	107,100	20,000	201,900
2019	114,800	107,100	20,000	201,900
2020	114,800	107,100	25,000	196,900
2021	114,800	107,100	25,000	196,900
2022	114,800	107,100	24,000	197,900
2023	143,600	133,900	25,000	252,500

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
20		1.00	95	%	0	37.Softwood
21		0.94	100	%	0	38.Mixed Wood
				%		39.Hardwood
				%		40.Wasteland
				%		41.CAMP SITE
				%		42.Mobile Home Si
				%		43.Condo Site
				%		44.Site Improve
				%		45.CAMP SITE
				%		46.PAVING/00
Total Acreage		0.94				

WISCASSET

Map Lot U06-020

Account 1524

Location 107 BATH ROAD

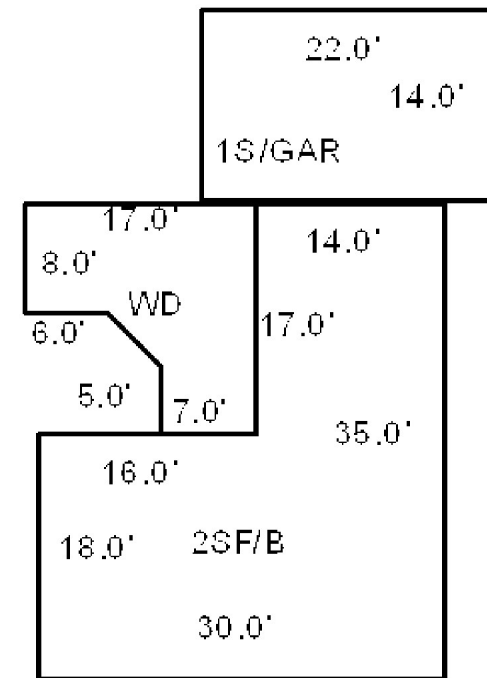
Card 1 Of 1 10/05/2023

Building Style 1 Conventional	SF Bsmt Living 0	Layout 1 Typical
1.Conv. 5.Colonial 9.Other	Fin Bsmt Grade 0 0	1.Typical 4. 7.
2.Ranch 6.Split 10.Double	HEARTH 1	2.Inadeq 5. 8.
3.R Ranch 7.Mod/Cont 11.Multi	Heat Type 100% 2 Hot Water C Iron	3. 6. 9.
4.Cape 8.Log 12.Cot.	1.HWBB 5.FWA 9.No Heat	Attic 9 None
Dwelling Units 1	2.HWCI 6.GravWA 10.	1.1/4 Fin 4.Full Fin 7.
Other Units 0	3.H Pump 7.Electric 11.	2.1/2 Fin 5.F/Stair 8.
Stories 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) 778
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 1870	# Half Baths 0	Funct. % Good 100%
Year Remodeled 1950	# 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 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 1		Entrance Code 1 Interior Inspect
Wet Basement 1 Dry Basement		1.Interior 4.Vacant 7.
1.Dry 4. 7.		2.Refusal 5.Estimate 8.
2.Damp 5. 8.		3.Informed 6. 9.
3.Wet 6. 9.		Information Code 1 Owner
		1.Owner 4.Agent 7.
		2.Relative 5.Estimate 8.
		3.Tenant 6.Other 9.

Date Inspected 3/20/2007

Additions, Outbuildings & Improvements

Type	Year	Units	Grade	Cond	Phys.	Funct.	Sound Value	
11 1	1989	308	0 0	0	0 %	0 %		1.ONE STORY FRAM
68 Wood Deck	2007	195	3 100	4	0 %	100 %		2.TWO STORY FRAM
					%	%		3.THREE STORY FR
					%	%		4.1 & 1/2 STORY
					%	%		5.1 & 3/4 STORY
					%	%		6.2 & 1/2 STORY
					%	%		21.Open Frame Por
					%	%		22.Encl Frame Por
					%	%		23.Frame Garage
					%	%		24.Frame Shed
					%	%		25.Frame Bay Wind
					%	%		26.1SFr Overhang
					%	%		27.Unfin Basement
					%	%		28.Unfinished Att
					%	%		29.Finished Attic



Map Lot U06-021

Account 1525

Location 103 BATH ROAD

Card 1 Of 1 10/05/2023

FINLAY, RONALD F J/T
FINLAY, SUSAN
WISCASSET ME 04578

B3883P67

Previous Owner
FARRAR, CAROL J.
MEUSE, KIM F.
C/O RONALD F. & SUSAN FINLAY
HAVERILL MA 01830
Sale Date: 7/20/2007

Previous Owner
SECRETARY OF HOUSING AND URBAN DEVELOPMENT
C/O CAROL J. FARRAR & KIM F. MEUSE
PO BOX 441
WISCASSET ME 04578
Sale Date: 6/07/2004

Previous Owner
GAGNON, GARY R.

