

Map Lot U02-001

Account 1311

Location 2 HAMMOND STREET

Card 1 Of 1 10/05/2023

CAMPAGNA, KEITH
SULLIVAN, KAREN M
2 HAMMOND STREET
WISCASSET ME 04578

B3370P42 B5333P290

Previous Owner
WHITMORE, CHRISTOPHER M J/T
WHITMORE, KRISTEN LANE TRAVERS
C/O KEITH CAMPAGNA
GLASTONBURY CT 06033
Sale Date: 12/04/2018

Previous Owner
TRAVERS, DREW W.
TRAVERS, KAREN K.

WISCASSET ME 04578
Sale Date: 8/31/2004

Inspection Witnessed By:

X

Date

No./Date	Description	Date Insp.

Notes:

2005-FORMER OWNER: DREW & KAREN TRAVERS BK1220
PG115

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	12/04/2018		
Price	280,000		
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	85,600	175,500	0	261,100
2011	85,600	175,500	0	261,100
2012	85,600	175,500	0	261,100
2013	85,600	175,500	0	261,100
2014	85,600	175,500	0	261,100
2015	85,600	175,500	0	261,100
2016	85,600	175,500	0	261,100
2017	85,600	175,500	0	261,100
2018	85,600	175,500	0	261,100
2019	85,600	175,500	0	261,100
2020	85,600	175,500	0	261,100
2021	85,600	175,500	0	261,100
2022	85,600	175,500	24,000	237,100
2023	107,000	219,400	25,000	301,400

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		0.28				

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 U02-001


Account 1311

Location 2 HAMMOND STREET

Card 1

Of 1

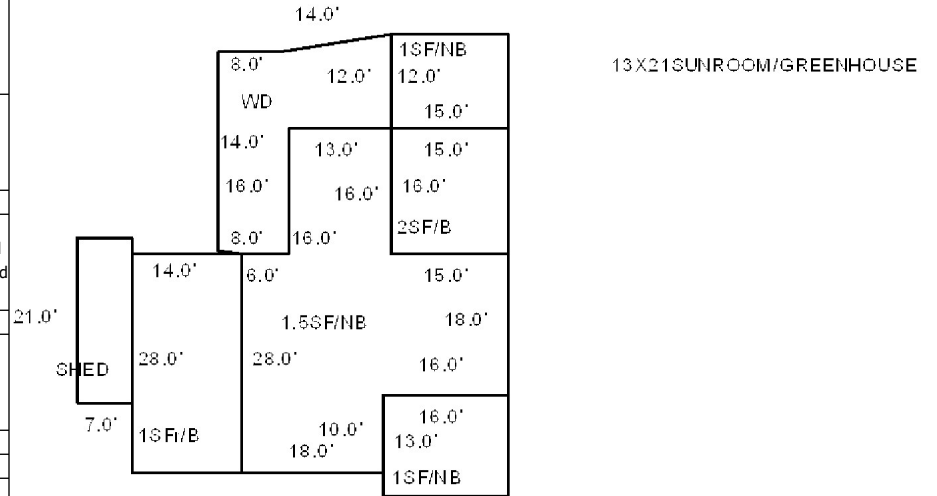
10/05/2023

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 2	2.Inadeq 5. 8.
3.R Ranch 7.Mod/Cont 11.Multi	Heat Type 100% 5 Forced Warm Air	3. 6. 9.
4.Cape 8.Log 12.Cot.	1.HWBB 5.FWA 9.No Heat	Attic 9 None
Dwelling Units 1	2.HWCI 6.GravWA 10.	1.1/4 Fin 4.Full Fin 7.
Other Units 0	3.H Pump 7.Electric 11.	2.1/2 Fin 5.F/Stair 8.
Stories 4 One & 1/2 Story	4.Steam 8.F/Wall 12.	3.3/4 Fin 6. 9.None
1.1 4.1.5 7.	Cool Type 0% 9 None	Insulation 1 Full
2.2 5.1.75 8.	1.Refrig 4.W&C Air 7.	1.Full 4.Minimal 7.
3.3 6.2.5 9.	2.Evapor 5. 8.	2.Heavy 5.Unknown 8.
Exterior Walls 8 ALUM/VINYL	3.H Pump 6. 9.None	3.Capped 6. 9.None
1.CLAP 5.T-111 9.OTHER	Kitchen Style 1 GOOD	Unfinished % 0%
2.WD SH 6.BR/STONE 10.	1.GOOD 4.Obsolete 7.	Grade & Factor 4 Good 95%
3.COMP 7.NOV 11.	2.TYPICAL 5. 8.	1.E Grade 4.B Grade 7.AA+ Grad
4.ASB/ASP 8.AL/VIN 12.	3.OLD TYPE 6. 9.None	2.D Grade 5.A Grade 8.AA++Grad
Roof Surface 1 Asphalt Shingles	Bath(s) Style 1 GOOD	3.C Grade 6.AA Grade 9.Same
1.Asphalt 4.Composit 7.	1.GOOD 4.Obsolete 7.	SQFT (Footprint) 1000
2.Slate 5.Wood 8.	2.TYPICAL 5. 8.	Condition 4 Average
3.Metal 6.Other 9.	3.Old Type 6. 9.None	1.Poor 4.Avg 7.V G
SF Masonry Trim 0	# Rooms 10	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 1904	# Half Baths 0	Funct. % Good 100%
Year Remodeled 0	# Addn Fixtures 0	Functional Code 9 None
Foundation 1 Concrete	# Fireplaces 1	1.Incomp 4.SMALL 7.LAYOUT
1.Concrete 4.Wood 7.		2.O-Built 5.CDU 8.OTHER
2.C Block 5.Slab 8.		3.Defmaint 6.STYLE 9.None
3.Br/Stone 6.Piers 9.		Econ. % Good 100%
Basement 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 3/16/2007

Additions, Outbuildings & Improvements

Type	Year	Units	Grade	Cond	Phys.	Funct.	Sound Value
1 ONE STORY	1904	208	4 95	5	0 %	100 %	
1 ONE STORY	1904	180	4 95	5	0 %	100 %	
23 Frame Garage	1904	392	4 95	5	0 %	100 %	
68 Wood Deck	1980	322	3 100	4	0 %	100 %	
66 Res. Greenhouse	1998	273	3 100	4	0 %	100 %	
12 2	1904	240	4 95	5	0 %	100 %	
11 1	1904	392	4 95	5	0 %	100 %	
24 Frame Shed	2006	147	2 100	3	0 %	100 %	
					%	%	
					%	%	



Map Lot U02-002

Account 1312

Location 4 HAMMOND STREET

Card 1 Of 1 10/05/2023

CAMPAGNA, KEITH SULLIVAN, KAREN M 2 HAMMOND STREET WISCASSET ME 04578 B5516P180			Property Data			Assessment Record					
			Neighborhood 101 VILLAGE			Year	Land	Buildings	Exempt	Total	
			Tree Growth Year 0			2010	88,100	63,700	10,000	141,800	
			FARM LAND YEAR 0			2011	88,100	63,700	10,000	141,800	
			OPEN SPACE YEAR 0			2012	88,100	63,700	10,000	141,800	
Previous Owner HAMMOND, SUSAN K 4 HAMMOND STREET WISCASSET ME 04578 Sale Date: 5/01/2020			Zone/Land Use 16 RESIDENTIAL			2013	88,100	63,700	10,000	141,800	
			Secondary Zone			2014	88,100	63,700	10,000	141,800	
						2015	88,100	63,700	10,000	141,800	
			Topography 1 Level			2016	88,100	63,700	15,000	136,800	
						1.Level 4.Below St 7.Steep	2017	88,100	63,700	20,000	131,800
2.Rolling 5.Low 8.Rough	2018	88,100				63,700	20,000	131,800			
3.Above St 6.Swampy 9.	2019	88,100				63,700	20,000	131,800			
Utilities 4 Drilled Well 3 Public Sewer	2020	88,100				63,700	25,000	126,800			
1.Public 4.Dr Well 7.Cesspool	2021	88,100				63,700	0	151,800			
			2.Water 5.DUG/LAKE 8.	2022	88,100	63,700	0	151,800			
			3.Sewer 6.Septic 9.None	2023	110,100	79,700	0	189,800			
			Land Data								
			Front Foot	Type	Effective		Influence		Influence Codes		
					Frontage	Depth	Factor	Code			
11.Regular Lot				%		1.Open Space					
12.Delta Triangle				%		2.Neighborhood A					
13.Nabla Triangle				%		3.Topography					
14.Rear Land				%		4.Size/Shape					
15.Front Foot				%		5.Access					
				%		6.Restriction					
				%		7.Corner/Location					
				%		8.View/Environment					
Square Foot	Square Feet				9.Fract Share						
			%		Acres						
			%		30.Rear 20+						
			%		31.Waterfront Rea						
			%		32.Open Space						
			%		33.RestrictEsm						
			%		34.PASTURE 1						
			%		35.HORTICULTURAL-						
			%		36.Pasture 3						
			%		37.Softwood						
Fract. Acre	20	1.00	75	%	0	38.Mixed Wood					
	21	0.51	100	%	0	39.Hardwood					
				%		40.Wasteland					
				%		41.CAMP SITE					
				%		42.Mobile Home Si					
				%		43.Condo Site					
	Total Acreage 0.51					44.Site Improve					
						45.CAMP SITE					
						46.PAVING/00					
Inspection Witnessed By:			Sale Data								
			Sale Date 5/01/2020								
X											

WISCASSET

Map Lot U02-002

Account 1312

Location 4 HAMMOND STREET

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 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 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 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) 708
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 1900	# 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 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.

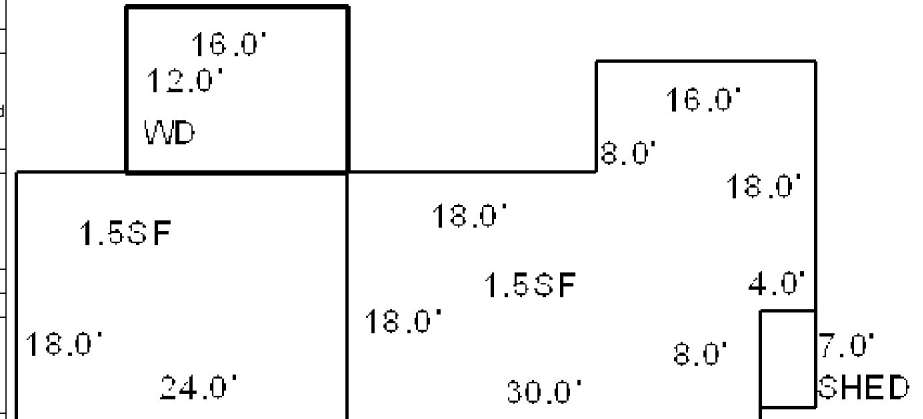
Date Inspected 11/27/2006

Additions, Outbuildings & Improvements

Type	Year	Units	Grade	Cond	Phys.	Funct.	Sound Value
24 Frame Shed	1900	28	0 0	0	0 %	0 %	
24 Frame Shed	2004	35	2 100	3	0 %	100 %	
4 1 & 1/2 STORY FR	1980	432	0 0	0	0 %	90 %	
68 Wood Deck	1980	192	0 0	0	0 %	0 %	
					%	%	
					%	%	
					%	%	
					%	%	
					%	%	
					%	%	
					%	%	

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

SHED 5.0' X 7.0'



Map Lot U02-003

Account 1313

Location 20 HODGE STREET

Card 1 Of 1 10/05/2023

HAMMOND, TANYA
WISCASSET ME 04578

B4028P191 B4595P275

Previous Owner
HAMMOND, TANYA J/T
DRAGE, MICHAELDRESDEN ME 04342
Sale Date: 11/20/2012Previous Owner
HAMMOND, SUSAN KEENE
C/O TANYA HAMMOND & MICHAEL DRAGE
166 E. PITTSTON ROAD
DRESDEN ME 04342
Sale Date: 7/17/2008

Inspection Witnessed By:

X

Date

No./Date	Description	Date Insp.

Notes:

2009-Former owner: Susan Keene Hammond BK2519 PG332.
Added .09 acreage from lot 4 into this lot 3 for total acreage of 2.09.
2013-Divorce decree recorded giving property to Tanya Hammond.

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	3 Above Street		
1.Level	4.Below St	7.Steep	
2.Rolling	5.Low	8.Rough	
3.Above St	6.Swampy	9.	
Utilities	1 All Public		
1.Public	4.Dr Well	7.Cesspool	
2.Water	5.DUG/LAKE	8.	
3.Sewer	6.Septic	9.None	
Street	1 Paved		
1.Paved	4.Proposed	7.	
2.Semi Imp	5.Private	8.	
3.Gravel	6.Pub Eas	9.NoStreet	
TREE GROWTH PLAN	0		
CONSERV EASE	0		
Sale Data			
Sale Date	11/20/2012		
Price			
Sale Type	2 Land & Buildings		
1.Land	4.Mobile	7.	
2.L & B	5.Other	8.	
3.Building	6.	9.	
Financing	9 Unknown		
1.Convent	4.Seller	7.	
2.FHA/VA	5.Private	8.	
3.Assumed	6.Cash	9.Unknown	
Validity	2 Related Parties		
1.Valid	4.Split	7.Renovate	
2.Related	5.Partial	8.Other	
3.Distress	6.Exempt	9.Foreclose	
Verified	5 Public Record		
1.Buyer	4.Agent	7.Family	
2.Seller	5.Pub Rec	8.Other	
3.Lender	6.MLS	9.	

Assessment Record

Year	Land	Buildings	Exempt	Total
2010	95,700	34,900	0	130,600
2011	95,700	34,900	0	130,600
2012	95,700	34,900	0	130,600
2013	95,700	34,900	0	130,600
2014	95,700	34,900	0	130,600
2015	95,700	34,900	0	130,600
2016	95,700	34,900	0	130,600
2017	95,700	34,900	0	130,600
2018	95,700	34,900	20,000	110,600
2019	95,700	34,900	20,000	110,600
2020	95,700	34,900	25,000	105,600
2021	95,700	34,900	25,000	105,600
2022	95,700	34,900	24,000	106,600
2023	119,600	43,700	25,000	138,300

Land Data

Front Foot	Type	Effective		Influence		Influence Codes
		Frontage	Depth	Factor	Code	
11.Regular Lot				%		1.Open Space
12.Delta Triangle				%		2.Neighborhood A
13.Nabla Triangle				%		3.Topography
14.Rear Land				%		4.Size/Shape
15.Front Foot				%		5.Access
				%		6.Restriction
				%		7.Corner/Locatio
				%		8.View/Environ
				%		9.Fract Share
				%		Acres
				%		30.Rear 20+
				%		31.Waterfront Rea
				%		32.Open Space
				%		33.RestrictEsm
				%		34.PASTURE 1
				%		35.HORTICULTURAL-
				%		36.Pasture 3
				%		37.Softwood
				%		38.Mixed Wood
				%		39.Hardwood
				%		40.Wasteland
				%		41.CAMP SITE
				%		42.Mobile Home Si
				%		43.Condo Site
				%		44.Site Improve
				%		45.CAMP SITE
				%		46.PAVING/00
Total Acreage		2.09				

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
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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 U02-003


Account 1313

Location 20 HODGE STREET

Card 1

Of 1

10/05/2023

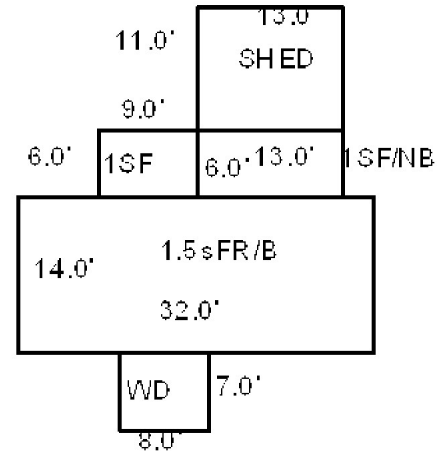
Building Style 4 Cape Cod	SF Bsmt Living 0	Layout 1 Typical
1.Conv. 5.Colonial 9.Other	Fin Bsmt Grade 0 0	1.Typical 4. 7.
2.Ranch 6.Split 10.Double	HEARTH 0	2.Inadeq 5. 8.
3.R Ranch 7.Mod/Cont 11.Multi	Heat Type 50% 5 Forced Warm Air	3. 6. 9.
4.Cape 8.Log 12.Cot.	1.HWBB 5.FWA 9.No Heat	Attic 9 None
Dwelling Units 1	2.HWCI 6.GravWA 10.	1.1/4 Fin 4.Full Fin 7.
Other Units 0	3.H Pump 7.Electric 11.	2.1/2 Fin 5.F/Stair 8.
Stories 4 One & 1/2 Story	4.Steam 8.F/Wall 12.	3.3/4 Fin 6. 9.None
1.1 4.1.5 7.	Cool Type 0% 9 None	Insulation 1 Full
2.2 5.1.75 8.	1.Refrig 4.W&C Air 7.	1.Full 4.Minimal 7.
3.3 6.2.5 9.	2.Evapor 5. 8.	2.Heavy 5.Unknown 8.
Exterior Walls 8 ALUM/VINYL	3.H Pump 6. 9.None	3.Capped 6. 9.None
1.CLAP 5.T-111 9.OTHER	Kitchen Style 2 TYPICAL	Unfinished % 0%
2.WD SH 6.BR/STONE 10.	1.GOOD 4.Obsolete 7.	Grade & Factor 3 Average 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 3 Below Average
3.Metal 6.Other 9.	3.Old Type 6. 9.None	1.Poor 4.Avg 7.V G
SF Masonry Trim 0	# Rooms 5	2.Fair 5.Avg+ 8.Exc
OPEN-3-CUSTOM 0	# Bedrooms 2	3.Avg- 6.Good 9.Same
OPEN-4-CUSTOM 0	# Full Baths 1	Phys. % Good 0%
Year Built 1890	# Half Baths 0	Funct. % Good 100%
Year Remodeled 0	# Addn Fixtures 0	Functional Code 9 None
Foundation 3 Brick &/or Stone	# Fireplaces 0	1.Incomp 4.SMALL 7.LAYOUT
1.Concrete 4.Wood 7.		2.O-Built 5.CDU 8.OTHER
2.C Block 5.Slab 8.		3.Defmaint 6.STYLE 9.None
3.Br/Stone 6.Piers 9.		Econ. % Good 100%
Basement 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 2 Relative
		1.Owner 4.Agent 7.
		2.Relative 5.Estimate 8.
		3.Tenant 6.Other 9.

Date Inspected 11/27/2006

Additions, Outbuildings & Improvements

Type	Year	Units	Grade	Cond	Phys.	Funct.	Sound Value	
1 ONE STORY	1890	78	0 0	0	0 %	0 %		1.ONE STORY FRAM
68 Wood Deck	1980	56	0 0	0	0 %	0 %		2.TWO STORY FRAM
24 Frame Shed	1890	143	0 0	0	0 %	0 %		3.THREE STORY FR
24 Frame Shed	1920	540	2 100	1	0 %	100 %		4.1 & 1/2 STORY
1 ONE STORY	1890	54	0 0	0	0 %	0 %		5.1 & 3/4 STORY
					%	%		6.2 & 1/2 STORY
					%	%		21.Open Frame Por
					%	%		22.Encl Frame Por
					%	%		23.Frame Garage
					%	%		24.Frame Shed
					%	%		25.Frame Bay Wind
					%	%		26.1SFr Overhang
					%	%		27.Unfin Basement
					%	%		28.Unfinished Att
					%	%		29.Finished Attic

SHED 20X27



Map Lot U02-004

Account 1314

Location OFF HODGE STREET

Card 1 Of 1 10/05/2023

HAMMOND, TANYA
WISCASSET ME 04578

B4028P191 B4595P275

Previous Owner
HAMMOND, TANYA J/T
DRAGE, MICHAEL

DRESDEN ME 04342
Sale Date: 11/20/2012

Previous Owner
HAMMOND, SUSAN KEENE
C/O TANYA HAMMOND & MICHAEL DRAGE
166 E. PITTSTON ROAD
DRESDEN ME 04342
Sale Date: 7/17/2008

Inspection Witnessed By:

X

Date

No./Date	Description	Date Insp.

Notes:

2009-Added .09 acreage from this lot into lot #3
2013-Divorce decree recorded giving property to Tanya Hammond.

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	1 Level		
1.Level	4.Below St	7.Steep	
2.Rolling	5.Low	8.Rough	
3.Above St	6.Swampy	9.	
Utilities	9 NoWater/NoSewer		
1.Public	4.Dr Well	7.Cesspool	
2.Water	5.DUG/LAKE	8.	
3.Sewer	6.Septic	9.None	
Street	5 Private		
1.Paved	4.Proposed	7.	
2.Semi Imp	5.Private	8.	
3.Gravel	6.Pub Eas	9.NoStreet	
TREE GROWTH PLAN	0		
CONSERV EASE	0		
Sale Data			
Sale Date	11/20/2012		
Price			
Sale Type	1 Land Only		
1.Land	4.Mobile	7.	
2.L & B	5.Other	8.	
3.Building	6.	9.	
Financing	9 Unknown		
1.Convent	4.Seller	7.	
2.FHA/VA	5.Private	8.	
3.Assumed	6.Cash	9.Unknown	
Validity	2 Related Parties		
1.Valid	4.Split	7.Renovate	
2.Related	5.Partial	8.Other	
3.Distress	6.Exempt	9.Foreclose	
Verified	5 Public Record		
1.Buyer	4.Agent	7.Family	
2.Seller	5.Pub Rec	8.Other	
3.Lender	6.MLS	9.	

Assessment Record

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

Land Data

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

WISCASSET

Map Lot U02-004

Account 1314

Location OFF HODGE STREET

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 50%			3. 6. 9.		
4.Cape	8.Log	12.Cot.	1.HWBB	5.FWA	9.No Heat	Attic		
Dwelling Units			2.HWCI	6.GravWA	10.	1.1/4 Fin	4.Full Fin	7.
Other Units			3.H Pump	7.Electric	11.	2.1/2 Fin	5.F/Stair	8.
Stories			4.Steam	8.F/Wall	12.	3.3/4 Fin	6.	9.None
1.1	4.1.5	7.	Cool Type 0%			Insulation		
2.2	5.1.75	8.	1.Refrig	4.W&C Air	7.	1.Full	4.Minimal	7.
3.3	6.2.5	9.	2.Evapor	5.	8.	2.Heavy	5.Unknown	8.
Exterior Walls			3.H Pump	6.	9.None	3.Capped	6.	9.None
1.CLAP	5.T-111	9.OTHER	Kitchen Style			Unfinished %		
2.WD SH	6.BR/STONE	10.	1.GOOD	4.Obsolete	7.	Grade & Factor		
3.COMP	7.NOV	11.	2.TYPICAL	5.	8.	1.E Grade	4.B Grade	7.AA+ Grad
4.ASB/ASP	8.AL/VIN	12.	3.OLD TYPE	6.	9.None	2.D Grade	5.A Grade	8.AA++Grad
Roof Surface			Bath(s) Style			3.C Grade	6.AA Grade	9.Same
1.Asphalt	4.Composit	7.	1.GOOD	4.Obsolete	7.	SQFT (Footprint)		
2.Slate	5.Wood	8.	2.TYPICAL	5.	8.	Condition		
3.Metal	6.Other	9.	3.Old Type	6.	9.None	1.Poor	4.Avg	7.V G
SF Masonry Trim			# Rooms			2.Fair	5.Avg+	8.Exc
OPEN-3-CUSTOM			# Bedrooms			3.Avg-	6.Good	9.Same
OPEN-4-CUSTOM			# Full Baths			Phys. % Good		
Year Built			# Half Baths			Funct. % Good		
Year Remodeled			# Addn Fixtures			Functional Code		
Foundation			# Fireplaces			1.Incomp	4.SMALL	7.LAYOUT
1.Concrete	4.Wood	7.				2.O-Built	5.CDU	8.OTHER
2.C Block	5.Slab	8.				3.Defmait	6.STYLE	9.None
3.Br/Stone	6.Piers	9.				Econ. % Good		
Basement						Economic Code		
1.1/4 Bmt	4.Full Bmt	7.				0.None	3.Services	9.None
2.1/2 Bmt	5.None	8.				1.Location	4.Traffic	8.
3.3/4 Bmt	6.	9.None				2.Encroach	8.Other	9.
Bsmt Gar # Cars						Entrance Code 5 Estimated		
Wet Basement						1.Interior	4.Vacant	7.
1.Dry	4.	7.				2.Refusal	5.Estimate	8.
2.Damp	5.	8.				3.Informed	6.	9.
3.Wet	6.	9.				Information Code 5 Estimate		
Date Inspected 11/27/2006			1.Owner			4.Agent	7.	
			2.Relative			5.Estimate	8.	
			3.Tenant			6.Other	9.	
Additions, Outbuildings & Improvements								
Type	Year	Units	Grade	Cond	Phys.	Funct.	Sound Value	1.ONE STORY FRAM
					%	%		2.TWO STORY FRAM
					%	%		3.THREE STORY FR
					%	%		4.1 & 1/2 STORY
					%	%		5.1 & 3/4 STORY
					%	%		6.2 & 1/2 STORY
					%	%		21.Open Frame Por
					%	%		22.Encl Frame Por
					%	%		23.Frame Garage
					%	%		24.Frame Shed
					%	%		25.Frame Bay Wind
					%	%		26.1SFr Overhang
					%	%		27.Unfin Basement
					%	%		28.Unfinished Att
					%	%		29.Finished Attic

Map Lot U02-005

Account 1315

Location HODGE ST

Card 1 Of 1 10/05/2023

STOVER, EUGENE
WISCASSET ME 04578

B1097P100 B5020P60

Inspection Witnessed By:

X

Date

No./Date	Description	Date Insp.

Notes:

WISCASSET

Property Data

Neighborhood 101 VILLAGE		
Tree Growth Year 0		
FARM LAND YEAR 0		
OPEN SPACE YEAR 0		
Zone/Land Use 16 RESIDENTIAL		
Secondary Zone		
Topography 1 Level		
1.Level	4.Below St	7.Steep
2.Rolling	5.Low	8.Rough
3.Above St	6.Swampy	9.
Utilities 9 NoWater/NoSewer		
1.Public	4.Dr Well	7.Cesspool
2.Water	5.DUG/LAKE	8.
3.Sewer	6.Septic	9.None
Street 5 Private		
1.Paved	4.Proposed	7.
2.Semi Imp	5.Private	8.
3.Gravel	6.Pub Eas	9.NoStreet
TREE GROWTH PLAN 0		
CONSERV EASE 0		
Sale Data		
Sale Date		
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	15,800	0	0	15,800
2011	15,800	0	0	15,800
2012	15,800	0	0	15,800
2013	15,800	0	0	15,800
2014	15,800	0	0	15,800
2015	15,800	0	0	15,800
2016	15,800	0	0	15,800
2017	15,800	0	0	15,800
2018	15,800	0	0	15,800
2019	15,800	0	0	15,800
2020	15,800	0	0	15,800
2021	15,800	0	0	15,800
2022	15,800	0	0	15,800
2023	19,800	0	0	19,800

Land Data

Front Foot	Type	Effective		Influence		Influence Codes
		Frontage	Depth	Factor	Code	
11.Regular Lot				%		1.Open Space
12.Delta Triangle				%		2.Neighborhood A
13.Nabla Triangle				%		3.Topography
14.Rear Land				%		4.Size/Shape
15.Front Foot				%		5.Access
				%		6.Restriction
				%		7.Corner/Locatio
				%		8.View/Environ
				%		9.Fract Share
Square Foot		Square Feet				Acres
16.Regular Lot				%		30.Rear 20+
17.Secondary Site				%		31.Waterfront Rea
18.Secondary Site				%		32.Open Space
19.Condominium				%		33.RestrictEsm
20.Base Homesite				%		34.PASTURE 1
				%		35.HORTICULTURAL-
				%		36.Pasture 3
				%		37.Softwood
				%		38.Mixed Wood
				%		39.Hardwood
				%		40.Wasteland
				%		41.CAMP SITE
				%		42.Mobile Home Si
				%		43.Condo Site
				%		44.Site Improve
				%		45.CAMP SITE
				%		46.PAVING/00
Fract. Acre		Acres/Sites				
21.HS Size Adj	20	1.00	10	%	5	
22.Base Waterfron	21	0.44	100	%	0	
23.Deep WF Size A				%		
Acres				%		
24.Base Waterfron				%		
25.Shallow WF Siz				%		
26.Base Water Inf				%		
27.Influence W Si				%		
28.Rear Land 1-10				%		
29.Rear Land 11-2				%		
Total Acreage		0.44				

WISCASSET

Map Lot U02-005

Account 1315

Location HODGE ST

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 50%			3. 6. 9.		
4.Cape	8.Log	12.Cot.	1.HWBB	5.FWA	9.No Heat	Attic		
Dwelling Units			2.HWCI	6.GravWA	10.	1.1/4 Fin	4.Full Fin	7.
Other Units			3.H Pump	7.Electric	11.	2.1/2 Fin	5.F/Stair	8.
Stories			4.Steam	8.F/Wall	12.	3.3/4 Fin	6.	9.None
1.1	4.1.5	7.	Cool Type 0%			Insulation		
2.2	5.1.75	8.	1.Refrig	4.W&C Air	7.	1.Full	4.Minimal	7.
3.3	6.2.5	9.	2.Evapor	5.	8.	2.Heavy	5.Unknown	8.
Exterior Walls			3.H Pump	6.	9.None	3.Capped	6.	9.None
1.CLAP	5.T-111	9.OTHER	Kitchen Style			Unfinished %		
2.WD SH	6.BR/STONE	10.	1.GOOD	4.Obsolete	7.	Grade & Factor		
3.COMP	7.NOV	11.	2.TYPICAL	5.	8.	1.E Grade	4.B Grade	7.AA+ Grad
4.ASB/ASP	8.AL/VIN	12.	3.OLD TYPE	6.	9.None	2.D Grade	5.A Grade	8.AA++Grad
Roof Surface			Bath(s) Style			3.C Grade	6.AA Grade	9.Same
1.Asphalt	4.Composit	7.	1.GOOD	4.Obsolete	7.	SQFT (Footprint)		
2.Slate	5.Wood	8.	2.TYPICAL	5.	8.	Condition		
3.Metal	6.Other	9.	3.Old Type	6.	9.None	1.Poor	4.Avg	7.V G
SF Masonry Trim			# Rooms			2.Fair	5.Avg+	8.Exc
OPEN-3-CUSTOM			# Bedrooms			3.Avg-	6.Good	9.Same
OPEN-4-CUSTOM			# Full Baths			Phys. % Good		
Year Built			# Half Baths			Funct. % Good		
Year Remodeled			# Addn Fixtures			Functional Code		
Foundation			# Fireplaces			1.Incomp	4.SMALL	7.LAYOUT
1.Concrete	4.Wood	7.				2.O-Built	5.CDU	8.OTHER
2.C Block	5.Slab	8.				3.Defmait	6.STYLE	9.None
3.Br/Stone	6.Piers	9.				Econ. % Good		
Basement						Economic Code		
1.1/4 Bmt	4.Full Bmt	7.				0.None	3.Services	9.None
2.1/2 Bmt	5.None	8.				1.Location	4.Traffic	8.
3.3/4 Bmt	6.	9.None				2.Encroach	8.Other	9.
Bsmt Gar # Cars						Entrance Code 5 Estimated		
Wet Basement						1.Interior	4.Vacant	7.
1.Dry	4.	7.				2.Refusal	5.Estimate	8.
2.Damp	5.	8.				3.Informed	6.	9.
3.Wet	6.	9.				Information Code 5 Estimate		
Date Inspected 11/27/2006			1.Owner			4.Agent	7.	
			2.Relative			5.Estimate	8.	
			3.Tenant			6.Other	9.	
Additions, Outbuildings & Improvements								1.ONE STORY FRAM
Type	Year	Units	Grade	Cond	Phys.	Funct.	Sound Value	2.TWO STORY FRAM
					%	%		3.THREE STORY FR
					%	%		4.1 & 1/2 STORY
					%	%		5.1 & 3/4 STORY
					%	%		6.2 & 1/2 STORY
					%	%		21.Open Frame Por
					%	%		22.Encl Frame Por
					%	%		23.Frame Garage
					%	%		24.Frame Shed
					%	%		25.Frame Bay Wind
					%	%		26.1SFr Overhang
					%	%		27.Unfin Basement
					%	%		28.Unfinished Att
					%	%		29.Finished Attic

Map Lot U02-005-A

Account 1316

Location 34 SAND HILL ROAD

Card 1 Of 1 10/05/2023

DARE, ALEXI A
BRUSSEAU, NATHAN T
34 SAND HILL ROAD
WISCASSET ME 04578

B5704P274

Previous Owner
MAIN, JEANNE M
PO BOX 333

WISCASSET ME 04578
Sale Date: 5/04/2021

Previous Owner
MAIN JR., EVERETT P. (J/T)
MAIN, JEANNE M.