PO BOX 127
WISCASSET ME 04578

Inspection Witnessed By:

X

Date

No./Date	Description	Date Insp.

Notes:

2004-HUD ACQUIRED PROPERTY ON 2/24/2004.
2005-KIM MEUSE ADDRESS: PO BOX 1565 WISCASSET, ME 04578. DECREASED LAND FACTOR AGAIN DUE TO TOPOGRAPHY AND USE OF LAND.
7/20/07-Former owners: Carol Farrar & Kim Meuse who bought 6/04 for \$70,000, Book 3312 page 162.

WISCASSET**Property Data**

Neighborhood	101 VILLAGE		
Tree Growth Year	0		
FARM LAND YEAR	0		
OPEN SPACE YEAR	0		
Zone/Land Use	16 RESIDENTIAL		
Secondary Zone			
Topography	2 Rolling		
1.Level	4.Below St	7.Steep	
2.Rolling	5.Low	8.Rough	
3.Above St	6.Swampy	9.	
Utilities	1 All Public		
1.Public	4.Dr Well	7.Cesspool	
2.Water	5.DUG/LAKE	8.	
3.Sewer	6.Septic	9.None	
Street	1 Paved		
1.Paved	4.Proposed	7.	
2.Semi Imp	5.Private	8.	
3.Gravel	6.Pub Eas	9.NoStreet	
TREE GROWTH PLAN	0		
CONSERV EASE	0		
Sale Data			
Sale Date	7/20/2007		
Price	140,000		
Sale Type	2 Land & Buildings		
1.Land	4.Mobile	7.	
2.L & B	5.Other	8.	
3.Building	6.	9.	
Financing	9 Unknown		
1.Convent	4.Seller	7.	
2.FHA/VA	5.Private	8.	
3.Assumed	6.Cash	9.Unknown	
Validity	1 Arms Length Sale		
1.Valid	4.Split	7.Renovate	
2.Related	5.Partial	8.Other	
3.Distress	6.Exempt	9.Foreclose	
Verified	5 Public Record		
1.Buyer	4.Agent	7.Family	
2.Seller	5.Pub Rec	8.Other	
3.Lender	6.MLS	9.	

Assessment Record

Year	Land	Buildings	Exempt	Total
2010	114,200	51,800	0	166,000
2011	114,200	51,800	0	166,000
2012	114,200	51,800	0	166,000
2013	114,200	51,800	0	166,000
2014	114,200	51,800	0	166,000
2015	114,200	51,800	0	166,000
2016	114,200	51,800	0	166,000
2017	114,200	51,800	0	166,000
2018	114,200	51,800	0	166,000
2019	114,200	51,800	0	166,000
2020	114,200	51,800	0	166,000
2021	114,200	51,800	0	166,000
2022	114,200	51,800	0	166,000
2023	142,700	64,800	0	207,500

Land Data

Front Foot	Type	Effective		Influence		Influence Codes
		Frontage	Depth	Factor	Code	
11.Regular Lot				%		1.Open Space
12.Delta Triangle				%		2.Neighborhood A
13.Nabla Triangle				%		3.Topography
14.Rear Land				%		4.Size/Shape
15.Front Foot				%		5.Access
				%		6.Restriction
				%		7.Corner/Locatio
				%		8.View/Environ
				%		9.Fract Share
				%		Acres
				%		30.Rear 20+
				%		31.Waterfront Rea
				%		32.Open Space
				%		33.RestrictEsm
				%		34.PASTURE 1
				%		35.HORTICULTURAL-
				%		36.Pasture 3
				%		37.Softwood
				%		38.Mixed Wood
				%		39.Hardwood
				%		40.Wasteland
				%		41.CAMP SITE
				%		42.Mobile Home Si
				%		43.Condo Site
				%		44.Site Improve
				%		45.CAMP SITE
				%		46.PAVING/00
Total Acreage		0.88				

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****Acres****Square Feet****Acres****Acres****Acres****Acres****Acres****Acres****Acres****Acres****Acres****Acres****Acres****Acres****Acres**

WISCASSET

Map Lot U06-021



Account 1525

Location 103 BATH ROAD

Card 1

Of 1

10/05/2023

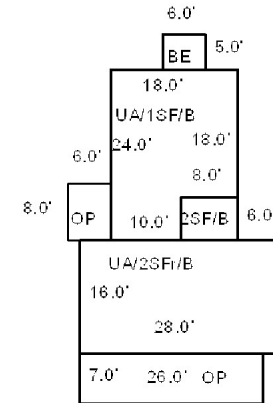
Building Style 5 Colonial	SF Bsmt Living 0	Layout 1 Typical
1.Conv. 5.Colonial 9.Other	Fin Bsmt Grade 0 0	1.Typical 4. 7.
2.Ranch 6.Split 10.Double	HEARTH 0	2.Inadeq 5. 8.
3.R Ranch 7.Mod/Cont 11.Multi	Heat Type 100% 5 Forced Warm Air	3. 6. 9.
4.Cape 8.Log 12.Cot.	1.HWBB 5.FWA 9.No Heat	Attic 5 Floor & Stairs
Dwelling Units 1	2.HWCI 6.GravWA 10.	1.1/4 Fin 4.Full Fin 7.
Other Units 1	3.H Pump 7.Electric 11.	2.1/2 Fin 5.F/Stair 8.
Stories 2 Two Story	4.Steam 8.F/Wall 12.	3.3/4 Fin 6. 9.None
1.1 4.1.5 7.	Cool Type 0% 9 None	Insulation 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) 448
2.Slate 5.Wood 8.	2.TYPICAL 5. 8.	Condition 2 Fair
3.Metal 6.Other 9.	3.Old Type 6. 9.None	1.Poor 4.Avg 7.V G
SF Masonry Trim 0	# Rooms 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 1890	# Half Baths 1	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 90%
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 2 Damp Basement		1.Interior 4.Vacant 7.
1.Dry 4. 7.		2.Refusal 5.Estimate 8.
2.Damp 5. 8.		3.Informed 6. 9.
3.Wet 6. 9.		Information Code 1 Owner
		1.Owner 4.Agent 7.
		2.Relative 5.Estimate 8.
		3.Tenant 6.Other 9.

Date Inspected 3/20/2007

Additions, Outbuildings & Improvements

Type	Year	Units	Grade	Cond	Phys.	Funct.	Sound Value
38 UA/Fr/B	0	384	0 0	0	0 %	0 %	
21 Open Frame	0	182	0 0	0	0 %	0 %	
21 Open Frame	0	48	0 0	0	0 %	0 %	
23 Frame Garage	1950	462	3 100	2	0 %	100 %	
24 Frame Shed	1950	336	3 100	3	0 %	100 %	
24 Frame Shed	1950	231	2 100	2	0 %	100 %	
90 BSMT ENTRY.....	0	30	0 0	0	0 %	0 %	
12 2	48	0	0 0	0	0 %	100 %	
					%	%	
					%	%	

GARAGE 21X22=462



SHED 21X16

SHED 11X21



Map Lot U06-022

Account 1526

Location 99 BATH ROAD

Card 1 Of 1 10/05/2023

WEISSMAN, SANDRA J
WISCASSET ME 04578

B2906P240

Previous Owner
MERNER, III, WILLIAM H.
MERNER, MARIAN S.

WISCASSET ME 04578
Sale Date: 8/23/2002

Inspection Witnessed By:

X

Date

No./Date	Description	Date Insp.

Notes:

2003-FORMER OWNER WILLIAM & MARION MERNER BK1811
PG288

WISCASSET

Property Data			Assessment Record							
Neighborhood 101 VILLAGE			Year	Land		Buildings		Exempt	Total	
			2010	107,000		81,200		0	188,200	
Tree Growth Year 0			2011	107,000	81,200	10,000	178,200			
FARM LAND YEAR 0										
OPEN SPACE YEAR 0			2012	107,000	81,200	10,000	178,200			
Zone/Land Use 16 RESIDENTIAL			2013	107,000	81,200	10,000	178,200			
Secondary Zone			2014	107,000	81,200	10,000	178,200			
			2015	107,000	81,200	10,000	178,200			
Topography 1 Level			2016	107,000	81,200	15,000	173,200			
1.Level	4.Below St	7.Steep	2017	107,000	81,200	20,000	168,200			
2.Rolling	5.Low	8.Rough								
3.Above St	6.Swampy	9.	2018	107,000	81,200	20,000	168,200			
Utilities 1 All Public			2019	107,000	81,200	20,000	168,200			
1.Public	4.Dr Well	7.Cesspool	2020	107,000	81,200	25,000	163,200			
2.Water	5.DUG/LAKE	8.								
3.Sewer	6.Septic	9.None	2021	107,000	81,200	25,000	163,200			
Street 1 Paved			2022	107,000	81,200	24,000	164,200			
1.Paved	4.Proposed	7.	2023	133,800	101,500	25,000	210,300			
2.Semi Imp	5.Private	8.								
3.Gravel	6.Pub Eas	9.NoStreet	Land Data							
TREE GROWTH PLAN 0			Front Foot	Type	Effective		Influence		Influence Codes	
CONSERV EASE 0					Frontage	Depth	Factor	Code		
Sale Data					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			
Price 125,000			Square Foot		Square Feet				8.View/Environ	
Sale Type 2 Land & Buildings							%	9.Fract Share		
1.Land	4.Mobile	7.					%	Acres		
2.L & B	5.Other	8.					%	30.Rear 20+		
3.Building	6.	9.					%	31.Waterfront Rea		
Financing	9 Unknown						%	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			
1.Valid	4.Split	7.Renovate	20	1.00			95 %	3	37.Softwood	
2.Related	5.Partial	8.Other	21	0.23			100 %	0	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 0.23					43.Condo Site		
2.Seller	5.Pub Rec	8.Other						44.Site Improve		
3.Lender	6.MLS	9.						45.CAMP SITE		