WISCASSET ME 04578
Sale Date: 3/31/2016

Inspection Witnessed By:

X

Date

No./Date	Description	Date Insp.

Notes:

2002-CREATED JOINT TENANCY

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			
			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
1.Public	4.Dr Well	7.Cesspool	
2.Water	5.DUG/LAKE	8.	
3.Sewer	6.Septic	9.None	
Street	3 Gravel		
1.Paved	4.Proposed	7.	
2.Semi Imp	5.Private	8.	
3.Gravel	6.Pub Eas	9.NoStreet	
TREE GROWTH PLAN			0
CONSERV EASE			0
Sale Data			
Sale Date			5/04/2021
Price			275,000
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	86,000	95,800	10,000	171,800
2011	86,000	95,800	10,000	171,800
2012	86,000	95,800	10,000	171,800
2013	86,000	95,400	10,000	171,400
2014	86,000	95,400	10,000	171,400
2015	86,000	95,400	10,000	171,400
2016	86,000	95,400	15,000	166,400
2017	86,000	95,400	20,000	161,400
2018	86,000	95,400	20,000	161,400
2019	86,000	95,400	20,000	161,400
2020	86,000	95,400	25,000	156,400
2021	86,000	95,400	25,000	156,400
2022	86,000	95,400	0	181,400
2023	107,500	119,300	0	226,800

Land Data

Front Foot	Type	Effective		Influence		Influence Codes
		Frontage	Depth	Factor	Code	
11.Regular Lot				%		1.Open Space
12.Delta Triangle				%		2.Neighborhood A
13.Nabla Triangle				%		3.Topography
14.Rear Land				%		4.Size/Shape
15.Front Foot				%		5.Access
				%		6.Restriction
				%		7.Corner/Locatio
				%		8.View/Environ
				%		9.Fract Share
				%		Acres
				%		30.Rear 20+
				%		31.Waterfront Rea
				%		32.Open Space
				%		33.RestrictEsm
				%		34.PASTURE 1
				%		35.HORTICULTURAL-
				%		36.Pasture 3
				%		37.Softwood
				%		38.Mixed Wood
				%		39.Hardwood
				%		40.Wasteland
				%		41.CAMP SITE
				%		42.Mobile Home Si
				%		43.Condo Site
				%		44.Site Improve
				%		45.CAMP SITE
				%		46.PAVING/00
Total Acreage		0.32				

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****%****%****%****%****%****%****%****%****%****%****%****%****%****%****%****%****%****%****%**

WISCASSET

Map Lot U02-005-A


Account 1316

Location 34 SAND HILL ROAD

Card 1

Of 1

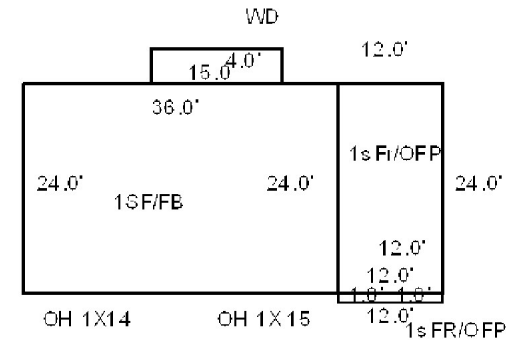
10/05/2023

Building Style 3 Raised Ranch	SF Bsmt Living 508	Layout 1 Typical
1.Conv. 5.Colonial 9.Other	Fin Bsmt Grade 9 100	1.Typical 4. 7.
2.Ranch 6.Split 10.Double	HEARTH 1	2.Inadeq 5. 8.
3.R Ranch 7.Mod/Cont 11.Multi	Heat Type 100% 7 Electric	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) 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 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 1976	# Half Baths 0	Funct. % Good 100%
Year Remodeled 0	# Addn Fixtures 0	Functional Code 8 OTHER
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 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 2 Relative
		1.Owner 4.Agent 7.
		2.Relative 5.Estimate 8.
		3.Tenant 6.Other 9.

Date Inspected 11/27/2006

Additions, Outbuildings & Improvements

Type	Year	Units	Grade	Cond	Phys.	Funct.	Sound Value
26 1SFr Overhang	1976	29	0 0	0	0 %	0 %	
21 Open Frame	1976	300	0 0	0	0 %	0 %	
68 Wood Deck	1976	60	0 0	0	0 %	0 %	
63 Swimming Pool	1980	1	3 100	4	99 %	100 %	
24 Frame Shed	1980	64	2 100	1	0 %	100 %	
1 ONE STORY	2000	300	0 0	0	0 %	0 %	
					%	%	
					%	%	
					%	%	
					%	%	



SHED 8X8

POOL 16X32

SHED 12X14



Map Lot U02-006

Account 1317

Location HODGE STREET

Card 1 Of 1 10/05/2023

WENTWORTH, CLARA S
WENTWORTH, SCHUYLER A
WISCASSET ME 04578

B5417P209

Inspection Witnessed By:

X

Date

No./Date	Description	Date Insp.

Notes:

WISCASSET

Property Data

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

Assessment Record

Year	Land	Buildings	Exempt	Total
2010	15,100	0	0	15,100
2011	15,100	0	0	15,100
2012	15,100	0	0	15,100
2013	15,100	0	0	15,100
2014	15,100	0	0	15,100
2015	15,100	0	0	15,100
2016	15,100	0	0	15,100
2017	15,100	0	0	15,100
2018	15,100	0	0	15,100
2019	15,100	0	0	15,100
2020	15,100	0	0	15,100
2021	15,100	0	0	15,100
2022	15,100	0	0	15,100
2023	18,800	0	0	18,800

Land Data

Front Foot	Type	Effective		Influence		Influence Codes
		Frontage	Depth	Factor	Code	
11.Regular Lot				%		1.Open Space
12.Delta Triangle				%		2.Neighborhood A
13.Nabla Triangle				%		3.Topography
14.Rear Land				%		4.Size/Shape
15.Front Foot				%		5.Access
				%		6.Restriction
				%		7.Corner/Locatio
				%		8.View/Environ
				%		9.Fract Share
				%		Acres
				%		30.Rear 20+
				%		31.Waterfront Rea
				%		32.Open Space
				%		33.RestrictEsm
				%		34.PASTURE 1
				%		35.HORTICULTURAL-
				%		36.Pasture 3
				%		37.Softwood
				%		38.Mixed Wood
				%		39.Hardwood
				%		40.Wasteland
				%		41.CAMP SITE
				%		42.Mobile Home Si
				%		43.Condo Site
				%		44.Site Improve
				%		45.CAMP SITE
				%		46.PAVING/00
Total Acreage		0.37				

WISCASSET

Map Lot U02-006

Account 1317

Location HODGE STREET

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 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		
Date Inspected 11/27/2006						1.Owner	4.Agent	7.
						2.Relative	5.Estimate	8.
						3.Tenant	6.Other	9.
Additions, Outbuildings & Improvements								
Type	Year	Units	Grade	Cond	Phys.	Funct.	Sound Value	1.ONE STORY FRAM
					%	%		2.TWO STORY FRAM
					%	%		3.THREE STORY FR
					%	%		4.1 & 1/2 STORY
					%	%		5.1 & 3/4 STORY
					%	%		6.2 & 1/2 STORY
					%	%		21.Open Frame Por
					%	%		22.Encl Frame Por
					%	%		23.Frame Garage
					%	%		24.Frame Shed
					%	%		25.Frame Bay Wind
					%	%		26.1SFr Overhang
					%	%		27.Unfin Basement
					%	%		28.Unfinished Att
					%	%		29.Finished Attic

Map Lot U02-007

Account 1318

Location 24 HODGE STREET

Card 1 Of 1 10/05/2023

WENTWORTH, CLARA S
WENTWORTH, SCHUYLER A
WISCASSET ME 04578

B1384P237 B5417P209

Inspection Witnessed By:

X

Date

No./Date	Description	Date Insp.

Notes:

WISCASSET

Property Data			Assessment Record						
Neighborhood 101 VILLAGE			Year	Land	Buildings	Exempt	Total		
			2010	88,000	42,400	0	130,400		
Tree Growth Year 0			2011	88,000	42,400	0	130,400		
FARM LAND YEAR 0			2012	88,000	42,400	0	130,400		
OPEN SPACE YEAR 0			2013	88,000	42,400	0	130,400		
Zone/Land Use 16 RESIDENTIAL			2014	88,000	42,400	0	130,400		
Secondary Zone			2015	88,000	42,400	0	130,400		
			2016	88,000	42,400	0	130,400		
Topography 3 Above Street			2017	88,000	42,400	0	130,400		
1.Level	4.Below St	7.Steep	2018	88,000	42,400	0	130,400		
2.Rolling	5.Low	8.Rough	2019	88,000	42,400	0	130,400		
3.Above St	6.Swampy	9.	2020	88,000	42,400	0	130,400		
Utilities 1 All Public			2021	88,000	42,400	0	130,400		
1.Public	4.Dr Well	7.Cesspool	2022	88,000	42,400	0	130,400		
2.Water	5.DUG/LAKE	8.	2023	110,000	53,000	0	163,000		
3.Sewer	6.Septic	9.None	Land Data						
Street 1 Paved									
1.Paved	4.Proposed	7.	Front Foot	Type	Effective		Influence		Influence Codes
2.Semi Imp	5.Private	8.			Frontage	Depth	Factor	Code	
3.Gravel	6.Pub Eas	9.NoStreet				%		1.Open Space	
TREE GROWTH PLAN 0				11.Regular Lot				2.Neighborhood A	
CONSERV EASE 0				12.Delta Triangle				3.Topography	
Sale Data				13.Nabla Triangle				4.Size/Shape	
				14.Rear Land				5.Access	
Sale Date			15.Front Foot				6.Restriction		
Price			Square Foot				7.Corner/Locatio		
Sale Type					Square Feet			8.View/Environ	
1.Land	4.Mobile	7.				%		9.Fract Share	
2.L & B	5.Other	8.				%		Acres	
3.Building	6.	9.				%		30.Rear 20+	
Financing						%		31.Waterfront Rea	
1.Convent	4.Seller	7.				%		32.Open Space	
2.FHA/VA	5.Private	8.				%		33.RestrictEsm	
3.Assumed	6.Cash	9.Unknown				%		34.PASTURE 1	
Validity					Acreage/Sites			35.HORTICULTURAL-	
1.Valid	4.Split	7.Renovate	21.HS Size Adj	20	1.00	75 %	2	36.Pasture 3	
2.Related	5.Partial	8.Other	22.Base Waterfron	21	0.50	100 %	0	37.Softwood	
3.Distress	6.Exempt	9.Foreclose	23.Deep WF Size A			%		38.Mixed Wood	
Verified			Acres			%		39.Hardwood	
			24.Base Waterfron			%		40.Wasteland	
1.Buyer	4.Agent	7.Family	25.Shallow WF Siz			%		41.CAMP SITE	
2.Seller	5.Pub Rec	8.Other	26.Base Water Inf			%		42.Mobile Home Si	
3.Lender	6.MLS	9.	27.Influence W Si			%		43.Condo Site	
			28.Rear Land 1-10	Total Acreage 0.50				44.Site Improveve	
			29.Rear Land 11-2					45.CAMP SITE	

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

WISCASSET

Map Lot U02-007


Account 1318

Location 24 HODGE STREET

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 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 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 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 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) 476
2.Slate 5.Wood 8.	2.TYPICAL 5. 8.	Condition 3 Below Average
3.Metal 6.Other 9.	3.Old Type 6. 9.None	1.Poor 4.Avg 7.V G
SF Masonry Trim 0	# Rooms 5	2.Fair 5.Avg+ 8.Exc
OPEN-3-CUSTOM 0	# Bedrooms 3	3.Avg- 6.Good 9.Same
OPEN-4-CUSTOM 0	# Full Baths 1	Phys. % Good 0%
Year Built 1870	# 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 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 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 3/27/2007

Additions, Outbuildings & Improvements

Type	Year	Units	Grade	Cond	Phys.	Funct.	Sound Value
14 1.5 Story/BSMT	1870	252	0 0	0	0 %	0 %	
24 Frame Shed	1870	336	0 0	0	0 %	0 %	
24 Frame Shed	1920	330	2 100	1	0 %	100 %	
22 Encl Frame Porch	1870	48	0 0	0	0 %	0 %	
					%	%	
					%	%	
					%	%	
					%	%	
					%	%	
					%	%	
					%	%	

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

SHED 11X30

SHED22

24.0'

14.0'

12.0'

21.0'

1.5SF/B

1.5SF/B

17.0'

28.0'

EP

6.0'

8.0'



Map Lot U02-008

Account 1319

Location 26 HODGE STREET

Card 1 Of 1 10/05/2023

WENTWORTH, SCHUYLER A
WISCASSET ME 04578

B995P181 B4750P15

Inspection Witnessed By:

X

Date

No./Date	Description	Date Insp.

Notes:

2014-Divorce decree awarding property to husband.

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

Assessment Record

Year	Land	Buildings	Exempt	Total
2010	84,800	70,200	0	155,000
2011	84,800	70,200	0	155,000
2012	84,800	70,200	0	155,000
2013	84,800	70,200	0	155,000
2014	84,800	70,200	0	155,000
2015	84,800	70,200	0	155,000
2016	84,800	70,200	0	155,000
2017	84,800	70,200	0	155,000
2018	84,800	70,200	0	155,000
2019	84,800	70,200	0	155,000
2020	84,800	70,200	0	155,000
2021	84,800	70,200	0	155,000
2022	84,800	70,200	0	155,000
2023	106,000	87,800	0	193,800

Land Data

Front Foot	Type	Effective		Influence		Influence Codes
		Frontage	Depth	Factor	Code	
11.Regular Lot				%		1.Open Space
12.Delta Triangle				%		2.Neighborhood A
13.Nabla Triangle				%		3.Topography
14.Rear Land				%		4.Size/Shape
15.Front Foot				%		5.Access
				%		6.Restriction
				%		7.Corner/Locatio
				%		8.View/Environ
				%		9.Fract Share
				%		Acres
				%		30.Rear 20+
				%		31.Waterfront Rea
				%		32.Open Space
				%		33.RestrictEsm
				%		34.PASTURE 1
				%		35.HORTICULTURAL-
				%		36.Pasture 3
				%		37.Softwood
				%		38.Mixed Wood
				%		39.Hardwood
				%		40.Wasteland
				%		41.CAMP SITE
				%		42.Mobile Home Si
				%		43.Condo Site
				%		44.Site Improve
				%		45.CAMP SITE
				%		46.PAVING/00
Total Acreage		0.21				


WISCASSET

Map Lot U02-008

Account 1319

Location 26 HODGE STREET

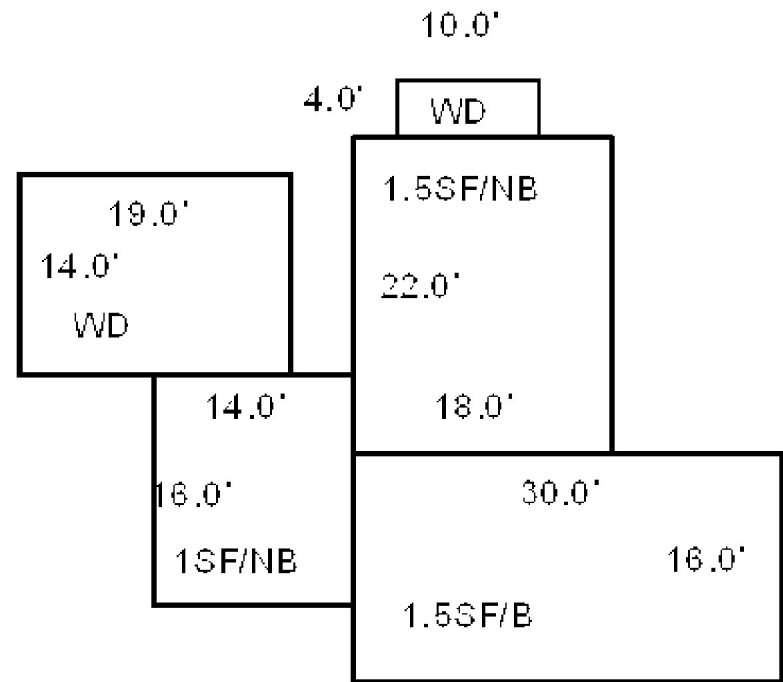
Card 1 Of 1 10/05/2023

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 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) 480
2.Slate 5.Wood 8.	2.TYPICAL 5. 8.	Condition 4 Average
3.Metal 6.Other 9.	3.Old Type 6. 9.None	1.Poor 4.Avg 7.V G
SF Masonry Trim 0	# Rooms 6	2.Fair 5.Avg+ 8.Exc
OPEN-3-CUSTOM 0	# Bedrooms 2	3.Avg- 6.Good 9.Same
OPEN-4-CUSTOM 0	# Full Baths 1	Phys. % Good 0%
Year Built 1870	# Half Baths 1	Funct. % Good 90%
Year Remodeled 0	# 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 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 3 Tenant
		1.Owner 4.Agent 7.
		2.Relative 5.Estimate 8.
		3.Tenant 6.Other 9.

Date Inspected 3/14/2007

Additions, Outbuildings & Improvements

Type	Year	Units	Grade	Cond	Phys.	Funct.	Sound Value	
4 1 & 1/2 STORY FR	1870	396	0 0	0	0 %	0 %		1.ONE STORY FRAM
1 ONE STORY	1870	224	0 0	0	0 %	0 %		2.TWO STORY FRAM
1 ONE STORY	1870	8	0 0	0	0 %	0 %		3.THREE STORY FR
68 Wood Deck	2006	40	3 90	4	0 %	100 %		4.1 & 1/2 STORY
68 Wood Deck	1992	266	2 100	4	0 %	100 %		5.1 & 3/4 STORY
					%	%		6.2 & 1/2 STORY
					%	%		21.Open Frame Por
					%	%		22.Encl Frame Por
					%	%		23.Frame Garage
					%	%		24.Frame Shed
					%	%		25.Frame Bay Wind
					%	%		26.1SFr Overhang
					%	%		27.Unfin Basement
					%	%		28.Unfinished Att
					%	%		29.Finished Attic



Map Lot U02-009

Account 1320

Location 30 HODGE STREET

Card 1 Of 1 10/05/2023

REED, DANIEL E
REED, MARY J
C BERTHA REED LIFE ESTATE
WISCASSET ME 04578

B2286P121

Inspection Witnessed By:

X

Date

No./Date	Description	Date Insp.

Notes:

'19 Per review and site visit adjust grade and condition of dwelling.

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

Assessment Record

Year	Land	Buildings	Exempt	Total
2010	85,700	67,000	10,000	142,700
2011	85,700	67,000	10,000	142,700
2012	85,700	67,000	10,000	142,700
2013	85,700	67,000	10,000	142,700
2014	85,700	67,000	10,000	142,700
2015	85,700	67,000	10,000	142,700
2016	85,700	67,000	15,000	137,700
2017	85,700	67,000	20,000	132,700
2018	85,700	67,000	20,000	132,700
2019	85,700	45,200	20,000	110,900
2020	85,700	45,200	25,000	105,900
2021	85,700	45,200	25,000	105,900
2022	85,700	45,200	24,000	106,900
2023	107,100	56,500	25,000	138,600

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
Square Foot		Square Feet				Acres
16.Regular Lot				%		30.Rear 20+
17.Secondary Site				%		31.Waterfront Rea
18.Secondary Site				%		32.Open Space
19.Condominium				%		33.RestrictEsm
20.Base Homesite				%		34.PASTURE 1
				%		35.HORTICULTURAL-
				%		36.Pasture 3
				%		37.Softwood
				%		38.Mixed Wood
				%		39.Hardwood
				%		40.Wasteland
				%		41.CAMP SITE
				%		42.Mobile Home Si
				%		43.Condo Site
				%		44.Site Improve
				%		45.CAMP SITE
				%		46.PAVING/00
Fract. Acre		Acres/Sites				
21.HS Size Adj	20	1.00	75	%	2	
22.Base Waterfron	21	0.29	100	%	0	
23.Deep WF Size A				%		
Acres				%		
24.Base Waterfron				%		
25.Shallow WF Siz				%		
26.Base Water Inf				%		
27.Influence W Si				%		
28.Rear Land 1-10				%		
29.Rear Land 11-2				%		
Total Acreage		0.29				

WISCASSET

Map Lot U02-009

Account 1320

Location 30 HODGE STREET

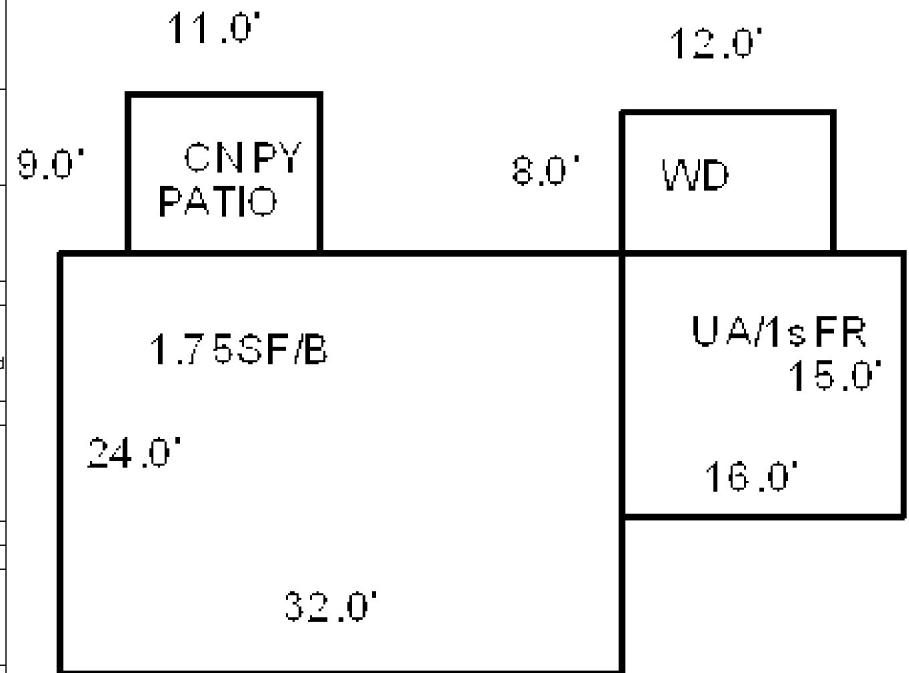
Card 1 Of 1 10/05/2023

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 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 3 Capped Only
2.2 5.1.75 8.	1.Refrig 4.W&C Air 7.	1.Full 4.Minimal 7.
3.3 6.2.5 9.	2.Evapor 5. 8.	2.Heavy 5.Unknown 8.
Exterior Walls 8 ALUM/VINYL	3.H Pump 6. 9.None	3.Capped 6. 9.None
1.CLAP 5.T-111 9.OTHER	Kitchen Style 2 TYPICAL	Unfinished % 0%
2.WD SH 6.BR/STONE 10.	1.GOOD 4.Obsolete 7.	Grade & Factor 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 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 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 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 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 11/27/2006

Additions, Outbuildings & Improvements

Type	Year	Units	Grade	Cond	Phys.	Funct.	Sound Value	
22 Encl Frame Porch	0	240	0 0	0	0 %	0 %		1.ONE STORY FRAM
28 Unfinished Attic	0	240	0 0	0	0 %	0 %		2.TWO STORY FRAM
62 Patio	1980	99	0 0	0	0 %	0 %		3.THREE STORY FR
61 Canopy	1980	99	0 0	0	0 %	0 %		4.1 & 1/2 STORY
68 Wood Deck	2006	96	0 0	0	0 %	0 %		5.1 & 3/4 STORY
					%	%		6.2 & 1/2 STORY
					%	%		21.Open Frame Por
					%	%		22.Encl Frame Por
					%	%		23.Frame Garage
					%	%		24.Frame Shed
					%	%		25.Frame Bay Wind
					%	%		26.1SFr Overhang
					%	%		27.Unfin Basement
					%	%		28.Unfinished Att
					%	%		29.Finished Attic



10/05/2023

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. Wetland
41. CAMP SITE
42. Mobile Home Si
43. Condo Site
44. Site Improve
45. CAMP SITE
46. PAVING/00

WISCASSET

Map Lot U02-010


Account 1321

Location 34 HODGE STREET

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 9 None
2.2 5.1.75 8.	1.Refrig 4.W&C Air 7.	1.Full 4.Minimal 7.
3.3 6.2.5 9.	2.Evapor 5. 8.	2.Heavy 5.Unknown 8.
Exterior Walls 2 WOOD SHINGLE	3.H Pump 6. 9.None	3.Capped 6. 9.None
1.CLAP 5.T-111 9.OTHER	Kitchen Style 2 TYPICAL	Unfinished % 0%
2.WD SH 6.BR/STONE 10.	1.GOOD 4.Obsolete 7.	Grade & Factor 3 Average 95%
3.COMP 7.NOV 11.	2.TYPICAL 5. 8.	1.E Grade 4.B Grade 7.AA+ Grad
4.ASB/ASP 8.AL/VIN 12.	3.OLD TYPE 6. 9.None	2.D Grade 5.A Grade 8.AA++Grad
Roof Surface 1 Asphalt Shingles	Bath(s) Style 2 TYPICAL	3.C Grade 6.AA Grade 9.Same
1.Asphalt 4.Composit 7.	1.GOOD 4.Obsolete 7.	SQFT (Footprint) 736
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 1900	# Half Baths 0	Funct. % Good 100%
Year Remodeled 2017	# Addn Fixtures 0	Functional Code 9 None
Foundation 2 Concrete Block	# Fireplaces 0	1.Incomp 4.SMALL 7.LAYOUT
1.Concrete 4.Wood 7.		2.O-Built 5.CDU 8.OTHER
2.C Block 5.Slab 8.		3.Defmaint 6.STYLE 9.None
3.Br/Stone 6.Piers 9.		Econ. % Good 100%
Basement 4 Full Basement		Economic Code None
1.1/4 Bmt 4.Full Bmt 7.		0.None 3.Services 9.None
2.1/2 Bmt 5.None 8.		1.Location 4.Traffic 8.
3.3/4 Bmt 6. 9.None		2.Encroach 8.Other 9.
Bsmt Gar # Cars 0		Entrance Code 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 1/27/2006

Additions, Outbuildings & Improvements

Type	Year	Units	Grade	Cond	Phys.	Funct.	Sound Value	
68 Wood Deck	2014	112	2 100	4	0 %	100 %		1.ONE STORY FRAM
24 Frame Shed	2014	96	2 100	4	0 %	100 %		2.TWO STORY FRAM
68 Wood Deck	2017	40	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

12.0'

8.0'

W/D

8.0'

14.0'

1.5SF/B

23.0'

32.0'

W/D

5.0'

8.0'

02/16/2007

Map Lot U02-011

Account 1322

Location 36 HODGE STREET

Card 1 Of 1 10/05/2023

JOHNSTON, JANE E
36 HODGE STREET
WISCASSET ME 04578

B5930P1

Previous Owner
CARVER, DOLORES M
P.O. BOX 33

EAST BOOTHBAY ME 04544
Sale Date: 9/07/2022

Previous Owner
BEANE, MARGARET E. (DEWISEE)
CARVER, DOLORES M.
C/O DOLORES M. CARVER
EAST BOOTHBAY ME 04544
Sale Date: 4/19/2010

Inspection Witnessed By:

X

Date

No./Date	Description	Date Insp.

Notes:

'16 nah replaced garage & adjust condition of dwelling.
ECO=LOC, TOWN FGR
2009-Ms. Beane passed away 10/08/08 leaving property to
Devisee, Dolores Carver.