WISCASSET

Map Lot U06-022

Account 1526

Location 99 BATH ROAD

Card 1

Of 1

10/05/2023

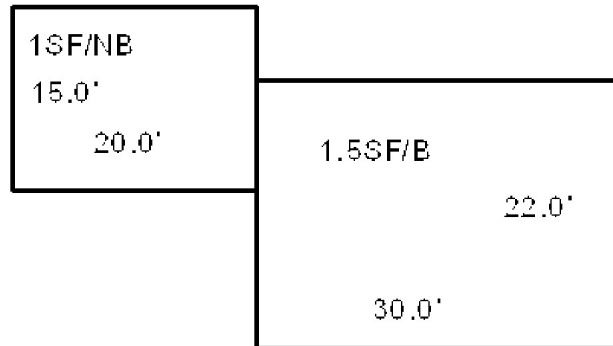
Building Style 4 Cape Cod	SF Bsmt Living 0	Layout 1 Typical
1.Conv. 5.Colonial 9.Other	Fin Bsmt Grade 0 0	1.Typical 4. 7.
2.Ranch 6.Split 10.Double	HEARTH 0	2.Inadeq 5. 8.
3.R Ranch 7.Mod/Cont 11.Multi	Heat Type 100% 2 Hot Water C Iron	3. 6. 9.
4.Cape 8.Log 12.Cot.	1.HWBB 5.FWA 9.No Heat	Attic 9 None
Dwelling Units 1	2.HWCI 6.GravWA 10.	1.1/4 Fin 4.Full Fin 7.
Other Units 0	3.H Pump 7.Electric 11.	2.1/2 Fin 5.F/Stair 8.
Stories 4 One & 1/2 Story	4.Steam 8.F/Wall 12.	3.3/4 Fin 6. 9.None
1.1 4.1.5 7.	Cool Type 0% 9 None	Insulation 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 3 OLD STYLE	Unfinished % 0%
2.WD SH 6.BR/STONE 10.	1.GOOD 4.Obsolete 7.	Grade & Factor 4 Good 95%
3.COMP 7.NOV 11.	2.TYPICAL 5. 8.	1.E Grade 4.B Grade 7.AA+ Grad
4.ASB/ASP 8.AL/VIN 12.	3.OLD TYPE 6. 9.None	2.D Grade 5.A Grade 8.AA++Grad
Roof Surface 1 Asphalt Shingles	Bath(s) Style 3 Old Style	3.C Grade 6.AA Grade 9.Same
1.Asphalt 4.Composit 7.	1.GOOD 4.Obsolete 7.	SQFT (Footprint) 660
2.Slate 5.Wood 8.	2.TYPICAL 5. 8.	Condition 4 Average
3.Metal 6.Other 9.	3.Old Type 6. 9.None	1.Poor 4.Avg 7.V G
SF Masonry Trim 0	# Rooms 5	2.Fair 5.Avg+ 8.Exc
OPEN-3-CUSTOM 0	# Bedrooms 2	3.Avg- 6.Good 9.Same
OPEN-4-CUSTOM 0	# Full Baths 1	Phys. % Good 0%
Year Built 1800	# Half Baths 1	Funct. % Good 100%
Year Remodeled 0	# Addn Fixtures 0	Functional Code 9 None
Foundation 3 Brick &/or Stone	# Fireplaces 2	1.Incomp 4.SMALL 7.LAYOUT
1.Concrete 4.Wood 7.		2.O-Built 5.CDU 8.OTHER
2.C Block 5.Slab 8.		3.Defmaint 6.STYLE 9.None
3.Br/Stone 6.Piers 9.		Econ. % Good 100%
Basement 3 3/4 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 5 Estimated
Wet Basement 1 Dry Basement		1.Interior 4.Vacant 7.
1.Dry 4. 7.		2.Refusal 5.Estimate 8.
2.Damp 5. 8.		3.Informed 6. 9.
3.Wet 6. 9.		Information Code 5 Estimate
		1.Owner 4.Agent 7.
		2.Relative 5.Estimate 8.
		3.Tenant 6.Other 9.

Date Inspected 12/02/2006

Additions, Outbuildings & Improvements

Type	Year	Units	Grade	Cond	Phys.	Funct.	Sound Value	
1 ONE STORY	0	300	0 0	0	0 %	0 %		1.ONE STORY FRAM
22 Encl Frame Porch	0	18	0 0	0	0 %	0 %		2.TWO STORY FRAM
23 Frame Garage	1920	216	2 100	3	0 %	100 %		3.THREE STORY FR
					%	%		4.1 & 1/2 STORY
					%	%		5.1 & 3/4 STORY
					%	%		6.2 & 1/2 STORY
					%	%		21.Open Frame Por
					%	%		22.Encl Frame Por
					%	%		23.Frame Garage
					%	%		24.Frame Shed
					%	%		25.Frame Bay Wind
					%	%		26.1SFr Overhang
					%	%		27.Unfin Basement
					%	%		28.Unfinished Att
					%	%		29.Finished Attic

GARAGE 12X18



EP 3X6



Map Lot U06-023-A

Account 2111

Location 83 BATH ROAD

Card 1 Of 1 10/05/2023

WENLOCK EDGE, LLC
1587 CORET La CANADA
SANTA FE NM 87501

B2283P264 B4400P1

Previous Owner
RAFTER, JR. JOHN G & ANN GRANT
TRUSTEES OF MARGUERITE RAFTER TRUS
16 BRADFORD ROAD
WISCASSET ME 04578
Sale Date: 4/01/2011

Inspection Witnessed By:

X

Date

No./Date	Description	Date Insp.

Notes:

2005-ADDRESS FOR FRONT OF HOUSE IS 83A BATH ROAD
AND BACK OF HOUSE IS 83 BATH ROAD.
2011-Per owner this property should be in name of: Wenlock
Edge, LLC and mailed to Sean Rafter @ 16 Bradford Road.
Information has been changed.
2012-This lot is now 1.71 acres from 1.27 acres with 394.31'
frontage.

WISCASSET

Property Data

Neighborhood	101 VILLAGE		
Tree Growth Year	0		
FARM LAND YEAR	0		
OPEN SPACE YEAR	0		
Zone/Land Use	16 RESIDENTIAL		
Secondary Zone			
Topography	2 Rolling		
1.Level	4.Below St	7.Steep	
2.Rolling	5.Low	8.Rough	
3.Above St	6.Swampy	9.	
Utilities	1 All Public		
1.Public	4.Dr Well	7.Cesspool	
2.Water	5.DUG/LAKE	8.	
3.Sewer	6.Septic	9.None	
Street	1 Paved		
1.Paved	4.Proposed	7.	
2.Semi Imp	5.Private	8.	
3.Gravel	6.Pub Eas	9.NoStreet	
TREE GROWTH PLAN	0		
CONSERV EASE	0		
Sale Data			
Sale Date	4/01/2011		
Price			
Sale Type	2 Land & Buildings		
1.Land	4.Mobile	7.	
2.L & B	5.Other	8.	
3.Building	6.	9.	
Financing	9 Unknown		
1.Convent	4.Seller	7.	
2.FHA/VA	5.Private	8.	
3.Assumed	6.Cash	9.Unknown	
Validity	2 Related Parties		
1.Valid	4.Split	7.Renovate	
2.Related	5.Partial	8.Other	
3.Distress	6.Exempt	9.Foreclose	
Verified	5 Public Record		
1.Buyer	4.Agent	7.Family	
2.Seller	5.Pub Rec	8.Other	
3.Lender	6.MLS	9.	

Assessment Record

Year	Land	Buildings	Exempt	Total
2010	121,500	338,100	0	459,600
2011	121,500	338,100	0	459,600
2012	122,400	338,100	0	460,500
2013	122,400	338,100	0	460,500
2014	122,400	338,100	0	460,500
2015	122,400	338,100	0	460,500
2016	122,400	338,100	0	460,500
2017	122,400	338,100	0	460,500
2018	122,400	338,100	0	460,500
2019	122,400	338,100	0	460,500
2020	122,400	338,100	0	460,500
2021	122,400	338,100	0	460,500
2022	122,400	338,100	0	460,500
2023	153,000	422,600	0	575,600