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	1 Level		
1.Level	4.Below St	7.Steep	
2.Rolling	5.Low	8.Rough	
3.Above St	6.Swampy	9.	
Utilities	1 All Public		
1.Public	4.Dr Well	7.Cesspool	
2.Water	5.DUG/LAKE	8.	
3.Sewer	6.Septic	9.None	
Street	1 Paved		
1.Paved	4.Proposed	7.	
2.Semi Imp	5.Private	8.	
3.Gravel	6.Pub Eas	9.NoStreet	
TREE GROWTH PLAN	0		
CONSERV EASE	0		
Sale Data			
Sale Date	9/07/2022		
Price	278,000		
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	58,100	36,600	0	94,700
2011	58,100	36,600	0	94,700
2012	58,100	36,600	0	94,700
2013	58,100	36,600	0	94,700
2014	58,100	36,600	0	94,700
2015	58,100	36,600	0	94,700
2016	58,100	47,600	0	105,700
2017	58,100	47,600	0	105,700
2018	58,100	47,600	0	105,700
2019	58,100	47,600	0	105,700
2020	58,100	47,600	0	105,700
2021	58,100	47,600	0	105,700
2022	58,100	47,600	0	105,700
2023	72,600	59,500	0	132,100

Land Data

Front Foot	Type	Effective		Influence		Influence Codes
		Frontage	Depth	Factor	Code	
11.Regular Lot				%		1.Open Space
12.Delta Triangle				%		2.Neighborhood A
13.Nabla Triangle				%		3.Topography
14.Rear Land				%		4.Size/Shape
15.Front Foot				%		5.Access
				%		6.Restriction
				%		7.Corner/Locatio
				%		8.View/Environ
				%		9.Fract Share
				%		Acres
				%		30.Rear 20+
				%		31.Waterfront Rea
				%		32.Open Space
				%		33.RestrictEsm
				%		34.PASTURE 1
				%		35.HORTICULTURAL-
				%		36.Pasture 3
				%		37.Softwood
				%		38.Mixed Wood
				%		39.Hardwood
				%		40.Wasteland
				%		41.CAMP SITE
				%		42.Mobile Home Si
				%		43.Condo Site
				%		44.Site Improve
				%		45.CAMP SITE
				%		46.PAVING/00
Total Acreage		0.28				

WISCASSET

Map Lot U02-011

Account 1322

Location 36 HODGE STREET

Card 1

Of 1

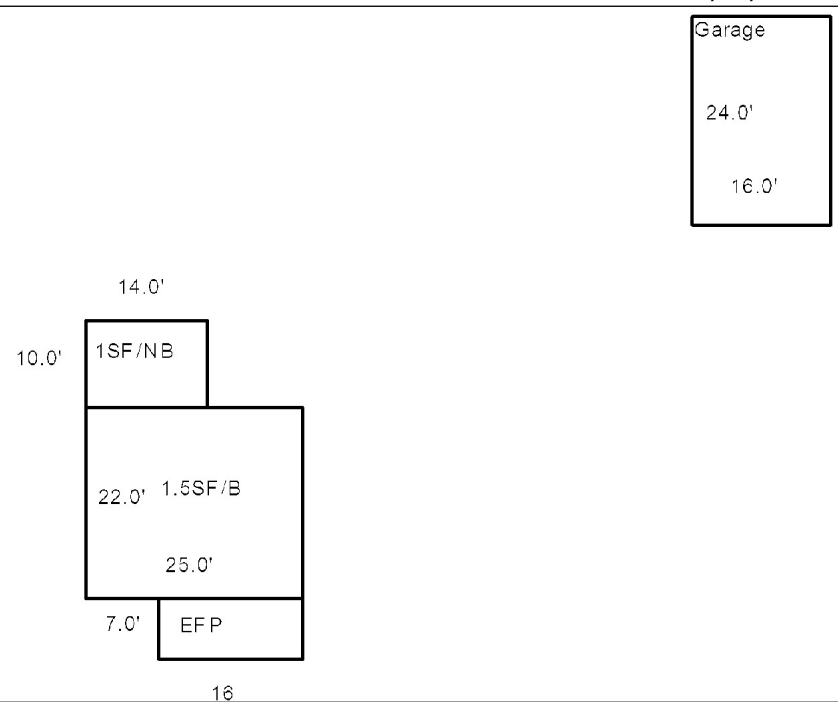
10/05/2023

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 1 Full
2.2 5.1.75 8.	1.Refrig 4.W&C Air 7.	1.Full 4.Minimal 7.
3.3 6.2.5 9.	2.Evapor 5. 8.	2.Heavy 5.Unknown 8.
Exterior Walls 2 WOOD SHINGLE	3.H Pump 6. 9.None	3.Capped 6. 9.None
1.CLAP 5.T-111 9.OTHER	Kitchen Style 3 OLD STYLE	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) 550
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 1915	# 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 75%
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 11/27/2006

Additions, Outbuildings & Improvements

Type	Year	Units	Grade	Cond	Phys.	Funct.	Sound Value	
22 Encl Frame Porch	1915	112	0 0	0	0 %	0 %		1.ONE STORY FRAM
1 ONE STORY	1915	140	0 0	0	0 %	0 %		2.TWO STORY FRAM
23 Frame Garage	2015	384	3 100	4	0 %	100 %		3.THREE STORY FR
					%	%		4.1 & 1/2 STORY
					%	%		5.1 & 3/4 STORY
					%	%		6.2 & 1/2 STORY
					%	%		21.Open Frame Por
					%	%		22.Encl Frame Por
					%	%		23.Frame Garage
					%	%		24.Frame Shed
					%	%		25.Frame Bay Wind
					%	%		26.1SFr Overhang
					%	%		27.Unfin Basement
					%	%		28.Unfinished Att
					%	%		29.Finished Attic



Map Lot U02-012

Account 1323

Location 22 SAND HILL ROAD

Card 1 Of 1 10/05/2023

STOVER, EUGENE C
WISCASSET ME 04578

B1097P100 B5020P60

Inspection Witnessed By:

X

Date

No./Date	Description	Date Insp.

Notes:

'18 no one around add wds and greenhse per permit.
ECO=LOC, TOWN FGR

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 3 Above Street		
1.Level	4.Below St	7.Steep
2.Rolling	5.Low	8.Rough
3.Above St	6.Swampy	9.
Utilities 4 Drilled Well 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	90,400	106,500	16,000	180,900
2011	90,400	106,500	16,000	180,900
2012	90,400	106,500	16,000	180,900
2013	90,400	106,500	16,000	180,900
2014	90,400	106,500	16,000	180,900
2015	90,400	106,500	16,000	180,900
2016	90,400	106,500	21,000	175,900
2017	90,400	106,500	26,000	170,900
2018	90,400	113,500	26,000	177,900
2019	90,400	113,500	26,000	177,900
2020	90,400	113,500	31,000	172,900
2021	90,400	113,500	31,000	172,900
2022	90,400	113,500	29,760	174,140
2023	113,000	141,900	31,000	223,900

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		0.72				

WISCASSET

Map Lot U02-012


Account 1323

Location 22 SAND HILL ROAD

Card 1

Of 1

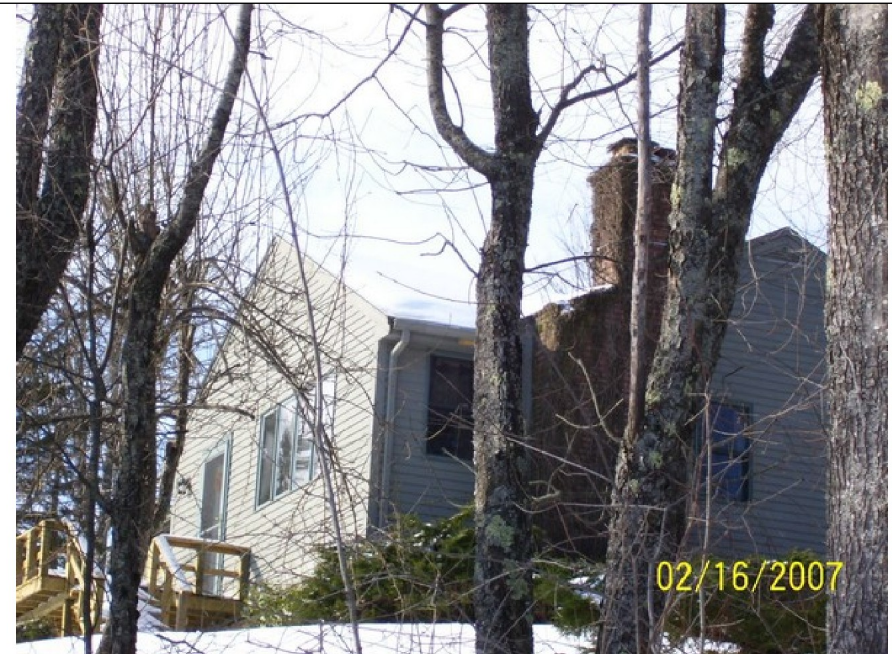
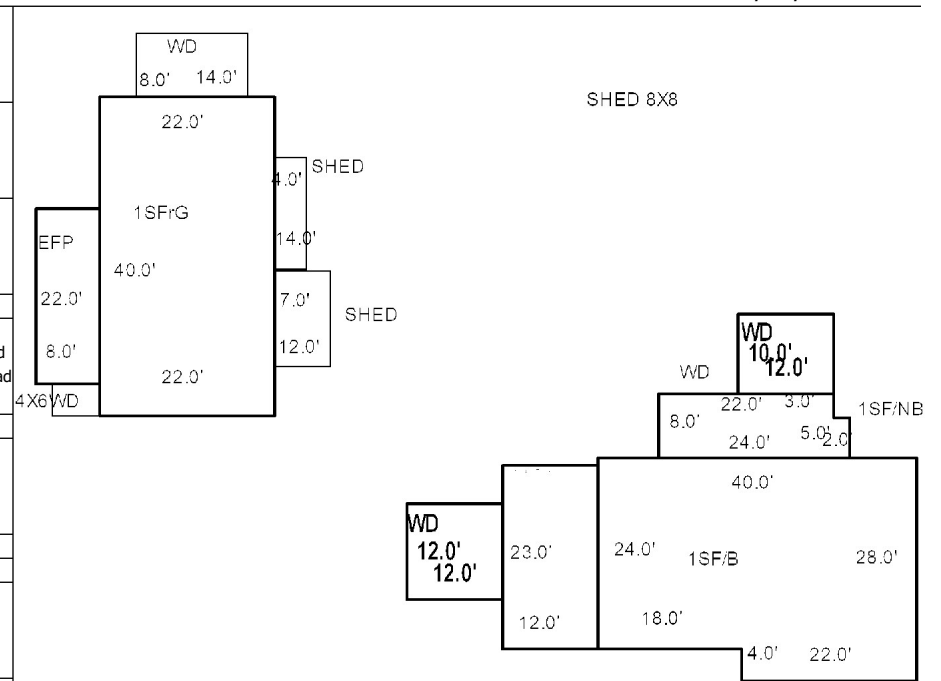
10/05/2023

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 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 2	2.HWCI 6.GravWA 10.	1.1/4 Fin 4.Full Fin 7.
Other Units 0	3.H Pump 7.Electric 11.	2.1/2 Fin 5.F/Stair 8.
Stories 1 One Story	4.Steam 8.F/Wall 12.	3.3/4 Fin 6. 9.None
1.1 4.1.5 7.	Cool Type 0% 9 None	Insulation 1 Full
2.2 5.1.75 8.	1.Refrig 4.W&C Air 7.	1.Full 4.Minimal 7.
3.3 6.2.5 9.	2.Evapor 5. 8.	2.Heavy 5.Unknown 8.
Exterior Walls 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) 1048
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 1956	# Half Baths 0	Funct. % Good 100%
Year Remodeled 0	# Addn Fixtures 1	Functional Code 9 None
Foundation 2 Concrete Block	# Fireplaces 1	1.Incomp 4.SMALL 7.LAYOUT
1.Concrete 4.Wood 7.		2.O-Built 5.CDU 8.OTHER
2.C Block 5.Slab 8.		3.Defmaint 6.STYLE 9.None
3.Br/Stone 6.Piers 9.		Econ. % Good 75%
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 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 11/27/2006

Additions, Outbuildings & Improvements

Type	Year	Units	Grade	Cond	Phys.	Funct.	Sound Value
1 ONE STORY	1970	186	0 0	0	0 %	0 %	
1 ONE STORY	1970	276	0 0	6	0 %	100 %	
91 1S AD/GAR.....	1970	880	0 0	0	0 %	0 %	
22 Encl Frame Porch	1970	176	0 0	0	0 %	0 %	
68 Wood Deck	1970	24	0 0	0	0 %	0 %	
24 Frame Shed	1970	112	2 100	3	0 %	100 %	
24 Frame Shed	1970	56	2 100	3	0 %	100 %	
24 Frame Shed	1970	84	1 100	3	0 %	100 %	
68 Wood Deck	2017	144	3 100	4	0 %	100 %	
68 Wood Deck	2017	120	3 100	4	0 %	100 %	



Map Lot U02-013

Account 1324

Location 42 HODGE STREET

Card 1 Of 1 10/05/2023

WISCASSET, TOWN OF
WISCASSET ME 04578

B950P100

Inspection Witnessed By:

X

Date

No./Date	Description	Date Insp.

Notes:

WISCASSET

Property Data

Neighborhood 101 VILLAGE		
Tree Growth Year 0		
FARM LAND YEAR 0		
OPEN SPACE YEAR 0		
Zone/Land Use 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		
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	68,800	488,500	557,300	0
2011	68,800	488,500	557,300	0
2012	68,800	488,500	557,300	0
2013	68,800	488,500	557,300	0
2014	68,800	488,500	557,300	0
2015	68,800	488,500	557,300	0
2016	68,800	488,500	557,300	0
2017	68,800	488,500	557,300	0
2018	68,800	488,500	557,300	0
2019	68,800	488,500	557,300	0
2020	68,800	488,500	557,300	0
2021	68,800	488,500	557,300	0
2022	68,800	488,500	557,300	0
2023	86,000	521,800	607,800	0

Land Data

Front Foot	Type	Effective		Influence		Influence Codes
		Frontage	Depth	Factor	Code	
11.Regular Lot				%		1.Open Space
12.Delta Triangle				%		2.Neighborhood A
13.Nabla Triangle				%		3.Topography
14.Rear Land				%		4.Size/Shape
15.Front Foot				%		5.Access
				%		6.Restriction
				%		7.Corner/Locatio
				%		8.View/Environ
				%		9.Fract Share
				%		Acres
				%		30.Rear 20+
				%		31.Waterfront Rea
				%		32.Open Space
				%		33.RestrictEsm
				%		34.PASTURE 1
				%		35.HORTICULTURAL-
				%		36.Pasture 3
				%		37.Softwood
				%		38.Mixed Wood
				%		39.Hardwood
				%		40.Wasteland
				%		41.CAMP SITE
				%		42.Mobile Home Si
				%		43.Condo Site
				%		44.Site Improve
				%		45.CAMP SITE
				%		46.PAVING/00
Total Acreage		2.38				

WISCASSET

Map Lot U02-013


Account 1324

Location 42 HODGE STREET

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 1 Interior Inspect
Wet Basement		1.Interior 4.Vacant 7.
1.Dry 4. 7.		2.Refusal 5.Estimate 8.
2.Damp 5. 8.		3.Informed 6. 9.
3.Wet 6. 9.		Information Code 4 Agent
		1.Owner 4.Agent 7.
		2.Relative 5.Estimate 8.
		3.Tenant 6.Other 9.

Date Inspected 11/28/2006

Additions, Outbuildings & Improvements

Type	Year	Units	Grade	Cond	Phys.	Funct.	Sound Value
229 GARAGE MAS	1972	7242	3 100	4	0 %	100 %	
312 QUONSET	1987	10720	3 100	4	0 %	100 %	
24 Frame Shed	1960	396	2 100	4	0 %	100 %	
24 Frame Shed	1980	804	4 100	3	0 %	100 %	
271 OFFICE MEZZ	1972	918	3 100	4	0 %	100 %	
23 Frame Garage	1960	832	3 100	4	0 %	100 %	
					%	%	
					%	%	
					%	%	
					%	%	
					%	%	

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

51.0'
TOWN GARAGE
BRICK VENEER
142.0'

SALT SHED 17X21

GARAGE 24X32

LEAN TO SHED 10X14

ALUM GEODESIC HALF DOME 32' DIAMETER 804C

80.0'
QUONSET HUT
SAND SHED
134.0'



WISCASSET

Map Lot U02-014


Account 1325

Location 50 HODGE STREET

Card 1

Of 1

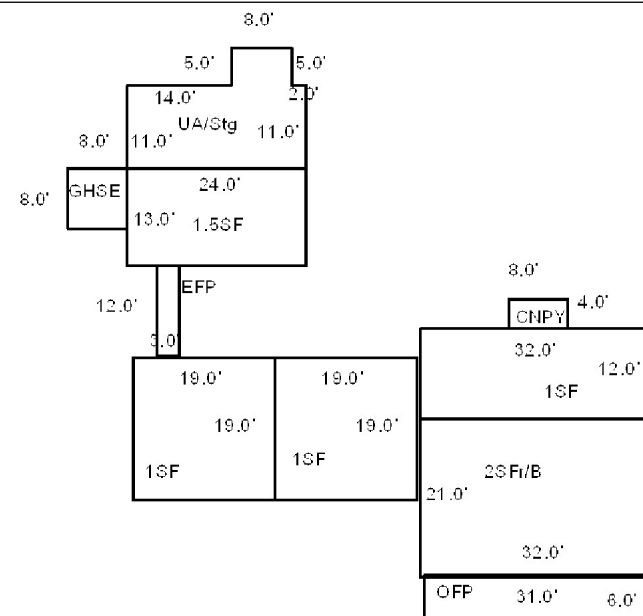
10/05/2023

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 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.FI/Stair 8.		
Stories 2 Two Story			4.Steam 8.FI/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) 672		
2.Slate	5.Wood	8.	2.TYPICAL 5. 8.			Condition 4 Average		
3.Metal	6.Other	9.	3.Old Type 6. 9.None			1.Poor 4.Avg 7.V G		
SF Masonry Trim 0			# Rooms 7			2.Fair 5.Avg+ 8.Exc		
OPEN-3-CUSTOM 0			# Bedrooms 4			3.Avg- 6.Good 9.Same		
OPEN-4-CUSTOM 0			# Full Baths 1			Phys. % Good 0%		
Year Built 1840			# Half Baths 1			Funct. % Good 100%		
Year Remodeled 2001			# Adn Fixtures 1			Functional Code 9 None		
Foundation 3 Brick &/or Stone			# Fireplaces 0			1.Incomp 4.SMALL 7.LAYOUT		
1.Concrete	4.Wood	7.	<div><p>TRIO Software A Division of Harris Computer Systems</p></div>			2.O-Built 5.CDU 8.OTHER		
2.C Block	5.Slab	8.				3.Defmaint 6.STYLE 9.None		
3.Br/Stone	6.Piers	9.				Econ. % Good 75%		
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 3 Information Only		
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					

Date Inspected 11/27/2006

Additions, Outbuildings & Improvements

Type	Year	Units	Grade	Cond	Phys.	Funct.	Sound Value
1 ONE STORY	1840	361	0 0	0	0 %	0 %	
1 ONE STORY	1996	384	3 100	4	0 %	100 %	
21 Open Frame	1840	186	0 0	0	0 %	0 %	
77 1.50 ST	1997	312	3 100	4	0 %	100 %	
23 Frame Garage	1940	280	2 100	1	0 %	100 %	
1 ONE STORY	2002	361	3 100	4	0 %	100 %	
1 ONE STORY	2002	36	3 100	4	0 %	100 %	
38 UA/Fr/B	1997	304	0 0	0	0 %	0 %	
24 Frame Shed	1997	304	0 0	0	0 %	0 %	
					%	%	



GARAGE 14X20



Map Lot U02-015			Account 1326			Location 5 EVERGREEN STREET			Card 1		Of 1		10/05/2023		
WEST, DION B WISCASSET ME 04578						Property Data			Assessment Record						
						Neighborhood 101 VILLAGE			Year	Land	Buildings	Exempt	Total		
						Tree Growth Year 0			2010	57,000	68,700	0	125,700		
						FARM LAND YEAR 0			2011	57,000	68,700	0	125,700		
						OPEN SPACE YEAR 0			2012	57,000	80,600	0	137,600		
						Zone/Land Use 16 RESIDENTIAL			2013	57,000	80,600	0	137,600		
						Secondary Zone			2014	57,000	80,600	0	137,600		
									2015	57,000	82,500	0	139,500		
						Topography 1 Level			2016	57,000	88,000	0	145,000		
						1.Level 4.Below St 7.Steep 2.Rolling 5.Low 8.Rough 3.Above St 6.Swampy 9.			2017	57,000	88,000	0	145,000		
									2018	57,000	88,000	0	145,000		
									2019	57,000	88,000	0	145,000		
						Utilities 1 All Public			2020	57,000	88,000	0	145,000		
						1.Public 4.Dr Well 7.Cesspool 2.Water 5.DUG/LAKE 8. 3.Sewer 6.Septic 9.None			2021	57,000	88,000	0	145,000		
									2022	57,000	88,000	0	145,000		
									2023	71,200	130,300	0	201,500		
						Inspection Witnessed By: <									

WISCASSET

Map Lot U02-015

Account 1326

Location 5 EVERGREEN STREET

Card 1

Of 1

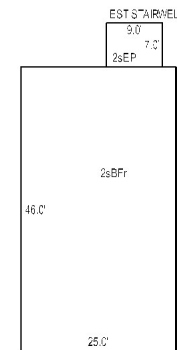
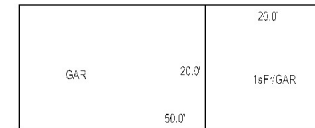
10/05/2023

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 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 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) 1150
2.Slate 5.Wood 8.	2.TYPICAL 5. 8.	Condition 8 Excellent
3.Metal 6.Other 9.	3.Old Type 6. 9.None	1.Poor 4.Avg 7.V G
SF Masonry Trim 0	# Rooms 6	2.Fair 5.Avg+ 8.Exc
OPEN-3-CUSTOM 0	# Bedrooms 4	3.Avg- 6.Good 9.Same
OPEN-4-CUSTOM 0	# Full Baths 2	Phys. % Good 0%
Year Built 1840	# Half Baths 0	Funct. % Good 50%
Year Remodeled 2011	# Addn Fixtures 0	Functional Code 1 Incomplete
Foundation 1 Concrete	# Fireplaces 0	1.Incomp 4.SMALL 7.LAYOUT
1.Concrete 4.Wood 7.		2.O-Built 5.CDU 8.OTHER
2.C Block 5.Slab 8.		3.Defmaint 6.STYLE 9.None
3.Br/Stone 6.Piers 9.		Econ. % Good 100%
Basement 4 Full Basement		Economic Code None
1.1/4 Bmt 4.Full Bmt 7.		0.None 3.Services 9.None
2.1/2 Bmt 5.None 8.		1.Location 4.Traffic 8.
3.3/4 Bmt 6. 9.None		2.Encroach 8.Other 9.
Bsmt Gar # Cars 0		Entrance Code 5 Estimated
Wet Basement 1 Dry Basement		1.Interior 4.Vacant 7.
1.Dry 4. 7.		2.Refusal 5.Estimate 8.
2.Damp 5. 8.		3.Informed 6. 9.
3.Wet 6. 9.		Information Code 3 Tenant
		1.Owner 4.Agent 7.
		2.Relative 5.Estimate 8.
		3.Tenant 6.Other 9.

Date Inspected 6/07/2010

Additions, Outbuildings & Improvements

Type	Year	Units	Grade	Cond	Phys.	Funct.	Sound Value	
23 Frame Garage	2007	600	3 100	5	0 %	90 %		1.ONE STORY FRAM
91 1S AD/GAR.....	2007	400	3 100	5	0 %	75 %		2.TWO STORY FRAM
42 2S Encl Fr Porch	2022	63	0 0	4	0 %	100 %		3.THREE STORY FR
					%	%		4.1 & 1/2 STORY
					%	%		5.1 & 3/4 STORY
					%	%		6.2 & 1/2 STORY
					%	%		21.Open Frame Por
					%	%		22.Encl Frame Por
					%	%		23.Frame Garage
					%	%		24.Frame Shed
					%	%		25.Frame Bay Wind
					%	%		26.1SFr Overhang
					%	%		27.Unfin Basement
					%	%		28.Unfinished Att
					%	%		29.Finished Attic



Map Lot		U02-016	Account	1327	Location	56 HODGE STREET		Card	1	Of	1	10/05/2023			
SAWYER, JOHN E STEHLE, MARGAERT PALMER 56 HODGE STREET WISCASSET ME 04578					Property Data		Assessment Record								
					Neighborhood 101 VILLAGE			Year	Land	Buildings	Exempt	Total			
					Tree Growth Year 0			2010	57,000	20,200	10,000	67,200			
					FARM LAND YEAR 0			2011	57,000	20,200	10,000	67,200			
					OPEN SPACE YEAR 0			2012	57,000	20,200	10,000	67,200			
B5763P108					Zone/Land Use 16 RESIDENTIAL		2013	57,000	20,200	10,000	67,200				
Previous Owner WEST, DION B 12 BLAGDON RIDGE ROAD					Secondary Zone		2014	57,000	20,200	10,000	67,200				
							2015	57,000	20,200	0	77,200				
WISCASSET ME 04578					Topography 3 Above Street		2016	57,000	20,200	0	77,200				
Sale Date: 8/20/2021					1.Level 4.Below St 7.Steep 2.Rolling 5.Low 8.Rough 3.Above St 6.Swampy 9.		2017	57,000	20,200	0	77,200				
Previous Owner REED, MATTHEW R. T/C C/O DION B. WEST 12 BLAGDON RIDGE ROAD WISCASSET ME 04578 Sale Date: 8/18/2017							2018	57,000	0	0	57,000				
							Utilities 1 All Public		2019	57,000	0	0	57,000		
					Previous Owner REED, MATTHEW T/C REED, SUZANNE B. C/O MATTHEW REED WISCASSET ME 04578 Sale Date: 3/22/2016					1.Public 4.Dr Well 7.Cesspool 2.Water 5.DUG/LAKE 8. 3.Sewer 6.Septic 9.None		2020	57,000	0	0
Street 1 Paved		2021	57,000	0						0	57,000				
1.Paved 4.Proposed 7. 2.Semi Imp 5.Private 8. 3.Gravel 6.Pub Eas 9.NoStreet		2022	57,000	137,800						0	194,800				
		TREE GROWTH PLAN 0		2023	71,200	172,200	0	243,400							
		CONSERV EASE 0		Land Data											
Inspection Witnessed By:					Front Foot		Type	Effective		Influence		Influence Codes			
								Frontage	Depth	Factor	Code				
								11.Regular Lot			%			1.Open Space	
								12.Delta Triangle			%			2.Neighborhood A	
								13.Nabla Triangle			%			3.Topography	
X					Square Foot			Square Feet				4.Size/Shape			
								14.Rear Land			%			5.Access	
								15.Front Foot			%			6.Restriction	
											%			7.Corner/Locatio	
											%			8.View/Environ	
Notes:					Fract. Acre		20	Acreage/Sites				9.Fract Share Acres			
								21		1.00	50		%	2	30.Rear 20+
								22.Base Waterfron		0.18	100		%	0	31.Waterfront Rea
								23.Deep WF Size A Acres			%			32.Open Space	
								24.Base Waterfron			%			33.RestrictEsm	
7/15/22 W/MRS M&L NEW HSE +MVR '18 per further review house being torn down no value 2018 taxes. '18 per interior & exterior review this building appears to be a possible tear down. Foundation issues, ceilings collapsing etc. Overvalued 2006-DIVORCE JUDGMENT STATES PROPERTY IS SET ASIDE AS TENANTS IN COMMON. 2007-Equal land swap with Lot #15 - now 45' frontage. WISCASSET REED, Jr. passed away 9/17/14 leaving property to son, Matthew Reed					Acres							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			
								25.Shallow WF Siz			%				
								26.Base Water Inf			%				
								27.Influence W Si			%				
								28.Rear Land 1-10			%				
WISCASSET					Total Acreage			0.18							

WISCASSET

Map Lot U02-016


Account 1327

Location 56 HODGE STREET

Card 1

Of 1

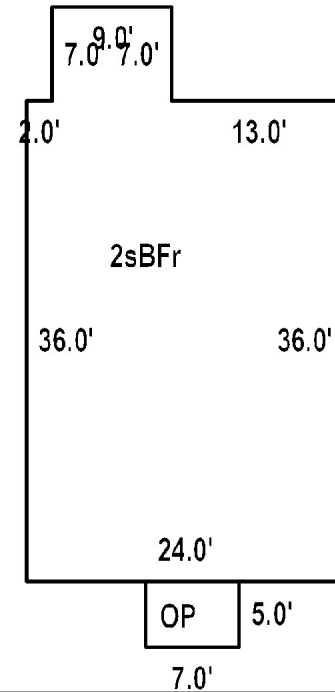
10/05/2023

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% 3 Heat Pump	3. 6. 9.
4.Cape 8.Log 12.Cot.	1.HWBB 5.FWA 9.No Heat	Attic 9 None
Dwelling Units 1	2.HWCI 6.GravWA 10.	1.1/4 Fin 4.Full Fin 7.
Other Units 0	3.H Pump 7.Electric 11.	2.1/2 Fin 5.F/Stair 8.
Stories 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 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) 927
2.Slate 5.Wood 8.	2.TYPICAL 5. 8.	Condition 4 Average
3.Metal 6.Other 9.	3.Old Type 6. 9.None	1.Poor 4.Avg 7.V G
SF Masonry Trim 0	# Rooms 0	2.Fair 5.Avg+ 8.Exc
OPEN-3-CUSTOM 0	# Bedrooms 3	3.Avg- 6.Good 9.Same
OPEN-4-CUSTOM 0	# Full Baths 2	Phys. % Good 0%
Year Built 2021	# 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 3/21/2007