Land Data

Front Foot	Type	Effective		Influence		Influence Codes
		Frontage	Depth	Factor	Code	
11.Regular Lot				%		1.Open Space
12.Delta Triangle				%		2.Neighborhood A
13.Nabla Triangle				%		3.Topography
14.Rear Land				%		4.Size/Shape
15.Front Foot				%		5.Access
				%		6.Restriction
				%		7.Corner/Locatio
				%		8.View/Environ
				%		9.Fract Share
				%		Acres
				%		30.Rear 20+
				%		31.Waterfront Rea
				%		32.Open Space
				%		33.RestrictEsm
				%		34.PASTURE 1
				%		35.HORTICULTURAL-
				%		36.Pasture 3
				%		37.Softwood
				%		38.Mixed Wood
				%		39.Hardwood
				%		40.Wasteland
				%		41.CAMP SITE
				%		42.Mobile Home Si
				%		43.Condo Site
				%		44.Site Improve
				%		45.CAMP SITE
				%		46.PAVING/00
Total Acreage		1.71				

Front Foot

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

Square Foot

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

Fract. Acre

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

Acres

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

Type

Effective

Frontage

Depth

Influence

Factor

Code

Influence Codes

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

WISCASSET

Map Lot U06-023-A


Account 2111

Location 83 BATH ROAD

Card 1

Of 1

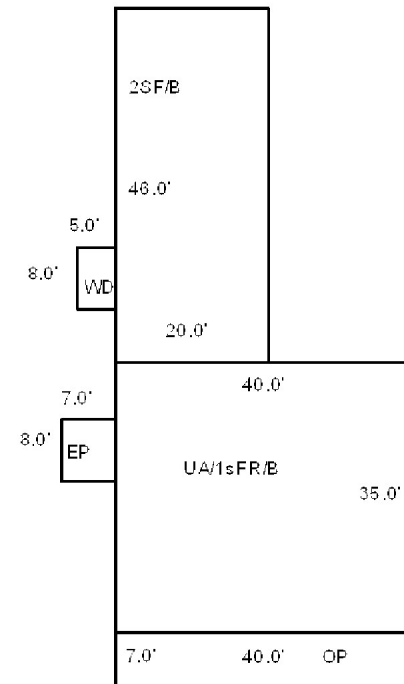
10/05/2023

Building Style 1 Conventional	SF Bsmt Living 0	Layout 1 Typical
1.Conv. 5.Colonial 9.Other	Fin Bsmt Grade 0 0	1.Typical 4. 7.
2.Ranch 6.Split 10.Double	HEARTH 0	2.Inadeq 5. 8.
3.R Ranch 7.Mod/Cont 11.Multi	Heat Type 70% 1 Hot Water BB	3. 6. 9.
4.Cape 8.Log 12.Cot.	1.HWBB 5.FWA 9.No Heat	Attic 5 Floor & Stairs
Dwelling Units 2	2.HWCI 6.GravWA 10.	1.1/4 Fin 4.Full Fin 7.
Other Units 0	3.H Pump 7.Electric 11.	2.1/2 Fin 5.F/Stair 8.
Stories 2 Two Story	4.Steam 8.F/Wall 12.	3.3/4 Fin 6. 9.None
1.1 4.1.5 7.	Cool Type 100% 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 5 Very Good 100%
3.COMP 7.NOV 11.	2.TYPICAL 5. 8.	1.E Grade 4.B Grade 7.AA+ Grad
4.ASB/ASP 8.AL/VIN 12.	3.OLD TYPE 6. 9.None	2.D Grade 5.A Grade 8.AA++Grad
Roof Surface 1 Asphalt Shingles	Bath(s) Style 3 Old Style	3.C Grade 6.AA Grade 9.Same
1.Asphalt 4.Composit 7.	1.GOOD 4.Obsolete 7.	SQFT (Footprint) 1400
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 15	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 1820	# Half Baths 2	Funct. % Good 100%
Year Remodeled 0	# Addn Fixtures 1	Functional Code 9 None
Foundation 3 Brick &/or Stone	# Fireplaces 4	1.Incomp 4.SMALL 7.LAYOUT
1.Concrete 4.Wood 7.		2.O-Built 5.CDU 8.OTHER
2.C Block 5.Slab 8.		3.Defmaint 6.STYLE 9.None
3.Br/Stone 6.Piers 9.		Econ. % Good 100%
Basement 4 Full Basement		Economic Code None
1.1/4 Bmt 4.Full Bmt 7.		0.None 3.Services 9.None
2.1/2 Bmt 5.None 8.		1.Location 4.Traffic 8.
3.3/4 Bmt 6. 9.None		2.Encroach 8.Other 9.
Bsmt Gar # Cars 1		Entrance Code 1 Interior Inspect
Wet Basement 1 Dry Basement		1.Interior 4.Vacant 7.
1.Dry 4. 7.		2.Refusal 5.Estimate 8.
2.Damp 5. 8.		3.Informed 6. 9.
3.Wet 6. 9.		Information Code 1 Owner
		1.Owner 4.Agent 7.
		2.Relative 5.Estimate 8.
		3.Tenant 6.Other 9.