Additions, Outbuildings & Improvements

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



Property Data			Assessment Record						
Neighborhood 101 VILLAGE			Year	Land	Buildings	Exempt	Total		
			2010	91,400	69,300	10,000	150,700		
Tree Growth Year 0			2011	91,400	69,300	10,000	150,700		
FARM LAND YEAR 0			2012	91,400	69,300	10,000	150,700		
OPEN SPACE YEAR 0			2013	91,400	69,300	10,000	150,700		
Zone/Land Use 16 RESIDENTIAL			2014	91,400	69,300	10,000	150,700		
Secondary Zone			2015	91,400	69,300	10,000	150,700		
			2016	91,400	69,300	15,000	145,700		
Topography 2 Rolling			2017	91,400	69,300	20,000	140,700		
1.Level	4.Below St	7.Steep	2018	91,400	69,300	20,000	140,700		
2.Rolling	5.Low	8.Rough	2019	91,400	69,300	20,000	140,700		
3.Above St	6.Swampy	9.	2020	91,400	69,300	25,000	135,700		
Utilities 1 All Public			2021	91,400	69,300	25,000	135,700		
1.Public	4.Dr Well	7.Cesspool	2022	91,400	69,300	24,000	136,700		
2.Water	5.DUG/LAKE	8.	2023	114,300	86,600	25,000	175,900		
3.Sewer	6.Septic	9.None	Land Data					Influence Codes 1.Open Space 2.Neighborhood A 3.Topography 4.Size/Shape 5.Access 6.Restriction 7.Corner/Locatio 8.View/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	
Street 1 Paved									
1.Paved	4.Proposed	7.	Front Foot	Type	Effective		Influence		
2.Semi Imp	5.Private	8.			Frontage	Depth	Factor		Code
3.Gravel	6.Pub Eas	9.NoStreet					%		
TREE GROWTH PLAN 0					11.Regular Lot		%		
CONSERV EASE 0					12.Delta Triangle		%		
Sale Data					13.Nabla Triangle		%		
					14.Rear Land		%		
Sale Date	11/01/1995				15.Front Foot		%		
Price	72,500				%				
Sale Type	2 Land & Buildings		Square Foot		Square Feet				
1.Land	4.Mobile	7.				%			
2.L & B	5.Other	8.				%			
3.Building	6.	9.				%			
Financing 9 Unknown						%			
1.Convent	4.Seller	7.				%			
2.FHA/VA	5.Private	8.				%			
3.Assumed	6.Cash	9.Unknown				%			
Validity	1 Arms Length Sale		Fract. Acre		Acreage/Sites				
1.Valid	4.Split	7.Renovate			20	1.00	75 %	2	
2.Related	5.Partial	8.Other			21	0.81	100 %	0	
3.Distress	6.Exempt	9.Foreclose					%		
Verified 5 Public Record							%		
							%		
1.Buyer	4.Agent	7.Family					%		
2.Seller	5.Pub Rec	8.Other					%		
3.Lender	6.MLS	9.			%				
			Total Acreage 0.81						

WISCASSET

Map Lot U02-017

Account 1328

Location 26 HOOPER STREET

Card 1

Of 1

10/05/2023

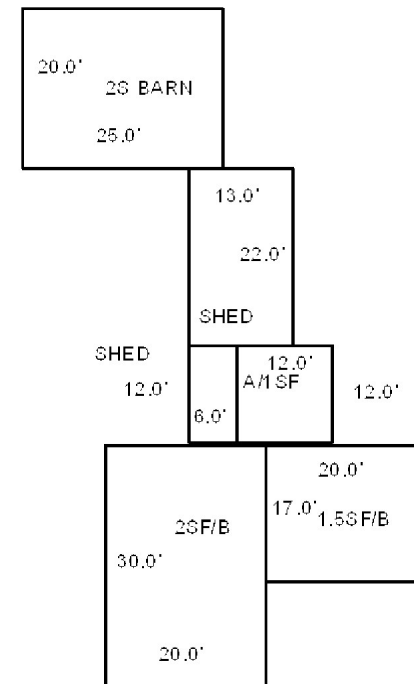
Building Style 1 Conventional	SF Bsmt Living 0	Layout 1 Typical
1.Conv. 5.Colonial 9.Other	Fin Bsmt Grade 0 0	1.Typical 4. 7.
2.Ranch 6.Split 10.Double	HEARTH 0	2.Inadeq 5. 8.
3.R Ranch 7.Mod/Cont 11.Multi	Heat Type 100% 5 Forced Warm Air	3. 6. 9.
4.Cape 8.Log 12.Cot.	1.HWBB 5.FWA 9.No Heat	Attic 9 None
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 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 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) 600
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 1860	# Half Baths 1	Funct. % Good 90%
Year Remodeled 0	# Addn Fixtures 0	Functional Code 9 None
Foundation 3 Brick &/or Stone	# Fireplaces 0	1.Incomp 4.SMALL 7.LAYOUT
1.Concrete 4.Wood 7.		2.O-Built 5.CDU 8.OTHER
2.C Block 5.Slab 8.		3.Defmaint 6.STYLE 9.None
3.Br/Stone 6.Piers 9.		Econ. % Good 100%
Basement 3 3/4 Basement		Economic Code None
1.1/4 Bmt 4.Full Bmt 7.		0.None 3.Services 9.None
2.1/2 Bmt 5.None 8.		1.Location 4.Traffic 8.
3.3/4 Bmt 6. 9.None		2.Encroach 8.Other 9.
Bsmt Gar # Cars 0		Entrance Code 5 Estimated
Wet Basement 3 Wet Basement		1.Interior 4.Vacant 7.
1.Dry 4. 7.		2.Refusal 5.Estimate 8.
2.Damp 5. 8.		3.Informed 6. 9.
3.Wet 6. 9.		Information Code 5 Estimate
		1.Owner 4.Agent 7.
		2.Relative 5.Estimate 8.
		3.Tenant 6.Other 9.

Date Inspected 11/28/2006

Additions, Outbuildings & Improvements

Type	Year	Units	Grade	Cond	Phys.	Funct.	Sound Value
14 1.5 Story/BSMT	1860	340	0 0	0	0 %	0 %	
1 ONE STORY	1860	144	0 0	0	0 %	100 %	
29 Finished Attic	1860	144	0 0	0	0 %	100 %	
159 2.00 ST	1860	500	0 0	0	0 %	0 %	
24 Frame Shed	1860	294	0 0	0	0 %	0 %	
24 Frame Shed	1860	72	0 0	0	0 %	0 %	
					%	%	
					%	%	
					%	%	
					%	%	
					%	%	

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



SAWYER, BETTY J
WISCASSET ME 04578

B1292P237 B4473P101

Previous Owner
SAWYER, NORMAN L.

20 HOOPER STREET
WISCASSET ME 04578
Sale Date: 12/20/2011

Inspection Witnessed By:

X

Date

No./Date	Description	Date Insp.

Notes:

2004-NEW HOUSE AND GARAGE

2012-Deed creating joint tenancy recorded.

2014-Norman passed away 6/23/14 leaving property to joint tenant Betty.

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		1 Level	
1.Level		4.Below St	
2.Rolling		5.Low	
3.Above St		6.Swampy	
7.Steep		8.Rough	
9.			
Utilities		1 All Public	
1.Public		4.Dr Well	
2.Water		5.DUG/LAKE	
3.Sewer		6.Septic	
7.Cesspool		8.	
9.None			
Street		1 Paved	
1.Paved		4.Proposed	
2.Semi Imp		5.Private	
3.Gravel		6.Pub Eas	
7.		8.	
9.NoStreet			
TREE GROWTH PLAN		0	
CONSERV EASE		0	
Sale Data			
Sale Date		12/20/2011	
Price			
Sale Type		2 Land & Buildings	
1.Land		4.Mobile	
2.L & B		5.Other	
3.Building		6.	
7.		9.	
Financing		9 Unknown	
1.Convent		4.Seller	
2.FHA/VA		5.Private	
3.Assumed		6.Cash	
7.		9.Unknown	
Validity		2 Related Parties	
1.Valid		4.Split	
2.Related		5.Partial	
3.Distress		6.Exempt	
7.Renovate		8.Other	
9.Foreclose			
Verified		5 Public Record	
1.Buyer		4.Agent	
2.Seller		5.Pub Rec	
3.Lender		6.MLS	
7.Family		8.Other	
9.			

Assessment Record

Year	Land	Buildings	Exempt	Total
2010	89,000	166,700	16,000	239,700
2011	89,000	166,700	16,000	239,700
2012	89,000	166,700	16,000	239,700
2013	89,000	166,700	16,000	239,700
2014	89,000	166,700	16,000	239,700
2015	89,000	166,700	16,000	239,700
2016	89,000	166,700	21,000	234,700
2017	89,000	166,700	26,000	229,700
2018	89,000	166,700	26,000	229,700
2019	89,000	166,700	26,000	229,700
2020	89,000	166,700	31,000	224,700
2021	89,000	166,700	31,000	224,700
2022	89,000	166,700	29,760	225,940
2023	111,200	208,400	31,000	288,600

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	
Square Foot		Square Feet				8.View/Environ	
	16.Regular Lot			%		9.Fract Share	
	17.Secondary Site			%		Acres	
	18.Secondary Site			%		30.Rear 20+	
	19.Condominium			%		31.Waterfront Rea	
	20.Base Homesite			%		32.Open Space	
				%		33.RestrictEsm	
				%		34.PASTURE 1	
Fract. Acre		Acreage/Sites				35.HORTICULTURAL-	
	21.HS Size Adj	20	1.00	75	%	2	36.Pasture 3
	22.Base Waterfront	21	0.59	100	%	0	37.Softwood
	23.Deep WF Size A				%		38.Mixed Wood
	Acres				%		39.Hardwood
	24.Base Waterfront				%		40.Wasteland
	25.Shallow WF Siz				%		41.CAMP SITE
	26.Base Water Inf				%		42.Mobile Home Si
	27.Influence W Si				%		43.Condo Site
	28.Rear Land 1-10				%		44.Site Improve
29.Rear Land 11-2				%		45.CAMP SITE	
		Total Acreage		0.59		46.PAVING/00	

WISCASSET

Map Lot U02-017-A


Account 1329

Location 20 HOOPER STREET

Card 1

Of 1

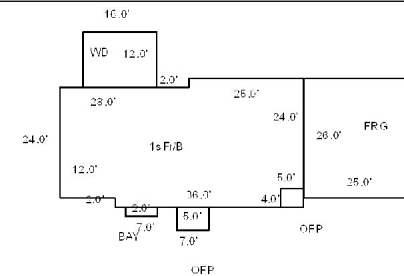
10/05/2023

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 9			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.FI/Wall	12.	3.3/4 Fin 6. 9.None		
1.1	4.1.5	7.	Cool Type 100% 9 None			Insulation 1 Full		
2.2	5.1.75	8.	1.Refrig	4.W&C Air	7.	1.Full 4.Minimal 7.		
3.3	6.2.5	9.	2.Evapor	5.	8.	2.Heavy 5.Unknown 8.		
Exterior Walls 8 ALUM/VINYL			3.H Pump	6.	9.None	3.Capped 6. 9.None		
1.CLAP	5.T-111	9.OTHER	Kitchen Style 2 TYPICAL			Unfinished % 0%		
2.WD SH	6.BR/STONE	10.	1.GOOD	4.Obsolete	7.	Grade & Factor 4 Good 95%		
3.COMP	7.NOV	11.	2.TYPICAL	5.	8.	1.E Grade 4.B Grade 7.AA+ Grad		
4.ASB/ASP	8.AL/VIN	12.	3.OLD TYPE	6.	9.None	2.D Grade 5.A Grade 8.AA++Grad		
Roof Surface 1 Asphalt Shingles			Bath(s) Style 2 TYPICAL			3.C Grade 6.AA Grade 9.Same		
1.Asphalt	4.Composit	7.	1.GOOD	4.Obsolete	7.	SQFT (Footprint) 1384		
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 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 2003			# 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.C Block	5.Slab	8.						
3.Br/Stone	6.Piers	9.						
Basement 4 Full Basement								
1.1/4 Bmt	4.Full Bmt	7.						
2.1/2 Bmt	5.None	8.						
3.3/4 Bmt	6.	9.None						
Bsmt Gar # Cars 1								
Wet Basement 1 Dry Basement								
1.Dry	4.	7.						
2.Damp	5.	8.						
3.Wet	6.	9.						
Econ. % Good 100%						Economic Code None		
0.None						3.Services 9.None		
1.Location						4.Traffic 8.		
2.Encroach						8.Other 9.		
Entrance Code 1 Interior Inspect								
1.Interior						4.Vacant 7.		
2.Refusal						5.Estimate 8.		
3.Informed						6. 9.		
Information Code 1 Owner								

Date Inspected 2/17/2007

Additions, Outbuildings & Improvements

Type	Year	Units	Grade	Cond	Phys.	Funct.	Sound Value	
23 Frame Garage	2003	650	3 105	4	0 %	100 %		2.TWO STORY FRAM
21 Open Frame	2003	35	3 105	4	0 %	100 %		3.THREE STORY FR
21 Open Frame	2003	20	3 105	4	0 %	100 %		4.1 & 1/2 STORY
68 Wood Deck	2006	192	0 0	0	0 %	0 %		5.1 & 3/4 STORY
35 1S BAY	2003	14	0 0	0	0 %	0 %		6.2 & 1/2 STORY
						%	%	21.Open Frame Por
						%	%	22.Encl Frame Por
						%	%	23.Frame Garage
						%	%	24.Frame Shed
						%	%	25.Frame Bay Wind
						%	%	26.1SFr Overhang
						%	%	27.Unfin Basement
						%	%	28.Unfinished Att
						%	%	29.Finished Attic



Map Lot U02-018

Account 1330

Location 30 HOOPER STREET

Card 1 Of 1 10/05/2023

SULLIVAN, ANDREW V J/T
SULLIVAN, ALICE
CHUGIAK AK 99567 6233

B4295P133

Previous Owner
SULLIVAN, KENNETH L.
SULLIVAN, BARBARA
C/O ANDREW V. & ALICE B. SULLIVAN
CHUGIAK AK 99567 6233
Sale Date: 7/09/2010

Inspection Witnessed By:

X

Date

No./Date	Description	Date Insp.

Notes:

7/2010-Previous owner: Kenneth & Barbara Sullivan Bk2546 Pg33.

WISCASSET

Property Data			Assessment Record						
Neighborhood 101 VILLAGE			Year	Land	Buildings	Exempt	Total		
			2010	94,100	175,000	16,000	253,100		
Tree Growth Year 0			2011	94,100	175,000	0	269,100		
FARM LAND YEAR 0			2012	94,100	175,000	0	269,100		
OPEN SPACE YEAR 0			2013	94,100	175,000	0	269,100		
Zone/Land Use 16 RESIDENTIAL			2014	94,100	175,000	0	269,100		
Secondary Zone			2015	94,100	175,000	0	269,100		
			2016	94,100	175,000	0	269,100		
Topography 2 Rolling			2017	94,100	175,000	0	269,100		
1.Level	4.Below St	7.Steep	2018	94,100	175,000	0	269,100		
2.Rolling	5.Low	8.Rough	2019	94,100	175,000	0	269,100		
3.Above St	6.Swampy	9.		94,100	175,000	0	269,100		
Utilities 1 All Public			2020	94,100	175,000	0	269,100		
1.Public	4.Dr Well	7.Cesspool	2021	94,100	175,000	0	269,100		
2.Water	5.DUG/LAKE	8.	2022	94,100	175,000	0	269,100		
3.Sewer	6.Septic	9.None	2023	117,700	218,700	0	336,400		
Street 1 Paved			Land Data						
1.Paved	4.Proposed	7.							
2.Semi Imp	5.Private	8.	Front Foot						
3.Gravel	6.Pub Eas	9.NoStreet							
TREE GROWTH PLAN 0			11.Regular Lot 12.Delta Triangle 13.Nabla Triangle 14.Rear Land 15.Front Foot	Type	Effective		Influence		Influence Codes
CONSERV EASE 0					Frontage	Depth	Factor	Code	
Sale Data							%		
							%		
							%		
					%				
Sale Date 7/09/2010					%				
Price 270,000					%				
Sale Type 2 Land & Buildings			Square Foot		Square Feet				30.Rear 20+ 31.Waterfront Rea 32.Open Space 33.RestrictEsm 34.PASTURE 1 35.HORTICULTURAL- 36.Pasture 3 37.Softwood 38.Mixed Wood 39.Hardwood 40.Wasteland 41.CAMP SITE 42.Mobile Home Si 43.Condo Site 44.Site Improveve 45.CAMP SITE
1.Land							%		
2.L & B					%				
3.Building					%				
Financing 9 Unknown					%				
1.Convent					%				
2.FHA/VA					%				
3.Assumed					%				
Validity 1 Arms Length Sale			Fract. Acre		Acreage/Sites				
1.Valid					20	1.00	75 %	2	
2.Related					21	1.00	100 %	0	
3.Distress					28	0.31	100 %	0	
Verified 5 Public Record			Acres				%		
1.Buyer							%		
2.Seller							%		
3.Lender							%		
							%		
			Total Acreage 1.31						

WISCASSET

Map Lot U02-018



Account 1330

Location 30 HOOPER STREET

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% 1 Hot Water BB	3. 6. 9.
4.Cape 8.Log 12.Cot.	1.HWBB 5.FWA 9.No Heat	Attic 9 None
Dwelling Units 1	2.HWCI 6.GravWA 10.	1.1/4 Fin 4.Full Fin 7.
Other Units 0	3.H Pump 7.Electric 11.	2.1/2 Fin 5.F/Stair 8.
Stories 5 One & 3/4 Story	4.Steam 8.F/Wall 12.	3.3/4 Fin 6. 9.None
1.1 4.1.5 7.	Cool Type 0% 9 None	Insulation 1 Full
2.2 5.1.75 8.	1.Refrig 4.W&C Air 7.	1.Full 4.Minimal 7.
3.3 6.2.5 9.	2.Evapor 5. 8.	2.Heavy 5.Unknown 8.
Exterior Walls 1 CLAPBOARD	3.H Pump 6. 9.None	3.Capped 6. 9.None
1.CLAP 5.T-111 9.OTHER	Kitchen Style 1 GOOD	Unfinished % 0%
2.WD SH 6.BR/STONE 10.	1.GOOD 4.Obsolete 7.	Grade & Factor 4 Good 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) 660
2.Slate 5.Wood 8.	2.TYPICAL 5. 8.	Condition 7 Very Good
3.Metal 6.Other 9.	3.Old Type 6. 9.None	1.Poor 4.Avg 7.V G
SF Masonry Trim 0	# Rooms 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 1887	# Half Baths 1	Funct. % Good 100%
Year Remodeled 1986	# 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 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 11/28/2006

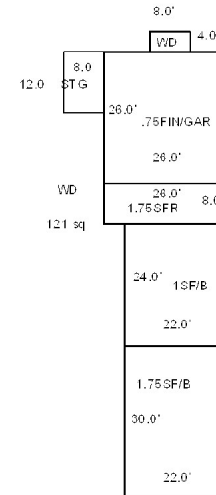
Additions, Outbuildings & Improvements

Type	Year	Units	Grade	Cond	Phys.	Funct.	Sound Value	
11 1	1995	528	0 0	0	0 %	0 %		1.ONE STORY FRAM
25 Frame Bay	1995	16	0 0	0	0 %	0 %		2.TWO STORY FRAM
68 Wood Deck	1995	121	3 100	4	0 %	100 %		3.THREE STORY FR
92 3/4S AD/GAR.....	1986	676	3 100	4	0 %	100 %		4.1 & 1/2 STORY
84 1.50 ST SHED....	1995	484	3 100	4	0 %	100 %		5.1 & 3/4 STORY
68 Wood Deck	1986	32	3 100	4	0 %	100 %		6.2 & 1/2 STORY
24 Frame Shed	1995	96	0 0	0	0 %	0 %		21.Open Frame Por
5 1 & 3/4 STORY FR	1986	208	0 0	0	0 %	0 %		22.Encl Frame Por
					%	%		23.Frame Garage
					%	%		24.Frame Shed
					%	%		25.Frame Bay Wind
					%	%		26.1SFr Overhang
					%	%		27.Unfin Basement
					%	%		28.Unfinished Att
					%	%		29.Finished Attic

22.0

1.50 S SHED

22.0



Map Lot U02-019			Account 1331			Location 44 HOOPER STREET			Card 1		Of 1		10/05/2023				
ALLEN, LORI A J/T ALLEN, JOHN A III WISCASSET ME 04578						Property Data			Assessment Record								
						Neighborhood 101 VILLAGE			Year	Land	Buildings	Exempt	Total				
						Tree Growth Year 0			2010	94,200	136,300	10,000	220,500				
						FARM LAND YEAR 0			2011	94,200	136,300	10,000	220,500				
						OPEN SPACE YEAR 0			2012	94,200	136,300	10,000	220,500				
B4716P219 B4716P220						Zone/Land Use 16 RESIDENTIAL			2013	94,200	141,200	0	235,400				
						Secondary Zone			2014	94,200	137,800	10,000	222,000				
									2015	94,200	137,800	10,000	222,000				
									2016	94,200	137,800	15,000	217,000				
						Topography 1 Level			2017	94,200	137,800	20,000	212,000				
						1.Level 4.Below St 7.Steep 2.Rolling 5.Low 8.Rough 3.Above St 6.Swampy 9.			2018	94,200	137,800	20,000	212,000				
						Utilities 1 All Public			2019	94,200	137,800	20,000	212,000				
						1.Public 4.Dr Well 7.Cesspool 2.Water 5.DUG/LAKE 8. 3.Sewer 6.Septic 9.None			2020	94,200	137,800	25,000	207,000				
						Street 1 Paved			2021	94,200	137,800	25,000	207,000				
						1.Paved 4.Proposed 7. 2.Semi Imp 5.Private 8. 3.Gravel 6.Pub Eas 9.NoStreet			2022	94,200	137,800	24,000	208,000				
						TREE GROWTH PLAN 0			2023	117,700	172,300	25,000	265,000				
						CONSERV EASE 0											
Inspection Witnessed By:						Land Data											
X						Front Foot 11.Regular Lot 12.Delta Triangle 13.Nabla Triangle 14.Rear Land 15.Front Foot		Type	Effective		Influence		Influence Codes 1.Open Space 2.Neighborhood A 3.Topography 4.Size/Shape 5.Access 6.Restriction 7.Corner/Locatio 8.View/Environ 9.Fract Share Acres 30.Rear 20+ 31.Waterfront Rea 32.Open Space 33.RestrictEsm 34.PASTURE 1 35.HORTICULTURAL- 36.Pasture 3 37.Softwood 38.Mixed Wood 39.Hardwood 40.Wasteland 41.CAMP SITE 42.Mobile Home Si 43.Condo Site 44.Site Improve 45.CAMP SITE 46.PAVING/00				
									Frontage	Depth	Factor	Code					
											%						
											%						
		%															
		%															
		%															
		%															
Date						Square Foot 16.Regular Lot 17.Secondary Site 18.Secondary Site 19.Condominium 20.Base Homesite			Square Feet								
										%							
										%							
										%							
		%															
		%															
		%															
		%															
Notes: 2011-Stanley Fairservice, now deceased, deeded his 1/2 of property to daughter and husband. 2012-Patricia Fairservice, now deceased, property now belongs to daughter and husband. 2013-Added deck and corrected function on garage from 80% to 100%. Abatement done as garage was correct at 80% as not accessible. 2014-Added homestead back to this account from 1079 Gardiner Road as Allen's now live here. WISCASSET						Fract. Acre 21.HS Size Adj 22.Base Waterfron 23.Deep WF Size A Acres 24.Base Waterfron 25.Shallow WF Siz 26.Base Water Inf 27.Influence W Si 28.Rear Land 1-10 29.Rear Land 11-2			Acreage/Sites								
									20	1.00	75	%	2				
									21	1.00	100	%	0				
									28	0.33	100	%	0				
											%						
											%						
											%						
											%						
												Total Acreage 1.33					

WISCASSET

Map Lot U02-019


Account 1331

Location 44 HOOPER STREET

Card 1

Of 1

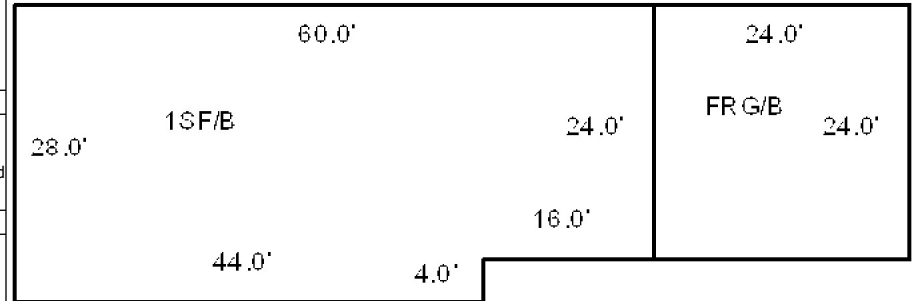
10/05/2023

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 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) 1616
2.Slate 5.Wood 8.	2.TYPICAL 5. 8.	Condition 4 Average
3.Metal 6.Other 9.	3.Old Type 6. 9.None	1.Poor 4.Avg 7.V G
SF Masonry Trim 0	# Rooms 6	2.Fair 5.Avg+ 8.Exc
OPEN-3-CUSTOM 0	# Bedrooms 3	3.Avg- 6.Good 9.Same
OPEN-4-CUSTOM 0	# Full Baths 1	Phys. % Good 0%
Year Built 1962	# Half Baths 1	Funct. % Good 100%
Year Remodeled 0	# Addn Fixtures 0	Functional Code 9 None
Foundation 1 Concrete	# Fireplaces 0	1.Incomp 4.SMALL 7.LAYOUT
1.Concrete 4.Wood 7.		2.O-Built 5.CDU 8.OTHER
2.C Block 5.Slab 8.		3.Defmaint 6.STYLE 9.None
3.Br/Stone 6.Piers 9.		Econ. % Good 100%
Basement 4 Full Basement		Economic Code None
1.1/4 Bmt 4.Full Bmt 7.		0.None 3.Services 9.None
2.1/2 Bmt 5.None 8.		1.Location 4.Traffic 8.
3.3/4 Bmt 6. 9.None		2.Encroach 8.Other 9.
Bsmt Gar # Cars 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 11/28/2006

Additions, Outbuildings & Improvements

Type	Year	Units	Grade	Cond	Phys.	Funct.	Sound Value	
80 1SGAR/BSMT.....	1962	576	3 105	4	0 %	80 %		1.ONE STORY FRAM
68 Wood Deck	2012	224	3 100	4	0 %	100 %		2.TWO STORY FRAM
					%	%		3.THREE STORY FR
					%	%		4.1 & 1/2 STORY
					%	%		5.1 & 3/4 STORY
					%	%		6.2 & 1/2 STORY
					%	%		21.Open Frame Por
					%	%		22.Encl Frame Por
					%	%		23.Frame Garage
					%	%		24.Frame Shed
					%	%		25.Frame Bay Wind
					%	%		26.1SFr Overhang
					%	%		27.Unfin Basement
					%	%		28.Unfinished Att
					%	%		29.Finished Attic



Map Lot U02-020

Account 1332

Location 46 HOOPER STREET

Card 1 Of 1 10/05/2023

FAIRSERVICE JR., STANLEY H J/T
FAIRSERVICE, JANE W
WISCASSET ME 04578

B4357P42 B4623P2

Previous Owner
FAIRSERVICE, STANLEY H.
C/O STAN & JANE FAIRSERVICE
46 HOOPER STREET
WISCASSET ME 04578
Sale Date: 12/28/2010

Inspection Witnessed By:

X

Date

No./Date	Description	Date Insp.

Notes:

2000-WAS ORMAN DOUGLASS

2011-Previous owner: Stanley H. Fairservice, bought
2/10/2000 BK2541 PG1.

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 1 Level		
1.Level	4.Below St	7.Steep
2.Rolling	5.Low	8.Rough
3.Above St	6.Swampy	9.
Utilities 1 All Public		
1.Public	4.Dr Well	7.Cesspool
2.Water	5.DUG/LAKE	8.
3.Sewer	6.Septic	9.None
Street 1 Paved		
1.Paved	4.Proposed	7.
2.Semi Imp	5.Private	8.
3.Gravel	6.Pub Eas	9.NoStreet
TREE GROWTH PLAN 0		
CONSERV EASE 0		
Sale Data		
Sale Date 12/28/2010		
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	89,300	78,100	0	167,400
2011	89,300	78,100	0	167,400
2012	89,300	78,100	10,000	157,400
2013	89,300	78,100	10,000	157,400
2014	89,300	78,100	10,000	157,400
2015	89,300	78,100	10,000	157,400
2016	89,300	78,100	15,000	152,400
2017	89,300	78,100	20,000	147,400
2018	89,300	78,100	20,000	147,400
2019	89,300	78,100	20,000	147,400
2020	89,300	78,100	25,000	142,400
2021	89,300	78,100	25,000	142,400
2022	89,300	78,100	24,000	143,400
2023	111,700	97,600	25,000	184,300

Land Data

Front Foot	Type	Effective		Influence		Influence Codes
		Frontage	Depth	Factor	Code	
11.Regular Lot				%		1.Open Space
12.Delta Triangle				%		2.Neighborhood A
13.Nabla Triangle				%		3.Topography
14.Rear Land				%		4.Size/Shape
15.Front Foot				%		5.Access
				%		6.Restriction
				%		7.Corner/Locatio
				%		8.View/Environ
				%		9.Fract Share
				%		Acres
				%		30.Rear 20+
				%		31.Waterfront Rea
				%		32.Open Space
				%		33.RestrictEsm
				%		34.PASTURE 1
				%		35.HORTICULTURAL-
				%		36.Pasture 3
				%		37.Softwood
				%		38.Mixed Wood
				%		39.Hardwood
				%		40.Wasteland
				%		41.CAMP SITE
				%		42.Mobile Home Si
				%		43.Condo Site
				%		44.Site Improve
				%		45.CAMP SITE
				%		46.PAVING/00
		Total Acreage		0.62		

WISCASSET

Map Lot U02-020

Account 1332

Location 46 HOOPER STREET

Card 1

Of 1

10/05/2023

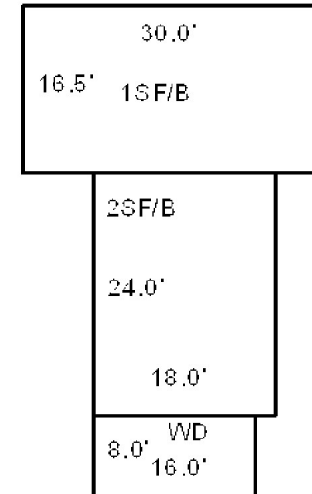
Building Style 1 Conventional	SF Bsmt Living 0	Layout 1 Typical
1.Conv. 5.Colonial 9.Other	Fin Bsmt Grade 0 0	1.Typical 4. 7.
2.Ranch 6.Split 10.Double	HEARTH 1	2.Inadeq 5. 8.
3.R Ranch 7.Mod/Cont 11.Multi	Heat Type 100% 5 Forced Warm Air	3. 6. 9.
4.Cape 8.Log 12.Cot.	1.HWBB 5.FWA 9.No Heat	Attic 9 None
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 4 Minimal
2.2 5.1.75 8.	1.Refrig 4.W&C Air 7.	1.Full 4.Minimal 7.
3.3 6.2.5 9.	2.Evapor 5. 8.	2.Heavy 5.Unknown 8.
Exterior Walls 2 WOOD SHINGLE	3.H Pump 6. 9.None	3.Capped 6. 9.None
1.CLAP 5.T-111 9.OTHER	Kitchen Style 3 OLD STYLE	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) 414
2.Slate 5.Wood 8.	2.TYPICAL 5. 8.	Condition 5 Above Average
3.Metal 6.Other 9.	3.Old Type 6. 9.None	1.Poor 4.Avg 7.V G
SF Masonry Trim 0	# Rooms 5	2.Fair 5.Avg+ 8.Exc
OPEN-3-CUSTOM 0	# Bedrooms 2	3.Avg- 6.Good 9.Same
OPEN-4-CUSTOM 0	# Full Baths 1	Phys. % Good 0%
Year Built 1930	# Half Baths 1	Funct. % Good 100%
Year Remodeled 0	# Addn Fixtures 0	Functional Code 9 None
Foundation 1 Concrete	# Fireplaces 0	1.Incomp 4.SMALL 7.LAYOUT
1.Concrete 4.Wood 7.		2.O-Built 5.CDU 8.OTHER
2.C Block 5.Slab 8.		3.Defmaint 6.STYLE 9.None
3.Br/Stone 6.Piers 9.		Econ. % Good 100%
Basement 4 Full Basement		Economic Code None
1.1/4 Bmt 4.Full Bmt 7.		0.None 3.Services 9.None
2.1/2 Bmt 5.None 8.		1.Location 4.Traffic 8.
3.3/4 Bmt 6. 9.None		2.Encroach 8.Other 9.
Bsmt Gar # Cars 0		Entrance Code 3 Information Only
Wet Basement 1 Dry Basement		1.Interior 4.Vacant 7.
1.Dry 4. 7.		2.Refusal 5.Estimate 8.
2.Damp 5. 8.		3.Informed 6. 9.
3.Wet 6. 9.		Information Code 3 Tenant
		1.Owner 4.Agent 7.
		2.Relative 5.Estimate 8.
		3.Tenant 6.Other 9.