Date Inspected 3/30/2007

Additions, Outbuildings & Improvements

Type	Year	Units	Grade	Cond	Phys.	Funct.	Sound Value	
12 2	1820	920	5 100	5	0 %	100 %		1.ONE STORY FRAM
21 Open Frame	0	280	0 0	0	0 %	0 %		2.TWO STORY FRAM
22 Encl Frame Porch	0	56	0 0	0	0 %	0 %		3.THREE STORY FR
21 Open Frame	0	56	0 0	0	0 %	0 %		4.1 & 1/2 STORY
68 Wood Deck	0	40	0 0	0	0 %	0 %		5.1 & 3/4 STORY
62 Patio	0	120	2 100	3	0 %	50 %		6.2 & 1/2 STORY
					%	%		21.Open Frame Por
					%	%		22.Encl 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		U06-024		Account		1528		Location		79 BATH ROAD		Card		1		Of		1		10/05/2023																																																																																																																																																																																																																																																																																																																																			
ROGUE ISLAND HOLDINGS, LLC. 814 2ND AVE SOUTH TIERRA VERDE FL 33715				Property Data				Assessment Record																																																																																																																																																																																																																																																																																																																																															
				Neighborhood				101 VILLAGE				Year		Land		Buildings		Exempt		Total																																																																																																																																																																																																																																																																																																																																			
				Tree Growth Year				0				2010		110,000		116,000		0		226,000																																																																																																																																																																																																																																																																																																																																			
				FARM LAND YEAR				0				2011		110,000		116,000		0		226,000																																																																																																																																																																																																																																																																																																																																			
B5910P247				OPEN SPACE YEAR				0				2012		110,000		116,000		0		226,000																																																																																																																																																																																																																																																																																																																																			
Previous Owner BRIAND, CHRISTOPHER J BRIAND, ANNE Z 814 2ND AVENUE SOUTH TIERRA VERDE FL 33715 Sale Date: 7/08/2022				Zone/Land Use				16 RESIDENTIAL				2013		110,000		116,000		0		226,000																																																																																																																																																																																																																																																																																																																																			
				Secondary Zone				2014		110,000		116,000		0		226,000																																																																																																																																																																																																																																																																																																																																							
								2015		110,000		116,000		0		226,000																																																																																																																																																																																																																																																																																																																																							
				Topography				1 Level				2016		110,000		116,000		0		226,000																																																																																																																																																																																																																																																																																																																																			
				Previous Owner WENLOCK EDGE, LLC C/O CHRISTOPHER BRIAND 814 SECOND AVE SOUTH TIERRA VERDE FL 33715 Sale Date: 12/10/2021				1.Level		4.Below St		7.Steep		2017		110,000		116,000		0		226,000																																																																																																																																																																																																																																																																																																																																	
2.Rolling		5.Low						8.Rough		2018		110,000		116,000		0		226,000																																																																																																																																																																																																																																																																																																																																					
3.Above St		6.Swampy						9.		2019		110,000		116,000		0		226,000																																																																																																																																																																																																																																																																																																																																					
Utilities								1 All Public				2020		110,000		116,000		0		226,000																																																																																																																																																																																																																																																																																																																																			
1.Public		4.Dr Well						7.Cesspool		2021		110,000		116,000		0		226,000																																																																																																																																																																																																																																																																																																																																					
Previous Owner MCCAFFREY, MARIA VICTORIA STRONG, MARGUERITE R. & RAFTER, ANNIE C/O SEAN RAFTER WISCASSET ME 04578 Sale Date: 9/15/2008				2.Water		5.DUG/LAKE		8.		2022		110,000		116,000		0		226,000																																																																																																																																																																																																																																																																																																																																					
				3.Sewer		6.Septic		9.None		2023		137,500		145,000		0		282,500																																																																																																																																																																																																																																																																																																																																					
				Street				1 Paved				Land Data																																																																																																																																																																																																																																																																																																																																											
				1.Paved		4.Proposed		7.																																																																																																																																																																																																																																																																																																																																															
				2.Semi Imp		5.Private		8.																																																																																																																																																																																																																																																																																																																																															
TREE GROWTH PLAN				0				Front Foot		Type		Effective		Influence		Influence Codes																																																																																																																																																																																																																																																																																																																																							
CONSERV EASE				0																																																																																																																																																																																																																																																																																																																																																			
Inspection Witnessed By:				Sale Data				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		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																																																																																																																																																																																																																																																																																																											
X				Date				Price		Square Foot		Frontage		Depth		Factor		Code		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																																																																																																																																																																																																																																																																																																	
No./Date		Description		Date Insp.		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.																																																																																																																																																																																																																																																											
Notes: CHANGED NAME AND ADDRESS PER SEAN RAFTER ON 11/1/00 2000 - ADJUSTED THE INFLUENCE FACTOR TO 63% TO ACCOMODATE FOR THE LOT SIZE TRAN 4 = MUST BE SEEN IN 2003. ADDITIONAL FIXTURE KITCHEN SINK FOR APT. 2007-FORMER OWNER: JOHN RAFTER, JR. & ANNIE RAFTER, TRUSTEES OF MARGUERITE RAFTER TRUST BK1745 PG173. CO-OWNERS ADDRESSES: MARGUERITE (MARGO) R. WISCASSETT ROAD WISCASSET, ME 04578 AND ANNIE RAFTER 1102 CAMINITO ALLEGRE SANTA FE NM 87501				Sale Date				7/08/2022				Fract. Acre		Acreege/Sites		20		1.00		95		%		0		21		0.50		100		%		0		%		%		%		%		%		%		%		%		%		%		%		%		%		%		%		%		%		%		%		%		%		%		%		%		%		%		%		%		%		%		%		%		%		%		%		%		%		%		%		%		%		%		%		%		%		%		%		%		%		%		%		%		%		%		%		%		%		%		%		%		%		%		%		%		%		%		%		%		%		%		%		%		%		%		%		%		%		%		%		%		%		%		%		%		%		%		%		%		%		%		%		%		%		%		%		%		%		%		%		%		%		%		%		%		%		%		%		%		%		%		%		%		%		%		%		%		%		%		%		%		%		%		%		%		%		%		%		%		%		%		%		%		%		%		%		%		%		%		%		%		%		%		%		%		%		%		%		%		%		%		%		%		%		%	

WISCASSET

Map Lot U06-024

Account 1528

Location 79 BATH ROAD

Card 1

Of 1

10/05/2023

Building Style 11 Multi Family	SF Bsmt Living 0	Layout 1 Typical
1.Conv. 5.Colonial 9.Other	Fin Bsmt Grade 0 0	1.Typical 4. 7.
2.Ranch 6.Split 10.Double	HEARTH 0	2.Inadeq 5. 8.
3.R Ranch 7.Mod/Cont 11.Multi	Heat Type 100% 2 Hot Water C Iron	3. 6. 9.
4.Cape 8.Log 12.Cot.	1.HWBB 5.FWA 9.No Heat	Attic 9 None
Dwelling Units 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 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) 868
2.Slate 5.Wood 8.	2.TYPICAL 5. 8.	Condition 4 Average
3.Metal 6.Other 9.	3.Old Type 6. 9.None	1.Poor 4.Avg 7.V G
SF Masonry Trim 0	# Rooms 8	2.Fair 5.Avg+ 8.Exc
OPEN-3-CUSTOM 0	# Bedrooms 4	3.Avg- 6.Good 9.Same
OPEN-4-CUSTOM 0	# Full Baths 2	Phys. % Good 0%
Year Built 1890	# Half Baths 0	Funct. % Good 100%
Year Remodeled 2001	# Addn Fixtures 1	Functional Code 9 None
Foundation 3 Brick &/or Stone	# Fireplaces 0	1.Incomp 4.SMALL 7.LAYOUT
1.Concrete 4.Wood 7.		2.O-Built 5.CDU 8.OTHER
2.C Block 5.Slab 8.		3.Defmaint 6.STYLE 9.None
3.Br/Stone 6.Piers 9.		Econ. % Good 100%
Basement 4 Full Basement		Economic Code None
1.1/4 Bmt 4.Full Bmt 7.		0.None 3.Services 9.None
2.1/2 Bmt 5.None 8.		1.Location 4.Traffic 8.
3.3/4 Bmt 6. 9.None		2.Encroach 8.Other 9.
Bsmt Gar # Cars 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
		1.Owner 4.Agent 7.
		2.Relative 5.Estimate 8.
		3.Tenant 6.Other 9.

Date Inspected 12/02/2006

Additions, Outbuildings & Improvements

Type	Year	Units	Grade	Cond	Phys.	Funct.	Sound Value	
21 Open Frame	0	180	0 0	0	0 %	0 %		1.ONE STORY FRAM
21 Open Frame	0	30	0 0	0	0 %	0 %		2.TWO STORY FRAM
25 Frame Bay	0	15	0 0	0	0 %	0 %		3.THREE STORY FR
24 Frame Shed	0	72	0 0	0	0 %	0 %		4.1 & 1/2 STORY
159 2.00 ST	0	480	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
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2S BARN 20X24