Date Inspected 11/28/2006

Additions, Outbuildings & Improvements

Type	Year	Units	Grade	Cond	Phys.	Funct.	Sound Value
23 Frame Garage	1940	459	2 100	2	0 %	100 %	
11 1	0	480	0 0	0	0 %	0 %	
68 Wood Deck	2001	128	3 100	4	0 %	100 %	
					%	%	
					%	%	
					%	%	
					%	%	
					%	%	
					%	%	
					%	%	

GARAGE 27X17



02/16/2007

Map Lot U02-021

Account 1333

Location 33 HOOPER STREET

Card 1 Of 1 10/05/2023

BOYLE-SIBLEY, S BRANDON
231 OLD COUNTY ROAD
EDGECOMB ME 04556

B745P5 B5193P261

Previous Owner
PROCTOR, SHARON C.

33 HOOPER STREET
WISCASSET ME 04578
Sale Date: 10/23/2017

Inspection Witnessed By:

X

Date

No./Date	Description	Date Insp.

Notes:

WISCASSET

Property Data

Neighborhood	101 VILLAGE		
Tree Growth Year	0		
FARM LAND YEAR	0		
OPEN SPACE YEAR	0		
Zone/Land Use	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	10/23/2017		
Price	135,000		
Sale Type	2 Land & Buildings		
1.Land	4.Mobile	7.	
2.L & B	5.Other	8.	
3.Building	6.	9.	
Financing	6 Cash Sale		
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	93,200	83,600	10,000	166,800
2011	93,200	83,600	10,000	166,800
2012	93,200	83,600	10,000	166,800
2013	93,200	83,600	10,000	166,800
2014	93,200	83,600	10,000	166,800
2015	93,200	83,600	10,000	166,800
2016	93,200	83,600	15,000	161,800
2017	93,200	83,600	20,000	156,800
2018	93,200	83,600	0	176,800
2019	93,200	83,600	0	176,800
2020	93,200	83,600	0	176,800
2021	93,200	83,600	0	176,800
2022	93,200	83,600	0	176,800
2023	116,500	104,400	0	220,900

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		0.97				

WISCASSET

Map Lot U02-021

Account 1333

Location 33 HOOPER STREET

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 100% 5 Forced Warm Air	3. 6. 9.
4.Cape 8.Log 12.Cot.	1.HWBB 5.FWA 9.No Heat	Attic 9 None
Dwelling Units 1	2.HWCI 6.GravWA 10.	1.1/4 Fin 4.Full Fin 7.
Other Units 0	3.H Pump 7.Electric 11.	2.1/2 Fin 5.F/Stair 8.
Stories 5 One & 3/4 Story	4.Steam 8.F/Wall 12.	3.3/4 Fin 6. 9.None
1.1 4.1.5 7.	Cool Type 0% 9 None	Insulation 4 Minimal
2.2 5.1.75 8.	1.Refrig 4.W&C Air 7.	1.Full 4.Minimal 7.
3.3 6.2.5 9.	2.Evapor 5. 8.	2.Heavy 5.Unknown 8.
Exterior Walls 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) 576
2.Slate 5.Wood 8.	2.TYPICAL 5. 8.	Condition 5 Above Average
3.Metal 6.Other 9.	3.Old Type 6. 9.None	1.Poor 4.Avg 7.V G
SF Masonry Trim 0	# Rooms 6	2.Fair 5.Avg+ 8.Exc
OPEN-3-CUSTOM 0	# Bedrooms 3	3.Avg- 6.Good 9.Same
OPEN-4-CUSTOM 0	# Full Baths 1	Phys. % Good 0%
Year Built 1860	# Half Baths 0	Funct. % Good 100%
Year Remodeled 0	# Addn Fixtures 0	Functional Code 9 None
Foundation 3 Brick &/or Stone	# Fireplaces 0	1.Incomp 4.SMALL 7.LAYOUT
1.Concrete 4.Wood 7.		2.O-Built 5.CDU 8.OTHER
2.C Block 5.Slab 8.		3.Defmaint 6.STYLE 9.None
3.Br/Stone 6.Piers 9.		Econ. % Good 100%
Basement 4 Full Basement		Economic Code None
1.1/4 Bmt 4.Full Bmt 7.		0.None 3.Services 9.None
2.1/2 Bmt 5.None 8.		1.Location 4.Traffic 8.
3.3/4 Bmt 6. 9.None		2.Encroach 8.Other 9.
Bsmt Gar # Cars 0		Entrance Code 1 Interior Inspect
Wet Basement 3 Wet Basement		1.Interior 4.Vacant 7.
1.Dry 4. 7.		2.Refusal 5.Estimate 8.
2.Damp 5. 8.		3.Informed 6. 9.
3.Wet 6. 9.		Information Code 1 Owner
		1.Owner 4.Agent 7.
		2.Relative 5.Estimate 8.
		3.Tenant 6.Other 9.

GARAGE 26X26

8.0' 1SF/NB
18.0'
1.75SF/B
32.0'
18.0'

Date Inspected 3/28/2007

Additions, Outbuildings & Improvements

Type	Year	Units	Grade	Cond	Phys.	Funct.	Sound Value	
1 ONE STORY	1860	144	0 0	0	0 %	0 %		1.ONE STORY FRAM
23 Frame Garage	1996	676	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		U02-022		Account		1334		Location		31 HOOPER STREET		Card		1		Of		1		10/05/2023	
STINSON, BETH P.O. BOX 474 TOPSHAM ME 04086 B4834P245 B4865P199								Property Data				Assessment Record									
								Neighborhood 101 VILLAGE				Year		Land		Buildings		Exempt		Total	
								Tree Growth Year 0				2010		84,900		47,100		10,000		122,000	
								FARM LAND YEAR 0				2011		84,900		47,100		10,000		122,000	
								OPEN SPACE YEAR 0				2012		84,900		47,100		10,000		122,000	
Previous Owner FEDERAL NATIONAL MORTGAGE ASSOCIATION 3900 WISCONSIN AVENUE NW WASHINGTON DC 20016 2892 Sale Date: 2/25/2015								Zone/Land Use 16 RESIDENTIAL				2013		84,900		47,100		10,000		122,000	
								Secondary Zone				2014		84,900		47,100		10,000		122,000	
												2015		84,900		47,100		0		132,000	
								Topography 1 Level				2016		84,900		47,100		0		132,000	
								1.Level 4.Below St 7.Steep 2.Rolling 5.Low 8.Rough 3.Above St 6.Swampy 9.				2017		84,900		47,100		0		132,000	
2018		84,900		47,100		0						132,000									
210 ESSEX STREET SALEM MA 01970 Sale Date: 10/29/2014								Utilities 1 All Public				2019		84,900		47,100		0		132,000	
								1.Public 4.Dr Well 7.Cesspool 2.Water 5.DUG/LAKE 8. 3.Sewer 6.Septic 9.None				2020		84,900		47,100		0		132,000	
Street 1 Paved				2021		84,900						47,100		0		132,000					
4 MILLS ROAD #98 NEWCASTLE ME 04553 Sale Date: 10/16/2014								1.Paved 4.Proposed 7. 2.Semi Imp 5.Private 8. 3.Gravel 6.Pub Eas 9.NoStreet				2022		84,900		47,100		0		132,000	
								TREE GROWTH PLAN 0 CONSERV EASE 0				2023		106,200		58,800		0		165,000	
Inspection Witnessed By:								Sale Data				Land Data									
								Sale Date 2/25/2015 Price 93,000				Front Foot 11.Regular Lot 12.Delta Triangle 13.Nabla Triangle 14.Rear Land 15.Front Foot		Type		Effective		Influence		Influence Codes	
Sale Type 2 Land & Buildings				Square Foot		Frontage		Depth		Factor				Code		1.Open Space 2.Neighborhood A 3.Topography 4.Size/Shape 5.Access 6.Restriction 7.Corner/Locatio 8.View/Environ 9.Fract Share 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					
1.Land 4.Mobile 7. 2.L & B 5.Other 8. 3.Building 6. 9.				16.Regular Lot 17.Secondary Site 18.Secondary Site 19.Condominium 20.Base Homesite																	
Notes: GEORGE FLANDERS DECEASED. 2006-PREVIOUS OWNER: EDITH ANN FLANDERS BK719 PG187. REM0D POST SALE '06 07/17/08-Former owner: James & Robin Marione BK3658 Pg36 who bought 04/06/06 for \$140,000. 2015-Previous owner: Roberta Armour BK4009 PG127. Salem Five Mortgage Company, LLC acquired property 10/16/14 BK4830 PG205, then sold to Federal National Mortgage Association B4834 PG245, 10/29/14.								Financing 9 Unknown				Fract. Acre									
								1.Convent 4.Seller 7. 2.FHA/VA 5.Private 8. 3.Assumed 6.Cash 9.Unknown				21.HS Size Adj 22.Base Waterfron 23.Deep WF Size A									
WISCASSETT								Validity 9 Foreclosure				Acres									
								1.Valid 4.Split 7.Renovate 2.Related 5.Partial 8.Other 3.Distress 6.Exempt 9.Foreclose				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									
								Verified 5 Public Record													
								1.Buyer 4.Agent 7.Family 2.Seller 5.Pub Rec 8.Other 3.Lender 6.MLS 9.													

WISCASSET

Map Lot U02-022

Account 1334

Location 31 HOOPER STREET

Card 1

Of 1

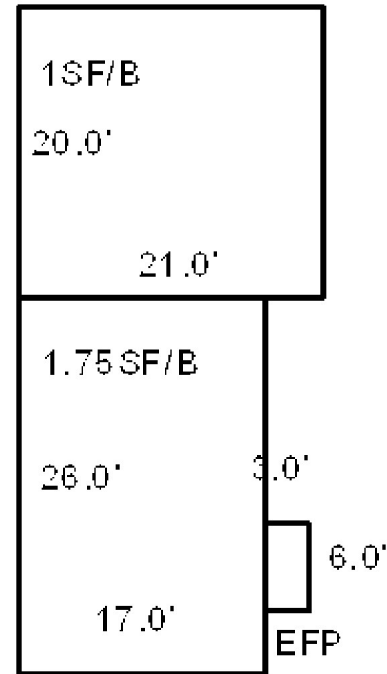
10/05/2023

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 100% 5 Forced Warm Air	3. 6. 9.
4.Cape 8.Log 12.Cot.	1.HWBB 5.FWA 9.No Heat	Attic 9 None
Dwelling Units 1	2.HWCI 6.GravWA 10.	1.1/4 Fin 4.Full Fin 7.
Other Units 0	3.H Pump 7.Electric 11.	2.1/2 Fin 5.F/Stair 8.
Stories 5 One & 3/4 Story	4.Steam 8.F/Wall 12.	3.3/4 Fin 6. 9.None
1.1 4.1.5 7.	Cool Type 0% 9 None	Insulation 4 Minimal
2.2 5.1.75 8.	1.Refrig 4.W&C Air 7.	1.Full 4.Minimal 7.
3.3 6.2.5 9.	2.Evapor 5. 8.	2.Heavy 5.Unknown 8.
Exterior Walls 1 CLAPBOARD	3.H Pump 6. 9.None	3.Capped 6. 9.None
1.CLAP 5.T-111 9.OTHER	Kitchen Style 2 TYPICAL	Unfinished % 0%
2.WD SH 6.BR/STONE 10.	1.GOOD 4.Obsolete 7.	Grade & Factor 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) 442
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 1860	# Half Baths 0	Funct. % Good 100%
Year Remodeled 0	# Addn Fixtures 0	Functional Code 9 None
Foundation 3 Brick &/or Stone	# Fireplaces 0	1.Incomp 4.SMALL 7.LAYOUT
1.Concrete 4.Wood 7.		2.O-Built 5.CDU 8.OTHER
2.C Block 5.Slab 8.		3.Defmaint 6.STYLE 9.None
3.Br/Stone 6.Piers 9.		Econ. % Good 100%
Basement 4 Full Basement		Economic Code None
1.1/4 Bmt 4.Full Bmt 7.		0.None 3.Services 9.None
2.1/2 Bmt 5.None 8.		1.Location 4.Traffic 8.
3.3/4 Bmt 6. 9.None		2.Encroach 8.Other 9.
Bsmt Gar # Cars 0		Entrance Code 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 11/28/2006

Additions, Outbuildings & Improvements

Type	Year	Units	Grade	Cond	Phys.	Funct.	Sound Value	
11 1	1860	420	3 100	4	0 %	100 %		1.ONE STORY FRAM
22 Encl Frame Porch	1860	18	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



[illegible]

WISCASSET

Map Lot U02-023

Account 1335

Location 27 HOOPER STREET

Card 1

Of 1

10/05/2023

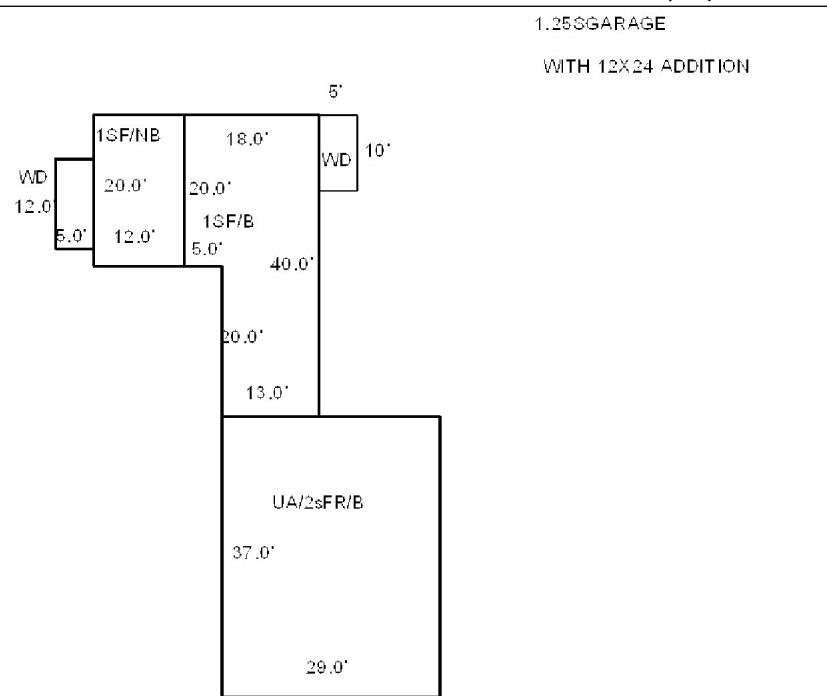
Building Style 1 Conventional	SF Bsmt Living 0	Layout 1 Typical
1.Conv. 5.Colonial 9.Other	Fin Bsmt Grade 0 0	1.Typical 4. 7.
2.Ranch 6.Split 10.Double	HEARTH 1	2.Inadeq 5. 8.
3.R Ranch 7.Mod/Cont 11.Multi	Heat Type 100% 1 Hot Water BB	3. 6. 9.
4.Cape 8.Log 12.Cot.	1.HWBB 5.FWA 9.No Heat	Attic 5 Floor & Stairs
Dwelling Units 1	2.HWCI 6.GravWA 10.	1.1/4 Fin 4.Full Fin 7.
Other Units 0	3.H Pump 7.Electric 11.	2.1/2 Fin 5.F/Stair 8.
Stories 2 Two Story	4.Steam 8.F/Wall 12.	3.3/4 Fin 6. 9.None
1.1 4.1.5 7.	Cool Type 0% 9 None	Insulation 1 Full
2.2 5.1.75 8.	1.Refrig 4.W&C Air 7.	1.Full 4.Minimal 7.
3.3 6.2.5 9.	2.Evapor 5. 8.	2.Heavy 5.Unknown 8.
Exterior Walls 1 CLAPBOARD	3.H Pump 6. 9.None	3.Capped 6. 9.None
1.CLAP 5.T-111 9.OTHER	Kitchen Style 2 TYPICAL	Unfinished % 0%
2.WD SH 6.BR/STONE 10.	1.GOOD 4.Obsolete 7.	Grade & Factor 4 Good 100%
3.COMP 7.NOV 11.	2.TYPICAL 5. 8.	1.E Grade 4.B Grade 7.AA+ Grad
4.ASB/ASP 8.AL/VIN 12.	3.OLD TYPE 6. 9.None	2.D Grade 5.A Grade 8.AA++Grad
Roof Surface 1 Asphalt Shingles	Bath(s) Style 2 TYPICAL	3.C Grade 6.AA Grade 9.Same
1.Asphalt 4.Composit 7.	1.GOOD 4.Obsolete 7.	SQFT (Footprint) 1073
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 10	2.Fair 5.Avg+ 8.Exc
OPEN-3-CUSTOM 0	# Bedrooms 5	3.Avg- 6.Good 9.Same
OPEN-4-CUSTOM 0	# Full Baths 3	Phys. % Good 0%
Year Built 1855	# Half Baths 1	Funct. % Good 100%
Year Remodeled 2009	# Addn Fixtures 2	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 3 Wet Basement		1.Interior 4.Vacant 7.
1.Dry 4. 7.		2.Refusal 5.Estimate 8.
2.Damp 5. 8.		3.Informed 6. 9.
3.Wet 6. 9.		Information Code 5 Estimate
		1.Owner 4.Agent 7.
		2.Relative 5.Estimate 8.
		3.Tenant 6.Other 9.

Date Inspected 11/28/2006

Additions, Outbuildings & Improvements

Type	Year	Units	Grade	Cond	Phys.	Funct.	Sound Value
11 1	0	620	4 100	5	0 %	100 %	
68 Wood Deck	2006	60	3 100	4	0 %	100 %	
1 ONE STORY	2003	240	4 100	5	0 %	100 %	
68 Wood Deck	2003	50	3 100	4	0 %	100 %	
314 UTILITY	1970	672	2 100	4	0 %	50 %	
68 Wood Deck	2006	40	2 100	3	0 %	100 %	
24 Frame Shed	2006	288	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



Map Lot U02-024

Account 1336

Location 17 HOOPER STREET

Card 1 Of 1 10/05/2023

PUTNAM, RACHEL E
PUTNAM, JASON G
17 HOOPER STREET
WISCASSET ME 04578

B4689P257 B4710P277 B4904P113

Previous Owner
GOLAN, TERESA G.

20 HOLBROOK STREET
FREEPORT ME 04032
Sale Date: 6/30/2015

Previous Owner
MUNSON, ALWILDA G.
C/O TERESA G. GOLAN
20 HOLBROOK STREET
FREEPORT ME 04032
Sale Date: 8/02/2012

Inspection Witnessed By:

X

Date

No./Date	Description	Date Insp.

Notes:

2013-Mrs. Munson passed away July 14, 2012 leaving property according to Probate record to son & daughter in equal shares. Each to receive a copy of the bill. Survey brought in and acreage corrected per survey from .93 to .78, with 226' frontage.

2014-James A. Munson released his interest in the property.

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 6/30/2015		
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	92,700	108,000	10,000	190,700
2011	92,700	108,000	10,000	190,700
2012	92,700	108,000	10,000	190,700
2013	91,100	108,000	0	199,100
2014	91,100	108,000	0	199,100
2015	91,100	108,000	0	199,100
2016	91,100	108,000	0	199,100
2017	91,100	108,000	20,000	179,100
2018	91,100	108,000	20,000	179,100
2019	91,100	108,000	20,000	179,100
2020	91,100	108,000	25,000	174,100
2021	91,100	108,000	25,000	174,100
2022	91,100	108,000	24,000	175,100
2023	113,900	135,000	25,000	223,900

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		0.78				

Front Foot

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

Square Foot

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

Fract. Acre

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

Acres

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

Effective**Frontage****Depth****Factor****Code****Code****Code****Code****Code****Code****Code****Code****Code****Code****Code****Code****Code****Code****Code****Code****Code**

WISCASSET


Map Lot U02-024

Account 1336

Location 17 HOOPER STREET

Card 1 Of 1 10/05/2023

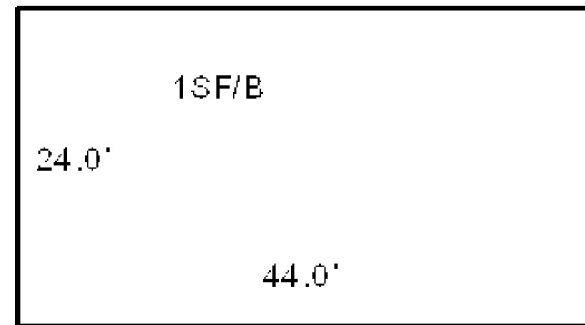
GARAGE 24X24=576

Building Style 2 Ranch	SF Bsmt Living 778	Layout 1 Typical
1.Conv. 5.Colonial 9.Other	Fin Bsmt Grade 1 90	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 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) 1056
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 1	Phys. % Good 0%
Year Built 1971	# Half Baths 1	Funct. % Good 100%
Year Remodeled 0	# Addn Fixtures 0	Functional Code 9 None
Foundation 1 Concrete	# Fireplaces 0	1.Incomp 4.SMALL 7.LAYOUT
1.Concrete 4.Wood 7.		2.O-Built 5.CDU 8.OTHER
2.C Block 5.Slab 8.		3.Defmaint 6.STYLE 9.None
3.Br/Stone 6.Piers 9.		Econ. % Good 100%
Basement 4 Full Basement		Economic Code None
1.1/4 Bmt 4.Full Bmt 7.		0.None 3.Services 9.None
2.1/2 Bmt 5.None 8.		1.Location 4.Traffic 8.
3.3/4 Bmt 6. 9.None		2.Encroach 8.Other 9.
Bsmt Gar # Cars 0		Entrance Code 1 Interior Inspect
Wet Basement 1 Dry Basement		1.Interior 4.Vacant 7.
1.Dry 4. 7.		2.Refusal 5.Estimate 8.
2.Damp 5. 8.		3.Informed 6. 9.
3.Wet 6. 9.		Information Code 1 Owner
		1.Owner 4.Agent 7.
		2.Relative 5.Estimate 8.
		3.Tenant 6.Other 9.

Date Inspected 11/28/2006

Additions, Outbuildings & Improvements

Type	Year	Units	Grade	Cond	Phys.	Funct.	Sound Value	
23 Frame Garage	1972	576	3 100	4	0 %	100 %		1.ONE STORY FRAM
					%	%		2.TWO STORY FRAM
					%	%		3.THREE STORY FR
					%	%		4.1 & 1/2 STORY
					%	%		5.1 & 3/4 STORY
					%	%		6.2 & 1/2 STORY
					%	%		21.Open Frame Por
					%	%		22.Encl Frame Por
					%	%		23.Frame Garage
					%	%		24.Frame Shed
					%	%		25.Frame Bay Wind
					%	%		26.1SFr Overhang
					%	%		27.Unfin Basement
					%	%		28.Unfinished Att
					%	%		29.Finished Attic



PRISCILLA M. CAMPBELL REVOCABLE LIVING TRUST WISCASSET ME 04578			Property Data			Assessment Record										
			Neighborhood 101 VILLAGE			Year	Land	Buildings	Exempt	Total						
						2010	86,200	108,500	16,000	178,700						
						2011	86,200	108,500	16,000	178,700						
						2012	86,200	108,500	16,000	178,700						
B604P343 B5046P22			Tree Growth Year 0			2013	86,200	108,500	16,000	178,700						
			FARM LAND YEAR 0			2014	86,200	108,500	16,000	178,700						
Previous Owner CAMPBELL, PRISCILLA			OPEN SPACE YEAR 0			2015	86,200	108,500	16,000	178,700						
			Zone/Land Use 16 RESIDENTIAL			2016	86,200	108,500	21,000	173,700						
9 HOOPER STREET WISCASSET ME 04578 Sale Date: 8/29/2016			Secondary Zone			2017	86,200	108,500	26,000	168,700						
						2018	86,200	108,500	26,000	168,700						
						2019	86,200	108,500	26,000	168,700						
			Topography 1 Level			2020	86,200	108,500	31,000	163,700						
						2021	86,200	108,500	31,000	163,700						
			1.Level 4.Below St 7.Steep 2.Rolling 5.Low 8.Rough 3.Above St 6.Swampy 9.			2022	86,200	108,500	29,760	164,940						
						2023	107,800	135,700	31,000	212,500						
			Utilities 1 All Public			Land Data										
			1.Public 4.Dr Well 7.Cesspool 2.Water 5.DUG/LAKE 8. 3.Sewer 6.Septic 9.None			Front Foot		Type	Effective		Influence		Influence Codes			
									Frontage	Depth	Factor	Code				
Inspection Witnessed By:			TREE GROWTH PLAN 0 CONSERV EASE 0 Sale Data Sale Date 8/29/2016 Price Sale Type 2 Land & Buildings 1.Land 4.Mobile 7. 2.L & B 5.Other 8. 3.Building 6. 9.			11.Regular Lot 12.Delta Triangle 13.Nabla Triangle 14.Rear Land 15.Front Foot						1.Open Space 2.Neighborhood A 3.Topography 4.Size/Shape 5.Access 6.Restriction 7.Corner/Locatio 8.View/Environ 9.Fract Share Acres 30.Rear 20+ 31.Waterfront Rea 32.Open Space 33.RestrictEsm 34.PASTURE 1 35.HORTICULTURAL- 36.Pasture 3 37.Softwood 38.Mixed Wood 39.Hardwood 40.Wasteland 41.CAMP SITE 42.Mobile Home Si 43.Condo Site 44.Site Improveve 45.CAMP SITE 46.PAVING/00				
X <div>Date</div>			Price Sale Type 2 Land & Buildings 1.Land 4.Mobile 7. 2.L & B 5.Other 8. 3.Building 6. 9.			Square Foot		Square Feet								
Notes: BERTRAM CAMPBELL DIED 8/8/01			Financing 6 Cash Sale 1.Convent 4.Seller 7. 2.FHA/VA 5.Private 8. 3.Assumed 6.Cash 9.Unknown			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								
WISCASSET			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.													

WISCASSET

Map Lot U02-025




Account 1337

Location 9 HOOPER STREET

Card 1

Of 1

10/05/2023

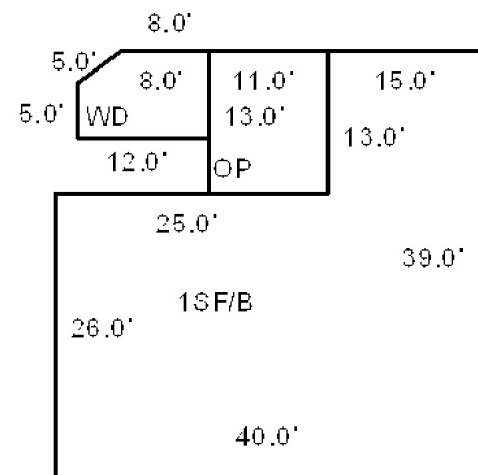
Building Style 2 Ranch	SF Bsmt Living 0	Layout 1 Typical
1.Conv. 5.Colonial 9.Other	Fin Bsmt Grade 0 0	1.Typical 4. 7.
2.Ranch 6.Split 10.Double	HEARTH 0	2.Inadeq 5. 8.
3.R Ranch 7.Mod/Cont 11.Multi	Heat Type 100% 5 Forced Warm Air	3. 6. 9.
4.Cape 8.Log 12.Cot.	1.HWBB 5.FWA 9.No Heat	Attic 9 None
Dwelling 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 3 Capped Only
2.2 5.1.75 8.	1.Refrig 4.W&C Air 7.	1.Full 4.Minimal 7.
3.3 6.2.5 9.	2.Evapor 5. 8.	2.Heavy 5.Unknown 8.
Exterior Walls 8 ALUM/VINYL	3.H Pump 6. 9.None	3.Capped 6. 9.None
1.CLAP 5.T-111 9.OTHER	Kitchen Style 2 TYPICAL	Unfinished % 0%
2.WD SH 6.BR/STONE 10.	1.GOOD 4.Obsolete 7.	Grade & Factor 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) 1235
2.Slate 5.Wood 8.	2.TYPICAL 5. 8.	Condition 4 Average
3.Metal 6.Other 9.	3.Old Type 6. 9.None	1.Poor 4.Avg 7.V G
SF Masonry Trim 0	# Rooms 6	2.Fair 5.Avg+ 8.Exc
OPEN-3-CUSTOM 0	# Bedrooms 2	3.Avg- 6.Good 9.Same
OPEN-4-CUSTOM 0	# Full Baths 1	Phys. % Good 0%
Year Built 1965	# Half Baths 1	Funct. % Good 100%
Year Remodeled 0	# Addn Fixtures 0	Functional Code 9 None
Foundation 1 Concrete	# Fireplaces 0	1.Incomp 4.SMALL 7.LAYOUT
1.Concrete 4.Wood 7.		2.O-Built 5.CDU 8.OTHER
2.C Block 5.Slab 8.		3.Defmaint 6.STYLE 9.None
3.Br/Stone 6.Piers 9.		Econ. % Good 100%
Basement 4 Full Basement		Economic Code None
1.1/4 Bmt 4.Full Bmt 7.		0.None 3.Services 9.None
2.1/2 Bmt 5.None 8.		1.Location 4.Traffic 8.
3.3/4 Bmt 6. 9.None		2.Encroach 8.Other 9.
Bsmt Gar # Cars 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 11/28/2006

Additions, Outbuildings & Improvements

Type	Year	Units	Grade	Cond	Phys.	Funct.	Sound Value
21 Open Frame	1965	143	0 0	0	0 %	0 %	
68 Wood Deck	1985	90	2 100	4	0 %	100 %	
23 Frame Garage	1996	624	3 100	4	0 %	95 %	
					%	%	
					%	%	
					%	%	
					%	%	
					%	%	
					%	%	
					%	%	
					%	%	

GARAGE 24X26



Map Lot U02-026

Account 1338

Location 3 HOOPER STREET

Card 1 Of 1 10/05/2023

WHITNEY, DANIEL
WHITNEY, TRACEY
3 HOOPER STREET
WISCASSET ME 04578

B5758P20

Previous Owner
RUSSELL, HELEN C
RUSSELL, JASON T
3 HOOPER STREET
WISCASSET ME 04578
Sale Date: 8/10/2021

Previous Owner
HANNAN, JR., EDWARD F.
HANNAN, MARY-ESTHER
c/o HELEN RUSSELL
WISCASSET ME 04578
Sale Date: 8/06/2019

Inspection Witnessed By:

X

Date

No./Date	Description	Date Insp.

Notes:

WISCASSET

Property Data

Neighborhood	101 VILLAGE		
Tree Growth Year	0		
FARM LAND YEAR	0		
OPEN SPACE YEAR	0		
Zone/Land Use	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.Public	4.Dr Well	7.Cesspool	
2.Water	5.DUG/LAKE	8.	
3.Sewer	6.Septic	9.None	
Street	1 Paved		
1.Paved	4.Proposed	7.	
2.Semi Imp	5.Private	8.	
3.Gravel	6.Pub Eas	9.NoStreet	
TREE GROWTH PLAN		0	
CONSERV EASE		0	
Sale Data			
Sale Date		8/10/2021	
Price		425,000	
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	114,000	187,600	10,000	291,600
2011	114,000	187,600	10,000	291,600
2012	86,500	164,900	10,000	241,400
2013	86,500	164,900	10,000	241,400
2014	86,500	164,900	10,000	241,400
2015	86,500	164,900	10,000	241,400
2016	86,500	164,900	15,000	236,400
2017	86,500	164,900	20,000	231,400
2018	86,500	164,900	20,000	231,400
2019	86,500	164,900	20,000	231,400
2020	86,500	164,900	0	251,400
2021	86,500	164,900	25,000	226,400
2022	86,500	164,900	0	251,400
2023	108,100	206,100	0	314,200

Land Data

Front Foot	Type	Effective		Influence		Influence Codes
		Frontage	Depth	Factor	Code	
11.Regular Lot				%		1.Open Space
12.Delta Triangle				%		2.Neighborhood A
13.Nabla Triangle				%		3.Topography
14.Rear Land				%		4.Size/Shape
15.Front Foot				%		5.Access
				%		6.Restriction
				%		7.Corner/Locatio
				%		8.View/Environ
				%		9.Fract Share
				%		Acres
				%		30.Rear 20+
				%		31.Waterfront Rea
				%		32.Open Space
				%		33.RestrictEsm
				%		34.PASTURE 1
				%		35.HORTICULTURAL-
				%		36.Pasture 3
				%		37.Softwood
				%		38.Mixed Wood
				%		39.Hardwood
				%		40.Wasteland
				%		41.CAMP SITE
				%		42.Mobile Home Si
				%		43.Condo Site
				%		44.Site Improve
				%		45.CAMP SITE
				%		46.PAVING/00
Total Acreage		0.36				

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 U02-026


Account 1338

Location 3 HOOPER STREET

Card 1

Of 1

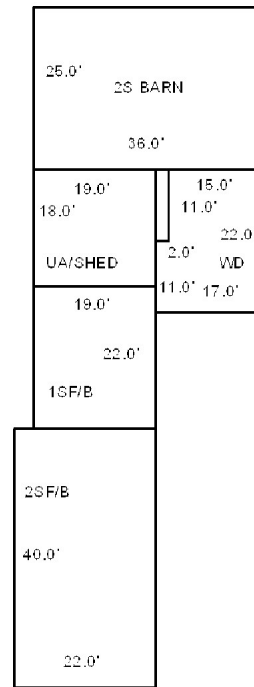
10/05/2023

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 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 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) 880
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 9	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 1820	# Half Baths 0	Funct. % Good 100%
Year Remodeled 0	# 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 3 3/4 Basement		Economic Code None
1.1/4 Bmt 4.Full Bmt 7.		0.None 3.Services 9.None
2.1/2 Bmt 5.None 8.		1.Location 4.Traffic 8.
3.3/4 Bmt 6. 9.None		2.Encroach 8.Other 9.
Bsmt Gar # Cars 0		Entrance Code 1 Interior Inspect
Wet Basement 2 Damp Basement		1.Interior 4.Vacant 7.
1.Dry 4. 7.		2.Refusal 5.Estimate 8.
2.Damp 5. 8.		3.Informed 6. 9.
3.Wet 6. 9.		Information Code 1 Owner
		1.Owner 4.Agent 7.
		2.Relative 5.Estimate 8.
		3.Tenant 6.Other 9.

Date Inspected 11/28/2006

Additions, Outbuildings & Improvements

Type	Year	Units	Grade	Cond	Phys.	Funct.	Sound Value	
11 1	1820	418	0 0	0	0 %	0 %		1.ONE STORY FRAM
1 ONE STORY	1820	342	0 0	0	0 %	0 %		2.TWO STORY FRAM
159 2.00 ST	1820	900	3 100	0	0 %	75 %		3.THREE STORY FR
68 Wood Deck	1991	352	3 100	4	0 %	100 %		4.1 & 1/2 STORY
28 Unfinished Attic	0	152	0 0	0	0 %	0 %		5.1 & 3/4 STORY
24 Frame Shed	1820	152	0 0	0	0 %	0 %		6.2 & 1/2 STORY
29 Finished Attic	0	342	0 0	0	0 %	0 %		21.Open Frame Por
					%	%		22.Encl Frame Por
					%	%		23.Frame Garage
					%	%		24.Frame Shed
					%	%		25.Frame Bay Wind
					%	%		26.1SFr Overhang
					%	%		27.Unfin Basement
					%	%		28.Unfinished Att
					%	%		29.Finished Attic



Property Data			Assessment Record						
Neighborhood 101 VILLAGE			Year	Land	Buildings	Exempt	Total		
Tree Growth Year 0			2010	106,800	118,700	16,000	209,500		
FARM LAND YEAR 0			2011	106,800	118,700	16,000	209,500		
OPEN SPACE YEAR 0			2012	106,800	118,700	16,000	209,500		
Zone/Land Use 16 RESIDENTIAL			2013	106,800	118,700	16,000	209,500		
Secondary Zone			2014	106,800	118,700	16,000	209,500		
			2015	106,800	118,700	16,000	209,500		
Topography 1 Level			2016	106,800	118,700	21,000	204,500		
1.Level	4.Below St	7.Steep	2017	106,800	118,700	26,000	199,500		
2.Rolling	5.Low	8.Rough	2018	106,800	118,700	26,000	199,500		
3.Above St	6.Swampy	9.	2019	106,800	118,700	26,000	199,500		
Utilities 1 All Public			2020	106,800	118,700	31,000	194,500		
1.Public	4.Dr Well	7.Cesspool	2021	106,800	118,700	31,000	194,500		
2.Water	5.DUG/LAKE	8.	2022	106,800	118,700	29,760	195,740		
3.Sewer	6.Septic	9.None	2023	133,500	148,400	31,000	250,900		
Street 1 Paved			Land Data						
1.Paved	4.Proposed	7.							
2.Semi Imp	5.Private	8.	Front Foot	Type	Effective		Influence		Influence Codes
3.Gravel	6.Pub Eas	9.NoStreet			Frontage	Depth	Factor	Code	
TREE GROWTH PLAN 0				11.Regular Lot			%		1.Open Space
CONSERV EASE 0				12.Delta Triangle			%		2.Neighborhood A
Sale Data				13.Nabla Triangle			%		3.Topography
			14.Rear Land			%		4.Size/Shape	
			15.Front Foot			%		5.Access	
						%		6.Restriction	
Price			Square Foot			%		7.Corner/Locatio	
Sale Type 1 Land Only						%		8.View/Environ	
1.Land				Square Feet				9.Fract Share	
2.L & B						%		Acre	
3.Building						%			
Financing 9 Unknown						%		30.Rear 20+	
1.Convent						%		31.Waterfront Rea	
2.FHA/VA						%		32.Open Space	
3.Assumed						%		33.RestrictEsm	
Validity 2 Related Parties						%		34.PASTURE 1	
1.Valid			Fract. Acre		Acreage/Sites			35.HORTICULTURAL-	
2.Related				20	1.00	95 %	0	36.Pasture 3	
3.Distress			21	0.21	100 %	0	37.Softwood		
3.Distress					%		38.Mixed Wood		
Verified 5 Public Record					%		39.Hardwood		
					%		40.Wasteland		
1.Buyer					%		41.CAMP SITE		
2.Seller					%		42.Mobile Home Si		
3.Lender					%		43.Condo Site		
			Total Acreage 0.21					44.Site Improveme	
								45.CAMP SITE	
								46.PAVING/00	

WISCASSET

Map Lot U02-027

Account 1339

Location 84 FEDERAL STREET

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 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 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 1 CLAPBOARD	3.H Pump 6. 9.None	3.Capped 6. 9.None
1.CLAP 5.T-111 9.OTHER	Kitchen Style 1 GOOD	Unfinished % 0%
2.WD SH 6.BR/STONE 10.	1.GOOD 4.Obsolete 7.	Grade & Factor 4 Good 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) 800
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 1840	# Half Baths 0	Funct. % Good 100%
Year Remodeled 1993	# Addn Fixtures 0	Functional Code 9 None
Foundation 3 Brick &/or Stone	# Fireplaces 0	1.Incomp 4.SMALL 7.LAYOUT
1.Concrete 4.Wood 7.		2.O-Built 5.CDU 8.OTHER
2.C Block 5.Slab 8.		3.Defmaint 6.STYLE 9.None
3.Br/Stone 6.Piers 9.		Econ. % Good 100%
Basement 3 3/4 Basement		Economic Code None
1.1/4 Bmt 4.Full Bmt 7.		0.None 3.Services 9.None
2.1/2 Bmt 5.None 8.		1.Location 4.Traffic 8.
3.3/4 Bmt 6. 9.None		2.Encroach 8.Other 9.
Bsmt Gar # Cars 0		Entrance Code 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 11/30/2006

Additions, Outbuildings & Improvements

Type	Year	Units	Grade	Cond	Phys.	Funct.	Sound Value	
21 Open Frame	1840	266	0 0	0	0 %	0 %		1.ONE STORY FRAM
11 1	1993	400	0 0	0	0 %	0 %		2.TWO STORY FRAM
68 Wood Deck	1980	200	3 100	4	0 %	100 %		3.THREE STORY FR
24 Frame Shed	1972	64	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

SHED 8'X8'=64

20.0'	10.0'
WD	
1SF/B	
20.0'	
20.0'	
20.0'	UA/2SFr/B
20.0'	40.0'
7.0'	38.0' OP



Map Lot U02-028

Account 1340

Location 88 FEDERAL STREET

Card 1 Of 1 10/05/2023

LITZ, RICHARD
WISCASSET ME 04578

B2825P15

Inspection Witnessed By:

X

Date

No./Date	Description	Date Insp.

Notes:

'18 per 2017 note w/ mr add 1sFr studio to garage
2002 FORMER OWNER: SHARON S. WHITE BK1958 PG0071

WISCASSET

Property Data			Assessment Record						
Neighborhood 101 VILLAGE			Year	Land	Buildings	Exempt	Total		
Tree Growth Year 0			2010	127,400	192,600	0	320,000		
FARM LAND YEAR 0			2011	127,400	192,600	0	320,000		
OPEN SPACE YEAR 0			2012	127,400	192,600	0	320,000		
Zone/Land Use 16 RESIDENTIAL			2013	127,400	192,600	0	320,000		
Secondary Zone			2014	127,400	192,600	0	320,000		
			2015	127,400	192,600	0	320,000		
Topography 1 Level			2016	127,400	192,600	0	320,000		
1.Level	4.Below St	7.Steep	2017	127,400	192,600	20,000	300,000		
2.Rolling	5.Low	8.Rough	2018	127,400	209,400	20,000	316,800		
3.Above St	6.Swampy	9.	2019	127,400	209,400	20,000	316,800		
Utilities 1 All Public			2020	127,400	209,400	25,000	311,800		
1.Public	4.Dr Well	7.Cesspool	2021	127,400	209,400	25,000	311,800		
2.Water	5.DUG/LAKE	8.	2022	127,400	209,400	24,000	312,800		
3.Sewer	6.Septic	9.None	2023	159,300	261,700	25,000	396,000		
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				%		1.Open Space	
TREE GROWTH PLAN 0				11.Regular Lot			%		2.Neighborhood A
CONSERV EASE 0				12.Delta Triangle			%		3.Topography
Sale Data				13.Nabla Triangle			%		4.Size/Shape
Sale Date 3/13/2002				14.Rear Land			%		5.Access
Price 277,500			15.Front Foot			%		6.Restriction	
Sale Type 2 Land & Buildings			Square Foot		Square Feet				7.Corner/Locatio
1.Land	4.Mobile	7.					%		8.View/Enviro
2.L & B	5.Other	8.				%		9.Fract Share	
3.Building	6.	9.				%		Acres	
Financing	9 Unknown					%		30.Rear 20+	
1.Convent	4.Seller	7.				%		31.Waterfront Rea	
2.FHA/VA	5.Private	8.				%		32.Open Space	
3.Assumed	6.Cash	9.Unknown			%		33.RestrictEsm		
Validity 1 Arms Length Sale			Fract. Acre		Acreage/Sites				34.PASTURE 1
1.Valid	4.Split	7.Renovate			20	1.00	100	%	0
2.Related	5.Partial	8.Other		21	1.00	100	%	0	36.Pasture 3
3.Distress	6.Exempt	9.Foreclose		28	3.22	100	%	0	37.Softwood
Verified 5 Public Record							%		38.Mixed Wood
							%		39.Hardwood
							%		40.Wasteland
1.Buyer	4.Agent	7.Family	Acres				%		41.CAMP SITE
2.Seller	5.Pub Rec	8.Other					%		42.Mobile Home Si
3.Lender	6.MLS	9.					%		43.Condo Site
							%		44.Site Improve
				Total Acreage		4.22	45.CAMP SITE		

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

WISCASSET

Map Lot U02-028


Account 1340

Location 88 FEDERAL STREET

Card 1

Of 1

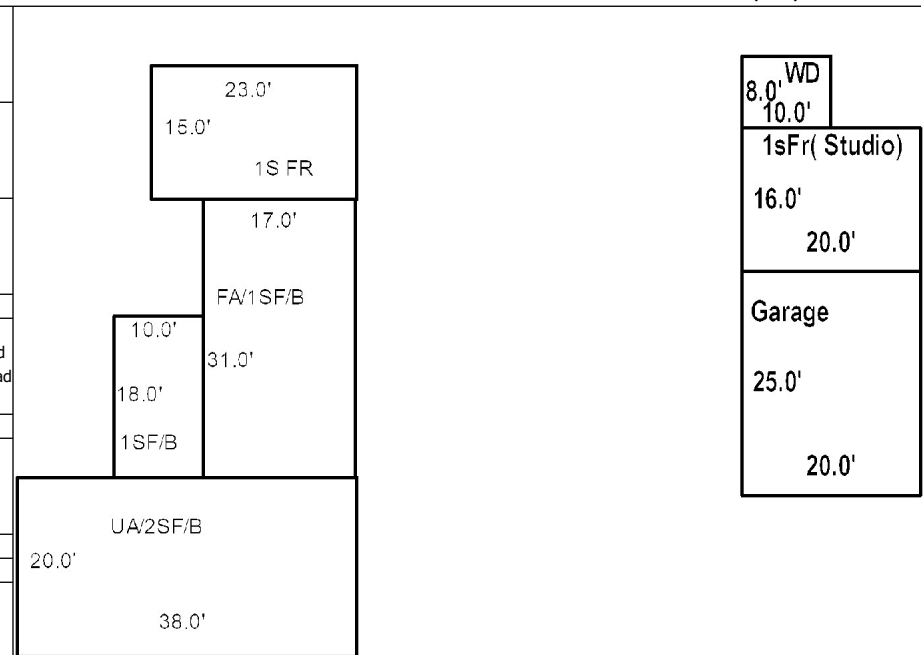
10/05/2023

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 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 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 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) 760
2.Slate 5.Wood 8.	2.TYPICAL 5. 8.	Condition 5 Above Average
3.Metal 6.Other 9.	3.Old Type 6. 9.None	1.Poor 4.Avg 7.V G
SF Masonry Trim 0	# Rooms 7	2.Fair 5.Avg+ 8.Exc
OPEN-3-CUSTOM 0	# Bedrooms 3	3.Avg- 6.Good 9.Same
OPEN-4-CUSTOM 0	# Full Baths 2	Phys. % Good 0%
Year Built 1805	# Half Baths 1	Funct. % Good 100%
Year Remodeled 0	# Addn Fixtures 0	Functional Code 9 None
Foundation 3 Brick &/or Stone	# Fireplaces 1	1.Incomp 4.SMALL 7.LAYOUT
1.Concrete 4.Wood 7.		2.O-Built 5.CDU 8.OTHER
2.C Block 5.Slab 8.		3.Defmaint 6.STYLE 9.None
3.Br/Stone 6.Piers 9.		Econ. % Good 100%
Basement 2 1/2 Basement		Economic Code None
1.1/4 Bmt 4.Full Bmt 7.		0.None 3.Services 9.None
2.1/2 Bmt 5.None 8.		1.Location 4.Traffic 8.
3.3/4 Bmt 6. 9.None		2.Encroach 8.Other 9.
Bsmt Gar # Cars 0		Entrance Code 5 Estimated
Wet Basement 3 Wet Basement		1.Interior 4.Vacant 7.
1.Dry 4. 7.		2.Refusal 5.Estimate 8.
2.Damp 5. 8.		3.Informed 6. 9.
3.Wet 6. 9.		Information Code 5 Estimate
		1.Owner 4.Agent 7.
		2.Relative 5.Estimate 8.
		3.Tenant 6.Other 9.

Date Inspected 6/07/2010

Additions, Outbuildings & Improvements

Type	Year	Units	Grade	Cond	Phys.	Funct.	Sound Value
11 1	1805	527	0 0	0	0 %	100 %	
29 Finished Attic	1805	527	0 0	0	0 %	100 %	
11 1	1805	180	0 0	0	0 %	0 %	
1 ONE STORY	1805	345	4 100	5	0 %	100 %	
23 Frame Garage	1950	500	3 100	4	0 %	100 %	
1 ONE STORY	2017	320	2 100	4	0 %	100 %	
68 Wood Deck	2017	80	3 100	4	0 %	100 %	
					%	%	
					%	%	
					%	%	



Map Lot U02-029

Account 1341

Location 96 FEDERAL STREET

Card 1 Of 1 10/05/2023

WARCHOL, SARAH S.
96 FEDERAL STREET
WISCASSET ME 04578

B3585P158 B5250P122

Previous Owner
GOODRICH, JAMES G.

96 FEDERAL STREET
WISCASSET ME 04578
Sale Date: 3/06/2019

Previous Owner
BUTLER, FULTON S.
P.O. BOX 416

WISCASSET ME 04578
Sale Date: 10/07/2005

Inspection Witnessed By:

X

Date

No./Date	Description	Date Insp.

Notes:

2006-FORMER OWNER: FULTON BUTLER BK789 PG155.
2006-NO BARN IN 2006.

WISCASSET

Property Data			Assessment Record						
Neighborhood 101 VILLAGE			Year	Land	Buildings	Exempt	Total		
			2010	119,200	75,800	0	195,000		
Tree Growth Year 0			2011	119,200	75,800	10,000	185,000		
FARM LAND YEAR 0			2012	119,200	75,800	10,000	185,000		
OPEN SPACE YEAR 0			2013	119,200	75,800	10,000	185,000		
Zone/Land Use 16 RESIDENTIAL			2014	119,200	75,800	10,000	185,000		
Secondary Zone			2015	119,200	75,800	10,000	185,000		
			2016	119,200	75,800	15,000	180,000		
Topography 1 Level			2017	119,200	75,800	20,000	175,000		
1.Level	4.Below St	7.Steep	2018	119,200	75,800	20,000	175,000		
2.Rolling	5.Low	8.Rough	2019	119,200	75,800	0	195,000		
3.Above St	6.Swampy	9.	2020	119,200	75,800	25,000	170,000		
Utilities 1 All Public			2021	119,200	75,800	25,000	170,000		
1.Public	4.Dr Well	7.Cesspool	2022	119,200	75,800	24,000	171,000		
2.Water	5.DUG/LAKE	8.	2023	149,100	94,700	25,000	218,800		
3.Sewer	6.Septic	9.None	Land Data						
Street 1 Paved									
1.Paved	4.Proposed	7.	Front Foot	Type	Effective		Influence		Influence Codes
2.Semi Imp	5.Private	8.			Frontage	Depth	Factor	Code	
3.Gravel	6.Pub Eas	9.NoStreet		11.Regular Lot			%		1.Open Space
TREE GROWTH PLAN 0				12.Delta Triangle			%		2.Neighborhood A
CONSERV EASE 0				13.Nabla Triangle			%		3.Topography
Sale Data				14.Rear Land			%		4.Size/Shape
				15.Front Foot			%		5.Access
Price 190,000							%		6.Restriction
Sale Type 2 Land & Buildings							%		7.Corner/Locatio
1.Land	4.Mobile	7.		Square Foot	Square Feet				
2.L & B	5.Other	8.					%		9.Fract Share
3.Building	6.	9.					%		Acres
Financing 9 Unknown			16.Regular Lot				%		30.Rear 20+
1.Convent	4.Seller	7.	17.Secondary Site				%		31.Waterfront Rea
2.FHA/VA	5.Private	8.	18.Secondary Site				%		32.Open Space
3.Assumed	6.Cash	9.Unknown	19.Condominium				%		33.RestrictEsm
Validity 1 Arms Length Sale			20.Base Homesite				%		34.PASTURE 1
			Fract. Acre			Acreage/Sites			
1.Valid	4.Split	7.Renovate	21.HS Size Adj		20	1.00	100	%	0
2.Related	5.Partial	8.Other	22.Base Waterfron	21	0.84	100	%	0	37.Softwood
3.Distress	6.Exempt	9.Foreclose	23.Deep WF Size A				%		38.Mixed Wood
Verified 5 Public Record			Acres				%		39.Hardwood
			24.Base Waterfron				%		
1.Buyer	4.Agent	7.Family	25.Shallow WF Siz				%		41.CAMP SITE
2.Seller	5.Pub Rec	8.Other	26.Base Water Inf				%		42.Mobile Home Si
3.Lender	6.MLS	9.	27.Influence W Si				%		43.Condo Site
			28.Rear Land 1-10	Total Acreage 0.84					44.Site Improve
			29.Rear Land 11-2						

WISCASSET

Map Lot U02-029


Account 1341

Location 96 FEDERAL STREET

Card 1

Of 1

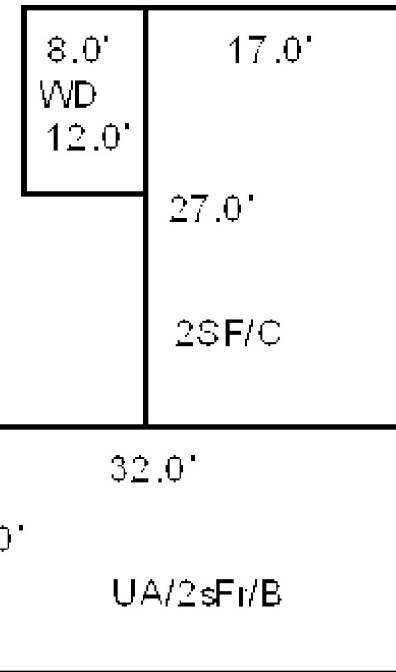
10/05/2023

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 100% 5 Forced Warm Air	3. 6. 9.
4.Cape 8.Log 12.Cot.	1.HWBB 5.FWA 9.No Heat	Attic 5 Floor & Stairs
Dwelling Units 1	2.HWCI 6.GravWA 10.	1.1/4 Fin 4.Full Fin 7.
Other Units 0	3.H Pump 7.Electric 11.	2.1/2 Fin 5.F/Stair 8.
Stories 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 9 None
2.2 5.1.75 8.	1.Refrig 4.W&C 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) 512
2.Slate 5.Wood 8.	2.TYPICAL 5. 8.	Condition 4 Average
3.Metal 6.Other 9.	3.Old Type 6. 9.None	1.Poor 4.Avg 7.V G
SF Masonry Trim 0	# Rooms 8	2.Fair 5.Avg+ 8.Exc
OPEN-3-CUSTOM 0	# Bedrooms 3	3.Avg- 6.Good 9.Same
OPEN-4-CUSTOM 0	# Full Baths 1	Phys. % Good 0%
Year Built 1891	# 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 100%
Basement 1 1/4 Basement		Economic Code None
1.1/4 Bmt 4.Full Bmt 7.		0.None 3.Services 9.None
2.1/2 Bmt 5.None 8.		1.Location 4.Traffic 8.
3.3/4 Bmt 6. 9.None		2.Encroach 8.Other 9.
Bsmt Gar # Cars 0		Entrance Code 1 Interior Inspect
Wet Basement 3 Wet Basement		1.Interior 4.Vacant 7.
1.Dry 4. 7.		2.Refusal 5.Estimate 8.
2.Damp 5. 8.		3.Informed 6. 9.
3.Wet 6. 9.		Information Code 1 Owner
		1.Owner 4.Agent 7.
		2.Relative 5.Estimate 8.
		3.Tenant 6.Other 9.

Date Inspected 11/28/2006

Additions, Outbuildings & Improvements

Type	Year	Units	Grade	Cond	Phys.	Funct.	Sound Value	
2 TWO STORY	1891	459	3 110	2	0 %	80 %		1.ONE STORY FRAM
68 Wood Deck	2006	96	3 100	4	0 %	100 %		2.TWO STORY FRAM
24 Frame Shed	2009	128	3 100	4	0 %	100 %		3.THREE STORY FR
					%	%		4.1 & 1/2 STORY
					%	%		5.1 & 3/4 STORY
					%	%		6.2 & 1/2 STORY
					%	%		21.Open Frame Por
					%	%		22.Encl Frame Por
					%	%		23.Frame Garage
					%	%		24.Frame Shed
					%	%		25.Frame Bay Wind
					%	%		26.1SFr Overhang
					%	%		27.Unfin Basement
					%	%		28.Unfinished Att
					%	%		29.Finished Attic



Map Lot U02-030

Account 1342

Location 102 FEDERAL STREET

Card 1 Of 1 10/05/2023

DICKSTEIN, CARLA B
WISCASSET ME 04578

B2041P146

Inspection Witnessed By:

X

Date

No./Date	Description	Date Insp.

Notes:

WISCASSET

Property Data			Assessment Record						
Neighborhood 101 VILLAGE			Year	Land	Buildings	Exempt	Total		
			2010	125,200	118,300	10,000	233,500		
Tree Growth Year 0			2011	125,200	118,300	10,000	233,500		
FARM LAND YEAR 0			2012	125,200	118,300	10,000	233,500		
OPEN SPACE YEAR 0			2013	125,200	118,300	10,000	233,500		
Zone/Land Use 16 RESIDENTIAL			2014	125,200	118,300	10,000	233,500		
			2015	125,200	118,300	10,000	233,500		
Secondary Zone			2016	125,200	118,300	15,000	228,500		
Topography 2 Rolling			2017	125,200	118,300	20,000	223,500		
			2018	125,200	118,300	20,000	223,500		
1.Level 4.Below St 7.Steep			2019	125,200	118,300	20,000	223,500		
2.Rolling 5.Low 8.Rough			2020	125,200	118,300	25,000	218,500		
3.Above St 6.Swampy 9.			2021	125,200	118,300	25,000	218,500		
Utilities 1 All Public			2022	125,200	118,300	24,000	219,500		
1.Public 4.Dr Well 7.Cesspool			2023	156,600	147,800	25,000	279,400		
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	
Sale Date 2/01/1995						%		6.Restriction	
Price 112,000					%		7.Corner/Locatio		
Sale Type 2 Land & Buildings					%		8.View/Environ		
1.Land 4.Mobile 7.			Square Feet				9.Fract Share		
2.L & B 5.Other 8.					%		Acres		
3.Building 6. 9.					%		30.Rear 20+		
Financing 9 Unknown					%		31.Waterfront Rea		
1.Convent 4.Seller 7.					%		32.Open Space		
2.FHA/VA 5.Private 8.					%		33.RestrictEsm		
3.Assumed 6.Cash 9.Unknown					%		34.PASTURE 1		
Validity 1 Arms Length Sale			Fract. Acre		Acreage/Sites			35.HORTICULTURAL-	
1.Valid 4.Split 7.Renovate			21.HS Size Adj		20	1.00	100 %	0	36.Pasture 3
2.Related 5.Partial 8.Other			22.Base Waterfron		21	1.00	100 %	0	37.Softwood
3.Distress 6.Exempt 9.Foreclose			23.Deep WF Size A		28	2.12	100 %	0	38.Mixed Wood
Acres			24.Base Waterfron				%		39.Hardwood
Verified 5 Public Record			25.Shallow WF Siz				%		40.Wasteland
1.Buyer 4.Agent 7.Family			26.Base Water Inf				%		41.CAMP SITE
2.Seller 5.Pub Rec 8.Other			27.Influence W Si				%		42.Mobile Home Si
3.Lender 6.MLS 9.			28.Rear Land 1-10		Total Acreage 3.12				43.Condo Site
			29.Rear Land 11-2						44.Site Improve
									45.CAMP SITE

WISCASSET

Map Lot U02-030


Account 1342

Location 102 FEDERAL STREET

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 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 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) 726
2.Slate 5.Wood 8.	2.TYPICAL 5. 8.	Condition 5 Above Average
3.Metal 6.Other 9.	3.Old Type 6. 9.None	1.Poor 4.Avg 7.V G
SF Masonry Trim 0	# Rooms 7	2.Fair 5.Avg+ 8.Exc
OPEN-3-CUSTOM 0	# Bedrooms 3	3.Avg- 6.Good 9.Same
OPEN-4-CUSTOM 0	# Full Baths 2	Phys. % Good 0%
Year Built 1850	# Half Baths 0	Funct. % Good 100%
Year Remodeled 2004	# Addn Fixtures 0	Functional Code 9 None
Foundation 3 Brick &/or Stone	# Fireplaces 0	1.Incomp 4.SMALL 7.LAYOUT
1.Concrete 4.Wood 7.		2.O-Built 5.CDU 8.OTHER
2.C Block 5.Slab 8.		3.Defmaint 6.STYLE 9.None
3.Br/Stone 6.Piers 9.		Econ. % Good 100%
Basement 3 3/4 Basement		Economic Code None
1.1/4 Bmt 4.Full Bmt 7.		0.None 3.Services 9.None
2.1/2 Bmt 5.None 8.		1.Location 4.Traffic 8.
3.3/4 Bmt 6. 9.None		2.Encroach 8.Other 9.
Bsmt Gar # Cars 0		Entrance Code 3 Information Only
Wet Basement 3 Wet Basement		1.Interior 4.Vacant 7.
1.Dry 4. 7.		2.Refusal 5.Estimate 8.
2.Damp 5. 8.		3.Informed 6. 9.
3.Wet 6. 9.		Information Code 3 Tenant
		1.Owner 4.Agent 7.
		2.Relative 5.Estimate 8.
		3.Tenant 6.Other 9.

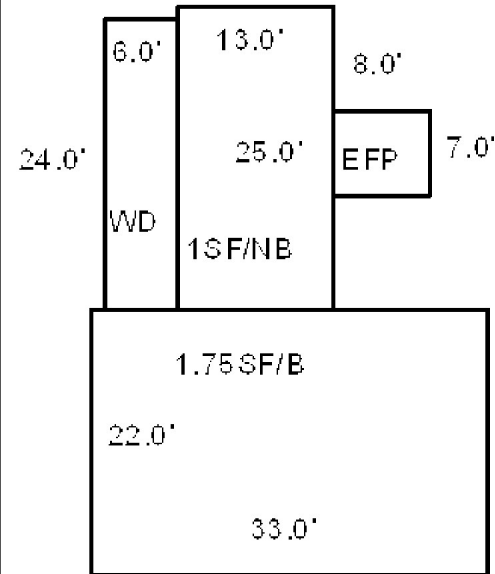
Date Inspected 11/28/2006

Additions, Outbuildings & Improvements

Type	Year	Units	Grade	Cond	Phys.	Funct.	Sound Value
1 ONE STORY	0	325	0 0	0	0 %	0 %	
68 Wood Deck	1980	144	3 100	4	0 %	100 %	
158 1.75 ST	1880	504	2 100	3	0 %	100 %	
22 Encl Frame Porch	2004	56	0 0	0	0 %	0 %	
					%	%	
					%	%	
					%	%	
					%	%	
					%	%	
					%	%	
					%	%	

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

BARN 18X28



WISCASSET

Map Lot U02-031

Account 1343

Location 101 FEDERAL STREET

Card 1

Of 1

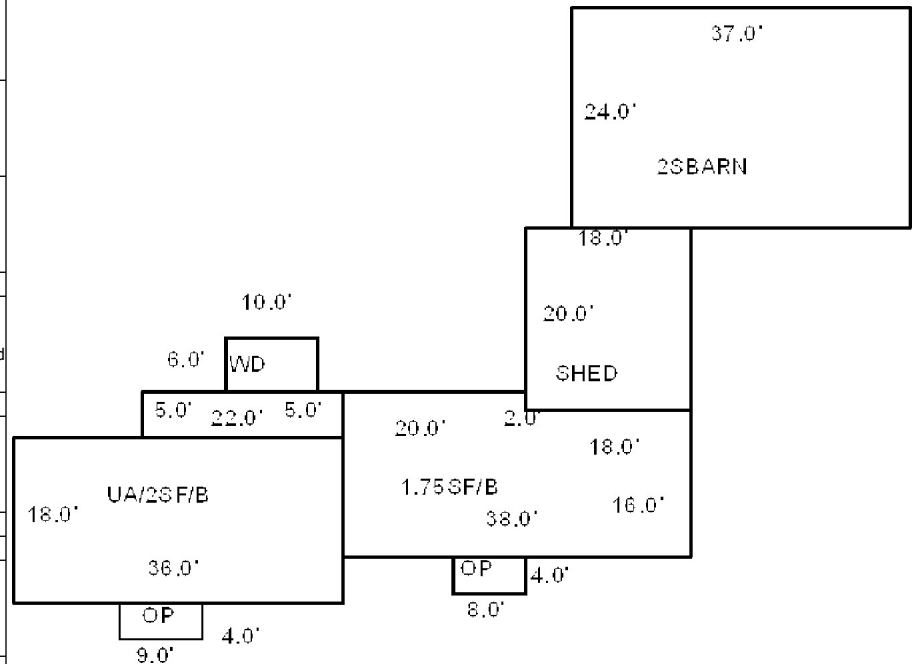
10/05/2023

Building Style 5 Colonial	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 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 5 Floor & Stairs
Dwelling Units 1	2.HWCI 6.GravWA 10.	1.1/4 Fin 4.Full Fin 7.
Other Units 0	3.H Pump 7.Electric 11.	2.1/2 Fin 5.F/Stair 8.
Stories 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 4 Obsolete	Unfinished % 0%
2.WD SH 6.BR/STONE 10.	1.GOOD 4.Obsolete 7.	Grade & Factor 3 Average 100%
3.COMP 7.NOV 11.	2.TYPICAL 5. 8.	1.E Grade 4.B Grade 7.AA+ Grad
4.ASB/ASP 8.AL/VIN 12.	3.OLD TYPE 6. 9.None	2.D Grade 5.A Grade 8.AA++Grad
Roof Surface 1 Asphalt Shingles	Bath(s) Style 3 Old Style	3.C Grade 6.AA Grade 9.Same
1.Asphalt 4.Composit 7.	1.GOOD 4.Obsolete 7.	SQFT (Footprint) 648
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 10	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 1854	# Half Baths 1	Funct. % Good 75%
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 4 Full Basement		Economic Code None
1.1/4 Bmt 4.Full Bmt 7.		0.None 3.Services 9.None
2.1/2 Bmt 5.None 8.		1.Location 4.Traffic 8.
3.3/4 Bmt 6. 9.None		2.Encroach 8.Other 9.
Bsmt Gar # Cars 0		Entrance Code 5 Estimated
Wet Basement 3 Wet Basement		1.Interior 4.Vacant 7.
1.Dry 4. 7.		2.Refusal 5.Estimate 8.
2.Damp 5. 8.		3.Informed 6. 9.
3.Wet 6. 9.		Information Code 5 Estimate
		1.Owner 4.Agent 7.
		2.Relative 5.Estimate 8.
		3.Tenant 6.Other 9.

Date Inspected 6/07/2010

Additions, Outbuildings & Improvements

Type	Year	Units	Grade	Cond	Phys.	Funct.	Sound Value
1 ONE STORY	1854	176	0 0	0	0 %	0 %	
15 1.75 Story/BSMT	1854	610	0 0	0	0 %	0 %	
21 Open Frame	1854	36	0 0	0	0 %	0 %	
21 Open Frame	1854	32	0 0	0	0 %	0 %	
24 Frame Shed	1854	360	3 100	3	0 %	100 %	
159 2.00 ST	1854	888	2 100	3	0 %	100 %	
68 Wood Deck	1984	60	2 100	4	0 %	100 %	
124 SOLAR PANELS	2022	315	3 100	4	0 %	100 %	
					%	%	
					%	%	



Map Lot U02-032			Account 1344			Location 95 FEDERAL STREET			Card 1		Of 2		10/05/2023		
GRAFFAM, STEPHEN M J/T GRAFFAM, COLLEEN E KEARNEY WISCASSET ME 04578						Property Data			Assessment Record						
						Neighborhood 101 VILLAGE			Year	Land	Buildings	Exempt	Total		
						Tree Growth Year 0			2010	114,800	147,600	0	262,400		
						FARM LAND YEAR 0			2011	114,800	147,600	0	262,400		
						OPEN SPACE YEAR 0			2012	114,800	147,600	0	262,400		
B4739P225						Zone/Land Use 16 RESIDENTIAL			2013	114,800	147,600	0	262,400		
Previous Owner SNOW, MARCIA A. 73 PINE STREET BATH ME 04530 Sale Date: 11/21/2013						Secondary Zone			2014	114,700	147,600	0	262,300		
									2015	114,700	147,600	0	262,300		
						Topography 1 Level			2016	114,700	147,600	0	262,300		
Previous Owner STETSON, GEORGE A. (DEVISEES) STETSON III, GEORGE A. & MARCIA A. SNOW C/O GEORGE A. STETSON, III WISCASSET ME 04578 Sale Date: 10/30/2007						1.Level 4.Below St 7.Steep 2.Rolling 5.Low 8.Rough 3.Above St 6.Swampy 9.			2017	114,700	147,600	0	262,300		
						Utilities 1 All Public			2018	114,700	147,600	0	262,300		
									2019	114,700	147,600	0	262,300		
									2020	114,700	147,600	0	262,300		
									2021	114,700	147,600	0	262,300		
Previous Owner STETSON, GEORGE A. 95 FEDERAL STREET WISCASSET ME 04578 Sale Date: 5/07/2007						1.Public 4.Dr Well 7.Cesspool 2.Water 5.DUG/LAKE 8. 3.Sewer 6.Septic 9.None			2022	114,700	147,600	0	262,300		
						Street 1 Paved			2023	143,400	184,500	0	327,900		
						1.Paved 4.Proposed 7. 2.Semi Imp 5.Private 8. 3.Gravel 6.Pub Eas 9.NoStreet									
						TREE GROWTH PLAN 0									
						CONSERV EASE 0									
Inspection Witnessed By:															
X						Date									
No./Date		Description				Date Insp.									
Notes: 2001 - LEONA STETSON DECEASED 2007-GEORGE STETSON PASSED AWAY 03/19/2007 - REMOVED HOMESTEAD EXEMPTION. 143.88' frontage. June 2008-Corrective deed prepared and recorded changing name (mixed up on original transfer) 11/21/13-Former owner: Marcia Snow BK4205 PG281, sold for \$110,000. 2014-Equal land swap with map U-2 lot 33, acreage now .43 from .44, with 140.88' frontage. Card #2 is chapel WISCASSET						Sale Date 11/21/2013									
						Price 110,000									
						Sale Type 2 Land & Buildings									
						1.Land 4.Mobile 7. 2.L & B 5.Other 8. 3.Building 6. 9.									
						Financing 9 Unknown									
						1.Convent 4.Seller 7. 2.FHA/VA 5.Private 8. 3.Assumed 6.Cash 9.Unknown									
						Validity 1 Arms Length Sale									
						1.Valid 4.Split 7.Renovate 2.Related 5.Partial 8.Other 3.Distress 6.Exempt 9.Foreclose									
						Verified 5 Public Record									
						1.Buyer 4.Agent 7.Family 2.Seller 5.Pub Rec 8.Other 3.Lender 6.MLS 9.									

WISCASSET

Map Lot U02-032

Account 1344

Location 95 FEDERAL STREET

Card 1

Of 2

10/05/2023

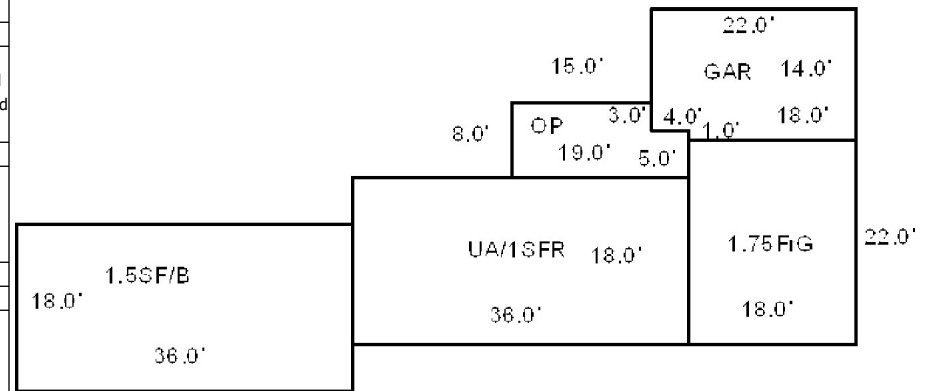
Building Style 4 Cape Cod	SF Bsmt Living 0	Layout 1 Typical
1.Conv. 5.Colonial 9.Other	Fin Bsmt Grade 0 0	1.Typical 4. 7.
2.Ranch 6.Split 10.Double	HEARTH 0	2.Inadeq 5. 8.
3.R Ranch 7.Mod/Cont 11.Multi	Heat Type 100% 5 Forced Warm Air	3. 6. 9.
4.Cape 8.Log 12.Cot.	1.HWBB 5.FWA 9.No Heat	Attic 9 None
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 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 2 TYPICAL	3.C Grade 6.AA Grade 9.Same
1.Asphalt 4.Composit 7.	1.GOOD 4.Obsolete 7.	SQFT (Footprint) 648
2.Slate 5.Wood 8.	2.TYPICAL 5. 8.	Condition 5 Above Average
3.Metal 6.Other 9.	3.Old Type 6. 9.None	1.Poor 4.Avg 7.V G
SF Masonry Trim 0	# Rooms 8	2.Fair 5.Avg+ 8.Exc
OPEN-3-CUSTOM 0	# Bedrooms 3	3.Avg- 6.Good 9.Same
OPEN-4-CUSTOM 0	# Full Baths 1	Phys. % Good 0%
Year Built 1806	# Half Baths 0	Funct. % Good 100%
Year Remodeled 0	# Addn Fixtures 1	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 4 Full Basement		Economic Code None
1.1/4 Bmt 4.Full Bmt 7.		0.None 3.Services 9.None
2.1/2 Bmt 5.None 8.		1.Location 4.Traffic 8.
3.3/4 Bmt 6. 9.None		2.Encroach 8.Other 9.
Bsmt Gar # Cars 0		Entrance Code 3 Information Only
Wet Basement 1 Dry Basement		1.Interior 4.Vacant 7.
1.Dry 4. 7.		2.Refusal 5.Estimate 8.
2.Damp 5. 8.		3.Informed 6. 9.
3.Wet 6. 9.		Information Code 1 Owner
		1.Owner 4.Agent 7.
		2.Relative 5.Estimate 8.
		3.Tenant 6.Other 9.

Date Inspected 11/28/2006

Additions, Outbuildings & Improvements

Type	Year	Units	Grade	Cond	Phys.	Funct.	Sound Value
1 ONE STORY	1806	648	0 0	0	0 %	0 %	
28 Unfinished Attic	1806	324	0 0	0	0 %	0 %	
21 Open Frame	1970	140	0 0	0	0 %	0 %	
78 1.75 ST	1970	396	0 0	0	0 %	0 %	
23 Frame Garage	1970	300	0 0	0	0 %	0 %	
24 Frame Shed	1970	64	1 100	0	0 %	100 %	
					%	%	
					%	%	
					%	%	
					%	%	

8X8 TIN SHED



Map Lot U02-032

Account 1344

Location 95 FEDERAL STREET

Card 2 Of 2 10/05/2023

GRAFFAM, STEPHEN M J/T
GRAFFAM, COLLEEN E KEARNEY
WISCASSET ME 04578

B4739P225

Previous Owner
SNOW, MARCIA A.

73 PINE STREET
BATH ME 04530
Sale Date: 11/21/2013

Previous Owner
STETSON, GEORGE A. (DEVISEES)
STETSON III, GEORGE A. & MARCIA A. SNOW
C/O GEORGE A. STETSON, III
WISCASSET ME 04578
Sale Date: 10/30/2007

Previous Owner
STETSON, GEORGE A.

95 FEDERAL STREET
WISCASSET ME 04578
Sale Date: 5/07/2007

Inspection Witnessed By:

X

Date

No./Date	Description	Date Insp.

Notes:

WISCASSET

Property Data			Assessment Record						
Neighborhood 101 VILLAGE			Year	Land	Buildings	Exempt	Total		
			2014	0	16,900	0	16,900		
Tree Growth Year 0			2015	0	16,900	0	16,900		
FARM LAND YEAR 0									
OPEN SPACE YEAR 0			2016	0	16,900	0	16,900		
Zone/Land Use 16 RESIDENTIAL			2017	0	16,900	0	16,900		
			2018	0	16,900	0	16,900		
Secondary Zone			2019	0	16,900	0	16,900		
			2020	0	16,900	0	16,900		
Topography 1 Level			2021	0	16,900	0	16,900		
			2022	0	16,900	0	16,900		
1.Level 4.Below St 7.Steep 2.Rolling 5.Low 8.Rough 3.Above St 6.Swampy 9.			2023	0	21,200	0	21,200		
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			Land Data						
TREE GROWTH PLAN 0 CONSERV EASE 0 Sale Data Sale Date 11/21/2013 Price 110,000 Sale Type 2 Land & Buildings 1.Land 4.Mobile 7. 2.L & B 5.Other 8. 3.Building 6. 9. Financing 9 Unknown 1.Convent 4.Seller 7. 2.FHA/VA 5.Private 8. 3.Assumed 6.Cash 9.Unknown Validity 1 Arms Length Sale 1.Valid 4.Split 7.Renovate 2.Related 5.Partial 8.Other 3.Distress 6.Exempt 9.Foreclose Verified 5 Public Record 1.Buyer 4.Agent 7.Family 2.Seller 5.Pub Rec 8.Other 3.Lender 6.MLS 9.			Front Foot 11.Regular Lot 12.Delta Triangle 13.Nabla Triangle 14.Rear Land 15.Front Foot	Type	Effective		Influence		Influence Codes 1.Open Space 2.Neighborhood A 3.Topography 4.Size/Shape 5.Access 6.Restriction 7.Corner/Locatio 8.View/Environ 9.Fract Share Acres 30.Rear 20+ 31.Waterfront Rea 32.Open Space 33.RestrictEsm 34.PASTURE 1 35.HORTICULTURAL- 36.Pasture 3 37.Softwood 38.Mixed Wood 39.Hardwood 40.Wasteland 41.CAMP SITE 42.Mobile Home Si 43.Condo Site 44.Site Improveveme 45.CAMP SITE 46.PAVING/00
					Frontage	Depth	Factor	Code	
							%		
							%		
							%		
							%		
							%		
							%		
							%		
							%		
Square Foot 16.Regular Lot 17.Secondary Site 18.Secondary Site 19.Condominium 20.Base Homesite				Square Feet					
						%			
						%			
						%			
						%			
						%			
						%			
						%			
						%			
						%			
Fract. Acre 21.HS Size Adj 22.Base Waterfron 23.Deep WF Size A Acres 24.Base Waterfron 25.Shallow WF Siz 26.Base Water Inf 27.Influence W Si 28.Rear Land 1-10 29.Rear Land 11-2				Acreage/Sites					
						%			
						%			
						%			
						%			
						%			
						%			
						%			
						%			
						%			
			Total Acreage		0.00				


WISCASSET

Map Lot U02-032

Account 1344

Location 95 FEDERAL STREET

Card 2 Of 2 10/05/2023

Building Style 9 Other	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% 5 Forced Warm Air	3. 6. 9.
4.Cape 8.Log 12.Cot.	1.HWBB 5.FWA 9.No Heat	Attic 1 1/4 Finished
Dwelling Units 0	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 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 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) 494
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 1	2.Fair 5.Avg+ 8.Exc
OPEN-3-CUSTOM 0	# Bedrooms 0	3.Avg- 6.Good 9.Same
OPEN-4-CUSTOM 0	# Full Baths 0	Phys. % Good 0%
Year Built 1970	# Half Baths 0	Funct. % Good 75%
Year Remodeled 0	# Addn Fixtures 0	Functional Code 6 STYLE
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.Defmoint 6.STYLE 9.None
3.Br/Stone 6.Piers 9.		Econ. % Good 75%
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 0
Wet Basement 1 Dry Basement		1.Interior 4.Vacant 7.
1.Dry 4. 7.		2.Refusal 5.Estimate 8.
2.Damp 5. 8.		3.Informed 6. 9.
3.Wet 6. 9.		Information Code 0
		1.Owner 4.Agent 7.
		2.Relative 5.Estimate 8.
		3.Tenant 6.Other 9.

Date Inspected 11/28/2006

Additions, Outbuildings & Improvements

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

26.0'

19.0'

CHAPEL

Map Lot U02-033			Account 1345		Location 6 MORTON STREET		Card 1		Of 1		10/05/2023	
CHUNG, KEVIN CHUNG, AMI BAI 87 FEDERAL STREET WISCASSET ME 04578 B5559P177			Property Data			Assessment Record						
			Neighborhood 101 VILLAGE			Year	Land	Buildings	Exempt	Total		
			Tree Growth Year 0			2010	86,800	16,900	0	103,700		
			FARM LAND YEAR 0			2011	86,800	16,900	0	103,700		
			OPEN SPACE YEAR 0			2012	86,800	16,900	0	103,700		
Previous Owner STETSON, GEORGE A III 357 DUNN ROAD BELGRADE ME 04917 Sale Date: 7/31/2020			Zone/Land Use 16 RESIDENTIAL			2013	88,700	16,900	0	105,600		
			Secondary Zone			2014	88,700	128,700	0	217,400		
						2015	88,700	128,700	0	217,400		
			Topography 1 Level			2016	88,700	128,700	0	217,400		
			Previous Owner STETSON, GEORGE A. (DEWISEES) STETSON III, GEORGE A. & MARCIA A. SNOW C/O GEORGE A. STETSON, III WISCASSET ME 04578 Sale Date: 10/30/2007			1.Level 4.Below St 7.Steep 2.Rolling 5.Low 8.Rough 3.Above St 6.Swampy 9.			2017	88,700	128,700	0
Utilities 1 All Public						2018	88,700	128,700	0	217,400		
						2019	88,700	128,700	0	217,400		
1.Public 4.Dr Well 7.Cesspool 2.Water 5.DUG/LAKE 8. 3.Sewer 6.Septic 9.None						2020	88,700	128,700	0	217,400		
Street 1 Paved						2021	88,700	128,700	0	217,400		
						2022	88,700	128,700	0	217,400		
1.Paved 4.Proposed 7. 2.Semi Imp 5.Private 8. 3.Gravel 6.Pub Eas 9.NoStreet						2023	110,800	160,900	0	271,700		
Land Data												
Front Foot		Type				Effective		Influence		Influence Codes		
						Frontage	Depth	Factor	Code			
			11.Regular Lot			%	1.Open Space					
			12.Delta Triangle			%	2.Neighborhood A					
			13.Nabla Triangle			%	3.Topography					
			14.Rear Land			%	4.Size/Shape					
			15.Front Foot			%	5.Access					
						%	6.Restriction					
Square Foot			Square Feet				7.Corner/Locatio					
				%		8.View/Environ						
				%		9.Fract Share						
				%		Acres						
				%		30.Rear 20+						
				%		31.Waterfront Rea						
				%		32.Open Space						
				%		33.RestrictEsm						
Fract. Acre			Acreage/Sites				34.PASTURE 1					
			20	1.00	75	%	7	35.HORTICULTURAL-				
			21	0.56	100	%	0	36.Pasture 3				
						%		37.Softwood				
						%		38.Mixed Wood				
						%		39.Hardwood				
						%		40.Wasteland				
						%		41.CAMP SITE				
Total Acreage 0.56							42.Mobile Home Si					
							43.Condo Site					
							44.Site Improveve					
							45.CAMP SITE					
							46.PAVING/00					

Inspection Witnessed By:		
X		Date
No./Date	Description	Date Insp.
Notes:		
2001 - LEONA STETSON DECEASED		
2005-SUPPLEMENTAL TAX BILL SENT FOR APARTMENT BUILDING NOT TAXED (M/H THAT BELONGED TO MARY LOU ROGERS WAS TAXED HERE AS WELL AND DELETED BEFORE SENDING SUPP. TAX BILL).		
2007-GEORGE STETSON PASSED AWAY 03/19/2007		
June 2008-Corrective deed prepared and recorded changing name (mixed up on original transfer).		
2014-equal land swap with map u-2 lot 32, with 100' frontage.		
Map transferred to Graffam.		

WISCASSET		
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WISCASSET

Map Lot U02-033

Account 1345

Location 6 MORTON STREET

Card 1

Of 1

10/05/2023

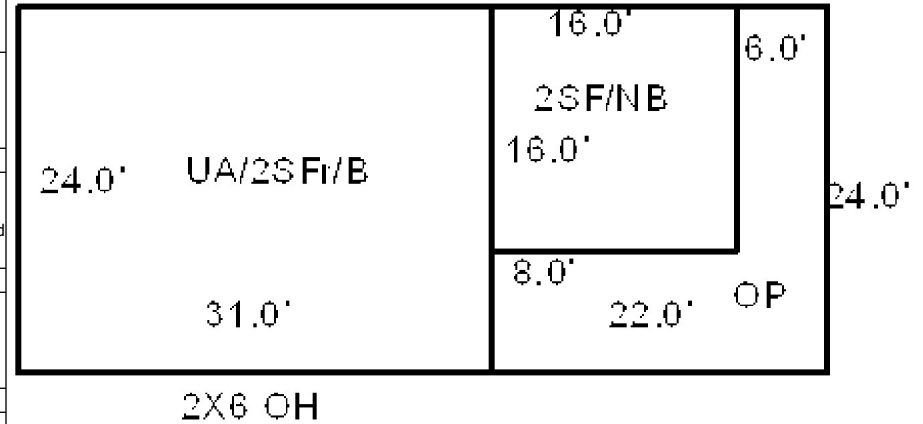
Building Style 1 Conventional	SF Bsmt Living 0	Layout 1 Typical
1.Conv. 5.Colonial 9.Other	Fin Bsmt Grade 0 0	1.Typical 4. 7.
2.Ranch 6.Split 10.Double	HEARTH 0	2.Inadeq 5. 8.
3.R Ranch 7.Mod/Cont 11.Multi	Heat Type 100% 5 Forced Warm Air	3. 6. 9.
4.Cape 8.Log 12.Cot.	1.HWBB 5.FWA 9.No Heat	Attic 5 Floor & Stairs
Dwelling Units 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 0% 9 None	Insulation 1 Full
2.2 5.1.75 8.	1.Refrig 4.W&C Air 7.	1.Full 4.Minimal 7.
3.3 6.2.5 9.	2.Evapor 5. 8.	2.Heavy 5.Unknown 8.
Exterior Walls 2 WOOD SHINGLE	3.H Pump 6. 9.None	3.Capped 6. 9.None
1.CLAP 5.T-111 9.OTHER	Kitchen Style 2 TYPICAL	Unfinished % 0%
2.WD SH 6.BR/STONE 10.	1.GOOD 4.Obsolete 7.	Grade & Factor 4 Good 95%
3.COMP 7.NOV 11.	2.TYPICAL 5. 8.	1.E Grade 4.B Grade 7.AA+ Grad
4.ASB/ASP 8.AL/VIN 12.	3.OLD TYPE 6. 9.None	2.D Grade 5.A Grade 8.AA++Grad
Roof Surface 1 Asphalt Shingles	Bath(s) Style 2 TYPICAL	3.C Grade 6.AA Grade 9.Same
1.Asphalt 4.Composit 7.	1.GOOD 4.Obsolete 7.	SQFT (Footprint) 744
2.Slate 5.Wood 8.	2.TYPICAL 5. 8.	Condition 4 Average
3.Metal 6.Other 9.	3.Old Type 6. 9.None	1.Poor 4.Avg 7.V G
SF Masonry Trim 0	# Rooms 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 1880	# Half Baths 0	Funct. % Good 100%
Year Remodeled 0	# Addn Fixtures 0	Functional Code 9 None
Foundation 3 Brick &/or Stone	# Fireplaces 1	1.Incomp 4.SMALL 7.LAYOUT
1.Concrete 4.Wood 7.		2.O-Built 5.CDU 8.OTHER
2.C Block 5.Slab 8.		3.Defmaint 6.STYLE 9.None
3.Br/Stone 6.Piers 9.		Econ. % Good 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 3 Information Only
Wet Basement 1 Dry Basement		1.Interior 4.Vacant 7.
1.Dry 4. 7.		2.Refusal 5.Estimate 8.
2.Damp 5. 8.		3.Informed 6. 9.
3.Wet 6. 9.		Information Code 1 Owner
		1.Owner 4.Agent 7.
		2.Relative 5.Estimate 8.
		3.Tenant 6.Other 9.

Date Inspected 11/28/2006

Additions, Outbuildings & Improvements

Type	Year	Units	Grade	Cond	Phys.	Funct.	Sound Value
2 TWO STORY	1880	256	0 0	0	0 %	0 %	
21 Open Frame	1880	272	0 0	0	0 %	0 %	
159 2.00 ST	1880	816	0 0	0	0 %	100 %	
26 1SFr Overhang	1880	12	0 0	0	0 %	0 %	
					%	%	
					%	%	
					%	%	
					%	%	
					%	%	
					%	%	
					%	%	

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



Map Lot U02-034		Account 1346	Location 2 MORTON STREET		Card 1	Of 1	10/05/2023					
HELLER, TERRY H WISCASSET ME 04578 B4780P184 B5195P237			Property Data		Assessment Record							
			Neighborhood 101 VILLAGE		Year	Land	Buildings	Exempt	Total			
			Tree Growth Year 0		2010	74,100	93,500	0	167,600			
			FARM LAND YEAR 0		2011	74,100	93,500	0	167,600			
			OPEN SPACE YEAR 0		2012	74,100	93,500	0	167,600			
Previous Owner SEARLS, JEAN E. GARLAND 2 MORTON STREET WISCASSET ME 04578 Sale Date: 10/31/2017			Zone/Land Use 16 RESIDENTIAL		2013	74,100	93,500	0	167,600			
			Secondary Zone		2014	74,100	93,500	0	167,600			
			Topography 1 Level		2015	74,100	93,500	0	167,600			
			1.Level 4.Below St 7.Steep 2.Rolling 5.Low 8.Rough 3.Above St 6.Swampy 9.		2016	74,100	93,500	0	167,600			
Previous Owner GARLAND, WHITMORE B. T/C GARLAND, JEAN E. WISCASSET ME 04578 Sale Date: 5/19/2014			Utilities 1 All Public		2017	74,100	93,500	0	167,600			
			1.Public 4.Dr Well 7.Cesspool 2.Water 5.DUG/LAKE 8. 3.Sewer 6.Septic 9.None		2018	74,100	93,500	0	167,600			
			Street 1 Paved		2019	74,100	93,500	20,000	147,600			
			1.Paved 4.Proposed 7. 2.Semi Imp 5.Private 8. 3.Gravel 6.Pub Eas 9.NoStreet		2020	74,100	93,500	25,000	142,600			
Previous Owner WETHERILL, GRACE H. CINCOTTI (DEVISEES) GARLAND, WHITMORE B. & RUSH-WARD, RUTH E. C/O WHITMORE B. GARLAND YARMOUTH ME 04096 Sale Date: 11/17/2008			1.Public 4.Dr Well 7.Cesspool 2.Water 5.DUG/LAKE 8. 3.Sewer 6.Septic 9.None		2021	74,100	93,500	25,000	142,600			
			Street 1 Paved		2022	74,100	93,500	24,000	143,600			
			1.Paved 4.Proposed 7. 2.Semi Imp 5.Private 8. 3.Gravel 6.Pub Eas 9.NoStreet		2023	92,700	116,900	25,000	184,600			
			TREE GROWTH PLAN 0 CONSERV EASE 0		Land Data							
Inspection Witnessed By:			Front Foot 11.Regular Lot 12.Delta Triangle 13.Nabla Triangle 14.Rear Land 15.Front Foot		Type	Effective		Influence		Influence Codes 1.Open Space 2.Neighborhood A 3.Topography 4.Size/Shape 5.Access 6.Restriction 7.Corner/Locatio 8.View/Environ 9.Fract Share Acres 30.Rear 20+ 31.Waterfront Rea 32.Open Space 33.RestrictEsm 34.PASTURE 1 35.HORTICULTURAL- 36.Pasture 3 37.Softwood 38.Mixed Wood 39.Hardwood 40.Wasteland 41.CAMP SITE 42.Mobile Home Si 43.Condo Site 44.Site Improveve 45.CAMP SITE 46.PAVING/00		
						Frontage	Depth	Factor	Code			
X No./Date Description Date Insp.						Square Foot 16.Regular Lot 17.Secondary Site 18.Secondary Site 19.Condominium 20.Base Homesite		Square Feet				
Notes: 2008-Mrs. Wetherill passed away 3/20/08, removed homestead exemption. Property now in brother and sister's names. 12/15/08-50% ownership from Ruth Rush-Ward to Jean E.. Garland. Jean Garland address: 65 Victoria Road, Summertown, Oxford OX27QG UK 2015-Brother deeded property to Jean E. Garland Searles, former BK4073 PG138.								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	
WISCASSET					20					1.00	65	%
					21	0.24	100			%	0	

Notes:

2008-Mrs. Wetherill passed away 3/20/08, removed homestead exemption. Property now in brother and sister's names. 12/15/08-50% ownership from Ruth Rush-Ward to Jean E.. Garland. Jean Garland address: 65 Victoria Road, Summertown, Oxford OX27QG UK

2015-Brother deeded property to Jean E. Garland Searles, former BK4073 PG138.

WISCASSET

Map Lot U02-034


Account 1346

Location 2 MORTON STREET

Card 1

Of 1

10/05/2023

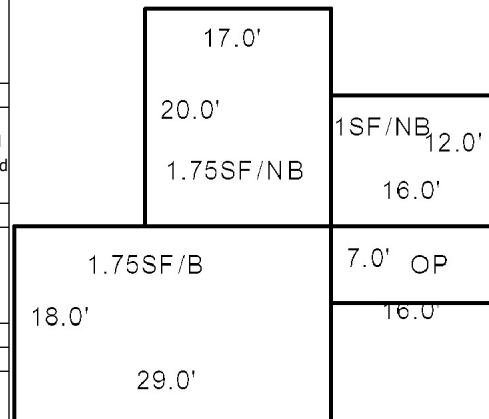
Building Style 1 Conventional	SF Bsmt Living 0	Layout 1 Typical
1.Conv. 5.Colonial 9.Other	Fin Bsmt Grade 0 0	1.Typical 4. 7.
2.Ranch 6.Split 10.Double	HEARTH 2	2.Inadeq 5. 8.
3.R Ranch 7.Mod/Cont 11.Multi	Heat Type 100% 5 Forced Warm Air	3. 6. 9.
4.Cape 8.Log 12.Cot.	1.HWBB 5.FWA 9.No Heat	Attic 9 None
Dwelling Units 1	2.HWCI 6.GravWA 10.	1.1/4 Fin 4.Full Fin 7.
Other Units 0	3.H Pump 7.Electric 11.	2.1/2 Fin 5.F/Stair 8.
Stories 5 One & 3/4 Story	4.Steam 8.F/Wall 12.	3.3/4 Fin 6. 9.None
1.1 4.1.5 7.	Cool Type 0% 9 None	Insulation 1 Full
2.2 5.1.75 8.	1.Refrig 4.W&C Air 7.	1.Full 4.Minimal 7.
3.3 6.2.5 9.	2.Evapor 5. 8.	2.Heavy 5.Unknown 8.
Exterior Walls 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) 522
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 1	Phys. % Good 0%
Year Built 1820	# 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 100%
Basement 1 1/4 Basement		Economic Code None
1.1/4 Bmt 4.Full Bmt 7.		0.None 3.Services 9.None
2.1/2 Bmt 5.None 8.		1.Location 4.Traffic 8.
3.3/4 Bmt 6. 9.None		2.Encroach 8.Other 9.
Bsmt Gar # Cars 0		Entrance Code 1 Interior Inspect
Wet Basement 3 Wet Basement		1.Interior 4.Vacant 7.
1.Dry 4. 7.		2.Refusal 5.Estimate 8.
2.Damp 5. 8.		3.Informed 6. 9.
3.Wet 6. 9.		Information Code 1 Owner
		1.Owner 4.Agent 7.
		2.Relative 5.Estimate 8.
		3.Tenant 6.Other 9.

Date Inspected 11/28/2006

Additions, Outbuildings & Improvements

Type	Year	Units	Grade	Cond	Phys.	Funct.	Sound Value	
5 1 & 3/4 STORY FR	1820	340	0 0	0	0 %	0 %		1.ONE STORY FRAM
1 ONE STORY	1820	192	0 0	0	0 %	0 %		2.TWO STORY FRAM
21 Open Frame	1820	112	0 0	0	0 %	0 %		3.THREE STORY FR
23 Frame Garage	1986	576	3 100	4	0 %	100 %		4.1 & 1/2 STORY
					%	%		5.1 & 3/4 STORY
					%	%		6.2 & 1/2 STORY
					%	%		21.Open Frame Por
					%	%		22.Encl Frame Por
					%	%		23.Frame Garage
					%	%		24.Frame Shed
					%	%		25.Frame Bay Wind
					%	%		26.1SFr Overhang
					%	%		27.Unfin Basement
					%	%		28.Unfinished Att
					%	%		29.Finished Attic

GARAGE 24X24



Map Lot U02-035			Account 1347		Location 87 FEDERAL STREET		Card 1		Of 1		10/05/2023			
CHUNG, AMI BAI LESCAULT, KRISHNABAI 87 FEDERAL STREET WISCASSET ME 04578 B3513P144 B5138P42 B5200P137			Property Data			Assessment Record								
			Neighborhood 101 VILLAGE			Year	Land	Buildings	Exempt	Total				
			Tree Growth Year 0			2010	61,900	83,800	0	145,700				
			FARM LAND YEAR 0			2011	61,900	83,800	0	145,700				
			OPEN SPACE YEAR 0			2012	61,900	83,800	0	145,700				
Previous Owner WUCHERER, RAINER M. NEUSCHWANGER, ALICE BATH ME 04530 Sale Date: 11/09/2017			Zone/Land Use 16 RESIDENTIAL			2013	61,900	83,800	10,000	135,700				
			Secondary Zone			2014	61,900	83,800	10,000	135,700				
						2015	61,900	83,800	10,000	135,700				
			Topography 1 Level			2016	61,900	83,800	15,000	130,700				
						2017	61,900	83,800	20,000	125,700				
Previous Owner BARNARD, RICHARD J/T BARNARD, CECILIA WISCASSET ME 04578 Sale Date: 5/22/2017			1.Level 4.Below St 7.Steep 2.Rolling 5.Low 8.Rough 3.Above St 6.Swampy 9.			2018	61,900	83,800	0	145,700				
			Utilities 1 All Public			2019	61,900	83,800	20,000	125,700				
			1.Public 4.Dr Well 7.Cesspool 2.Water 5.DUG/LAKE 8. 3.Sewer 6.Septic 9.None			2020	61,900	83,800	25,000	120,700				
			Street 1 Paved			2021	61,900	83,800	25,000	120,700				
			1.Paved 4.Proposed 7. 2.Semi Imp 5.Private 8. 3.Gravel 6.Pub Eas 9.NoStreet			2022	61,900	83,800	24,000	121,700				
WISCASSET ME 04578 Sale Date: 7/07/2005			TREE GROWTH PLAN 0			2023	77,400	104,700	25,000	157,100				
			CONSERV EASE 0											
			Sale Data											
			Sale Date 11/09/2017											
			Price 156,000											
Inspection Witnessed By:			Sale Type 2 Land & Buildings			Front Foot		Type	Effective		Influence		Influence Codes	
			1.Land 4.Mobile 7. 2.L & B 5.Other 8. 3.Building 6. 9.						Frontage	Depth	Factor	Code		
			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											
Notes: 2005-ELIZABETH LEWIS DECEASED 6/3/04 PREVIOUS BK648 PG454 2006-ADDED DECKS.			1.Valid 4.Split 7.Renovate 2.Related 5.Partial 8.Other 3.Distress 6.Exempt 9.Foreclose			Square Foot			Square Feet				1.Open Space 2.Neighborhood A 3.Topography 4.Size/Shape 5.Access 6.Restriction 7.Corner/Locatio 8.View/Environ 9.Fract Share Acres 30.Rear 20+ 31.Waterfront Rea 32.Open Space 33.RestrictEsm 34.PASTURE 1 35.HORTICULTURAL- 36.Pasture 3 37.Softwood 38.Mixed Wood 39.Hardwood 40.Wasteland 41.CAMP SITE 42.Mobile Home Si 43.Condo Site 44.Site Improve 45.CAMP SITE 46.PAVING/00	
			Verified 5 Public Record											
			1.Buyer 4.Agent 7.Family 2.Seller 5.Pub Rec 8.Other 3.Lender 6.MLS 9.											
WISCASSET						Fract. Acre			Acres/Sites					
									20	1.00	55	%		7
									21	0.13	100	%		0
												%		
												%		
												%		
												%		
												%		
												%		
									Total Acreage		0.13			

WISCASSET

Map Lot U02-035

Account 1347

Location 87 FEDERAL STREET

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 100% 5 Forced Warm Air	3. 6. 9.
4.Cape 8.Log 12.Cot.	1.HWBB 5.FWA 9.No Heat	Attic 9 None
Dwelling Units 1	2.HWCI 6.GravWA 10.	1.1/4 Fin 4.Full Fin 7.
Other Units 0	3.H Pump 7.Electric 11.	2.1/2 Fin 5.F/Stair 8.
Stories 5 One & 3/4 Story	4.Steam 8.F/Wall 12.	3.3/4 Fin 6. 9.None
1.1 4.1.5 7.	Cool Type 0% 9 None	Insulation 1 Full
2.2 5.1.75 8.	1.Refrig 4.W&C Air 7.	1.Full 4.Minimal 7.
3.3 6.2.5 9.	2.Evapor 5. 8.	2.Heavy 5.Unknown 8.
Exterior Walls 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 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 5 Above Average
3.Metal 6.Other 9.	3.Old Type 6. 9.None	1.Poor 4.Avg 7.V G
SF Masonry Trim 0	# Rooms 6	2.Fair 5.Avg+ 8.Exc
OPEN-3-CUSTOM 0	# Bedrooms 3	3.Avg- 6.Good 9.Same
OPEN-4-CUSTOM 0	# Full Baths 1	Phys. % Good 0%
Year Built 1840	# 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 2 1/2 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 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.

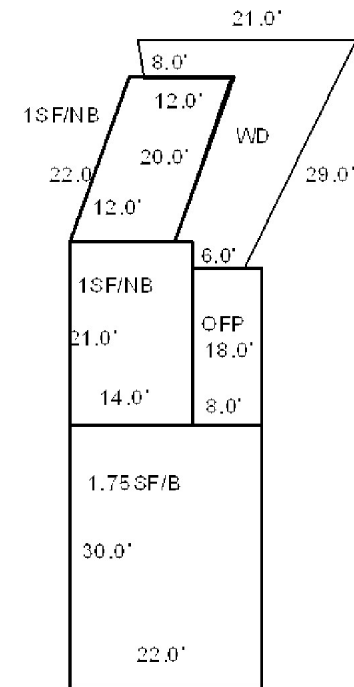


Date Inspected 11/30/2006

Additions, Outbuildings & Improvements

Type	Year	Units	Grade	Cond	Phys.	Funct.	Sound Value
1 ONE STORY	1840	287	3 110	4	0 %	100 %	
29 Finished Attic	1840	287	3 110	4	0 %	100 %	
21 Open Frame	1840	136	3 110	4	0 %	100 %	
82 Shed.....	1840	252	3 110	4	0 %	100 %	
68 Wood Deck	2005	200	3 100	4	0 %	100 %	
68 Wood Deck	2005	270	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 U02-036

Account 2583

Location FEDERAL STREET

Card 1 Of 1 10/05/2023

WISCASSET, TOWN OF
MIDDLE SCHOOL FIELDS
WISCASSET ME 04578

B641P407 B1854P39

Inspection Witnessed By:

X

Date

No./Date	Description	Date Insp.

Notes:

WISCASSET

Property Data			Assessment Record					
Neighborhood 101 VILLAGE Tree Growth Year 0 FARM LAND YEAR 0 OPEN SPACE YEAR 0 Zone/Land Use 14 SHORE RESIDENTIA 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			Year	Land	Buildings	Exempt	Total	
			2010	911,300	0	911,300	0	
			2011	911,300	0	911,300	0	
			2012	911,300	0	911,300	0	
			2013	911,300	0	911,300	0	
			2014	911,300	0	911,300	0	
			2015	911,300	0	911,300	0	
			2016	911,300	0	911,300	0	
			2017	911,300	0	911,300	0	
			2018	911,300	0	911,300	0	
			2019	911,300	0	911,300	0	
			2020	911,300	0	911,300	0	
			2021	911,300	0	911,300	0	
			2022	911,300	0	911,300	0	
			2023	966,800	0	966,800	0	
Land Data								
Front Foot 11.Regular Lot 12.Delta Triangle 13.Nabla Triangle 14.Rear Land 15.Front Foot		Type	Effective		Influence		Influence Codes 1.Open Space 2.Neighborhood A 3.Topography 4.Size/Shape 5.Access 6.Restriction 7.Corner/Locatio 8.View/Environ 9.Fract Share 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					
			47	1.00	100	%	0	
			49	1.00	100	%	0	
			49	2.10	100	%	0	
					%			
					%			
Verified 1.Buyer 4.Agent 7.Family 2.Seller 5.Pub Rec 8.Other 3.Lender 6.MLS 9.								
							%	
							%	
							%	
			Total Acreage				3.10	

WISCASSET

Map Lot U02-036

Account 2583

Location FEDERAL STREET

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 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 U02-036-A

Account 1348

Location 83 FEDERAL STREET

Card 1 Of 1 10/05/2023

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

B4165P281 B4793P266

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

Previous Owner
WISCASSET, TOWN OF
GRAMMAR SCHOOL

WISCASSET ME 04578
Sale Date: 6/30/2009

Inspection Witnessed By:

X

Date

No./Date	Description	Date Insp.

Notes:

2010-252.8' FRONTAGE

WISCASSET

Property Data

Neighborhood 101 VILLAGE		
Tree Growth Year 0		
FARM LAND YEAR 0		
OPEN SPACE YEAR 0		
Zone/Land Use 14 SHORE RESIDENTIA		
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 6/18/2014		
Price		
Sale Type 2 Land & Buildings		
1.Land	4.Mobile	7.
2.L & B	5.Other	8.
3.Building	6.	9.
Financing 9 Unknown		
1.Convent	4.Seller	7.
2.FHA/VA	5.Private	8.
3.Assumed	6.Cash	9.Unknown
Validity 6 Exempt Property		
1.Valid	4.Split	7.Renovate
2.Related	5.Partial	8.Other
3.Distress	6.Exempt	9.Foreclose
Verified 5 Public Record		
1.Buyer	4.Agent	7.Family
2.Seller	5.Pub Rec	8.Other
3.Lender	6.MLS	9.

Assessment Record

Year	Land	Buildings	Exempt	Total
2010	1,343,300	2,813,100	4,156,400	0
2011	1,343,300	2,813,100	4,156,400	0
2012	1,343,300	2,813,100	4,156,400	0
2013	1,343,300	2,813,100	4,156,400	0
2014	1,343,300	2,813,100	4,156,400	0
2015	1,343,300	2,813,100	4,156,400	0
2016	1,343,300	2,813,100	4,156,400	0
2017	1,343,300	2,813,100	4,156,400	0
2018	1,343,300	2,813,100	4,156,400	0
2019	1,343,300	2,817,600	4,160,900	0
2020	1,343,300	2,817,600	4,160,900	0
2021	1,343,300	2,817,600	4,160,900	0
2022	1,343,300	2,817,600	4,160,900	0
2023	1,425,100	2,987,700	4,412,800	0

Land Data

Front Foot	Type	Effective		Influence		Influence Codes
		Frontage	Depth	Factor	Code	
11.Regular Lot				%		1.Open Space
12.Delta Triangle				%		2.Neighborhood A
13.Nabla Triangle				%		3.Topography
14.Rear Land				%		4.Size/Shape
15.Front Foot				%		5.Access
				%		6.Restriction
				%		7.Corner/Locatio
				%		8.View/Environ
				%		9.Fract Share
				%		Acres
				%		30.Rear 20+
				%		31.Waterfront Rea
				%		32.Open Space
				%		33.RestrictEsm
				%		34.PASTURE 1
				%		35.HORTICULTURAL-
				%		36.Pasture 3
				%		37.Softwood
				%		38.Mixed Wood
				%		39.Hardwood
				%		40.Wasteland
				%		41.CAMP SITE
				%		42.Mobile Home Si
				%		43.Condo Site
				%		44.Site Improve
				%		45.CAMP SITE
				%		46.PAVING/00
Total Acreage		6.00				

Front Foot

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

Square Foot

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

Fract. Acre

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

Acres

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

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


WISCASSET

Map Lot U02-036-A

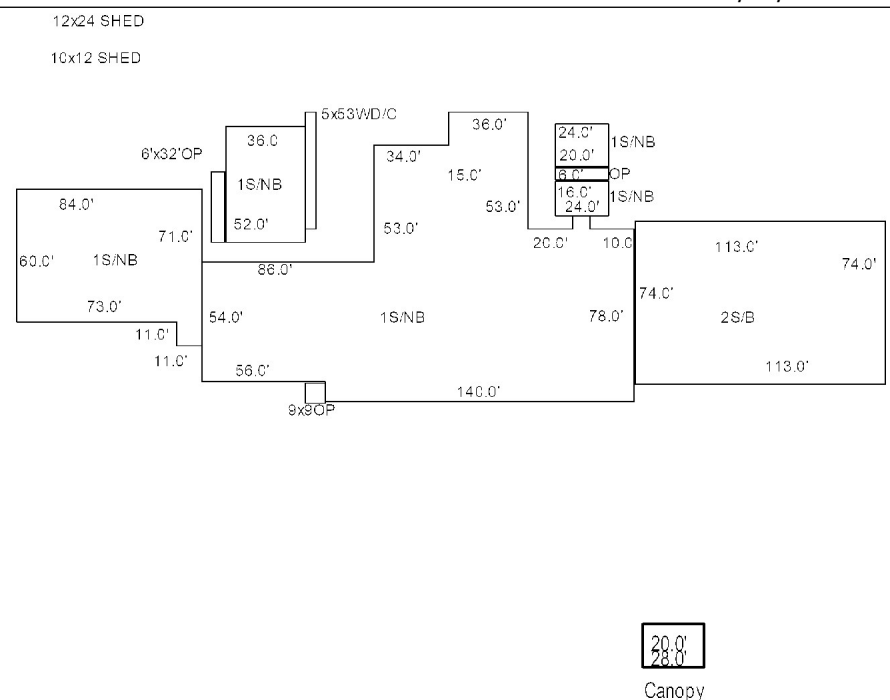
Account 1348

Location 83 FEDERAL STREET

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			Attic							
Dwelling Units			5.FWA			1.1/4 Fin	4.Full Fin	7.					
Other Units			9.No Heat			2.1/2 Fin	5.Fl/Stair	8.					
Stories			2.HWCI			3.3/4 Fin	6.	9.None					
1.1	4.1.5	7.	3.H Pump			Insulation							
2.2	5.1.75	8.	4.Steam			1.Full	4.Minimal	7.					
3.3	6.2.5	9.	8.Fl/Wall			2.Heavy	5.Unknown	8.					
Exterior Walls			Cool Type 0%			3.Capped	6.	9.None					
1.CLAP	5.T-111	9.OTHER	1.Refrig			Unfinished %							
2.WD SH	6.BR/STONE	10.	2.Evapor			Grade & Factor							
3.COMP	7.NOV	11.	3.H Pump			1.E Grade	4.B Grade	7.AA+ Grad					
4.ASB/ASP	8.AL/VIN	12.	Kitchen Style			2.D Grade	5.A Grade	8.AA++Grad					
Roof Surface			1.GOOD			3.C Grade	6.AA Grade	9.Same					
1.Asphalt	4.Composit	7.	4.Obsolete			SQFT (Footprint)							
2.Slate	5.Wood	8.	2.TYPICAL			Condition							
3.Metal	6.Other	9.	3.OLD Type			1.Poor	4.Avg	7.V G					
SF Masonry Trim			Bath(s) Style			2.Fair	5.Avg+	8.Exc					
OPEN-3-CUSTOM			1.GOOD			3.Avg-	6.Good	9.Same					
OPEN-4-CUSTOM			2.TYPICAL			Phys. % Good							
Year Built			3.OLD Type			Funct. % Good							
Year Remodeled			# Rooms			Functional Code							
Foundation			# Bedrooms			1.Incomp	4.SMALL	7.LAYOUT					
1.Concrete	4.Wood	7.	# Full Baths			2.O-Built	5.CDU	8.OTHER					
2.C Block	5.Slab	8.	# Half Baths			3.Defmaint	6.STYLE	9.None					
3.Br/Stone	6.Piers	9.	# Addn Fixtures			Econ. % Good							
Basement			# Fireplaces			Economic Code							
1.1/4 Bmt	4.Full Bmt	7.	<div><p>TRIO Software A Division of Harris Computer Systems</p></div>			0.None			3.Services	9.None			
2.1/2 Bmt	5.None	8.				1.Location			4.Traffic	8.			
3.3/4 Bmt	6.	9.None				2.Encroach			8.Other	9.			
Bsmt Gar # Cars						Entrance Code 0			1.Interior			4.Vacant	7.
Wet Basement						1.Refusal			5.Estimate	8.			
1.Dry	4.	7.				3.Informed			6.	9.			
2.Damp	5.	8.				Information Code 0			1.Owner			4.Agent	7.
3.Wet	6.	9.				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
326 SCHOOL	1972	41285	2 100	2	0 %	100 %		3.THREE STORY FR
21 Open Frame	1972	417	2 2	2	0 %	100 %		4.1 & 1/2 STORY
68 Wood Deck	1972	265	2 100	2	0 %	100 %		5.1 & 3/4 STORY
344 PAVING.....	1972	30000	2 100	2	0 %	50 %		6.2 & 1/2 STORY
61 Canopy	2018	560	2 100	4	0 %	100 %		21.Open Frame Por
						%	%	22.Encl Frame Por
						%	%	23.Frame Garage
						%	%	24.Frame Shed
						%	%	25.Frame Bay Wind
						%	%	26.1SFr Overhang
						%	%	27.Unfin Basement
						%	%	28.Unfinished Att
						%	%	29.Finished Attic



Map Lot U02-037

Account 1349

Location 77 FEDERAL STREET

Card 1 Of 1 10/05/2023

HENDRICKSON, JOHN G JR
PEREZ, JESSE O
77 FEDERAL STREET
WISCASSET ME 04578

B5602P111

Previous Owner
ELLIS, GEORGE J/T
FOWKES, SHEILA

WISCASSET ME 04578
Sale Date: 10/13/2020

Previous Owner
SMITH, STERLING I.
SMITH, GEORGIANNA

WISCASSET ME 04578

Inspection Witnessed By:

X

Date

No./Date	Description	Date Insp.

Notes:

2003-FORMER OWNER: STERLING & GEORGIANNA SMITH
PREVIOUS BK1251 PG207

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	1 Level		
1.Level	4.Below St	7.Steep	
2.Rolling	5.Low	8.Rough	
3.Above St	6.Swampy	9.	
Utilities	1 All Public		
1.Public	4.Dr Well	7.Cesspool	
2.Water	5.DUG/LAKE	8.	
3.Sewer	6.Septic	9.None	
Street	1 Paved		
1.Paved	4.Proposed	7.	
2.Semi Imp	5.Private	8.	
3.Gravel	6.Pub Eas	9.NoStreet	
TREE GROWTH PLAN	0		
CONSERV EASE	0		
Sale Data			
Sale Date	10/13/2020		
Price	347,000		
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	74,400	168,500	10,000	232,900
2011	74,400	168,500	10,000	232,900
2012	74,400	168,500	10,000	232,900
2013	74,400	168,500	10,000	232,900
2014	74,400	168,500	10,000	232,900
2015	74,400	168,500	10,000	232,900
2016	74,400	168,500	15,000	227,900
2017	74,400	168,500	20,000	222,900
2018	74,400	168,500	20,000	222,900
2019	74,400	168,500	20,000	222,900
2020	74,400	168,500	25,000	217,900
2021	74,400	168,500	0	242,900
2022	74,400	168,500	0	242,900
2023	93,000	210,700	0	303,700

Land Data

Front Foot	Type	Effective		Influence		Influence Codes
		Frontage	Depth	Factor	Code	
11.Regular Lot				%		1.Open Space
12.Delta Triangle				%		2.Neighborhood A
13.Nabla Triangle				%		3.Topography
14.Rear Land				%		4.Size/Shape
15.Front Foot				%		5.Access
				%		6.Restriction
				%		7.Corner/Locatio
				%		8.View/Environ
				%		9.Fract Share
				%		Acres
				%		30.Rear 20+
				%		31.Waterfront Rea
				%		32.Open Space
				%		33.RestrictEsm
				%		34.PASTURE 1
				%		35.HORTICULTURAL-
				%		36.Pasture 3
				%		37.Softwood
				%		38.Mixed Wood
				%		39.Hardwood
				%		40.Wasteland
				%		41.CAMP SITE
				%		42.Mobile Home Si
				%		43.Condo Site
				%		44.Site Improve
				%		45.CAMP SITE
				%		46.PAVING/00
Total Acreage		0.26				

WISCASSET

Map Lot U02-037

Account 1349

Location 77 FEDERAL STREET

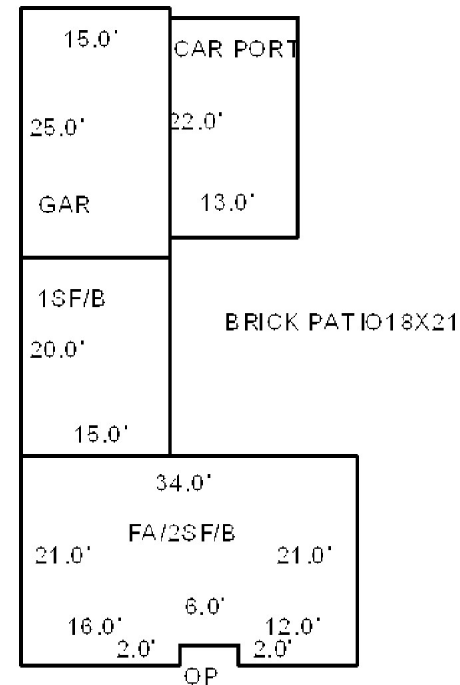
Card 1 Of 1 10/05/2023

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 2	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 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) 798
2.Slate 5.Wood 8.	2.TYPICAL 5. 8.	Condition 5 Above Average
3.Metal 6.Other 9.	3.Old Type 6. 9.None	1.Poor 4.Avg 7.V G
SF Masonry Trim 0	# Rooms 5	2.Fair 5.Avg+ 8.Exc
OPEN-3-CUSTOM 0	# Bedrooms 2	3.Avg- 6.Good 9.Same
OPEN-4-CUSTOM 0	# Full Baths 2	Phys. % Good 0%
Year Built 1830	# 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 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 11/30/2006

Additions, Outbuildings & Improvements

Type	Year	Units	Grade	Cond	Phys.	Funct.	Sound Value	
11 1	1830	315	0 0	0	0 %	0 %		1.ONE STORY FRAM
21 Open Frame	1830	12	0 0	0	0 %	0 %		2.TWO STORY FRAM
68 Wood Deck	1830	28	0 0	0	0 %	0 %		3.THREE STORY FR
23 Frame Garage	1830	375	0 0	0	0 %	0 %		4.1 & 1/2 STORY
61 Canopy	1830	286	0 0	0	0 %	0 %		5.1 & 3/4 STORY
62 Patio	1830	378	0 0	0	0 %	0 %		6.2 & 1/2 STORY
					%	%		21.Open Frame Por
					%	%		22.Encl Frame Por
					%	%		23.Frame Garage
					%	%		24.Frame Shed
					%	%		25.Frame Bay Wind
					%	%		26.1SFr Overhang
					%	%		27.Unfin Basement
					%	%		28.Unfinished Att
					%	%		29.Finished Attic



Map Lot U02-038			Account 1350			Location 73 FEDERAL STREET			Card 1		Of 1		10/05/2023			
POPE, DAVID M J/T POPE, LINDA L WISCASSET ME 04578						Property Data			Assessment Record							
						Neighborhood 101 VILLAGE			Year	Land	Buildings	Exempt	Total			
						Tree Growth Year 0			2010	113,200	132,000	6,000	239,200			
						FARM LAND YEAR 0			2011	113,200	132,000	6,000	239,200			
						OPEN SPACE YEAR 0			2012	113,200	132,000	6,000	239,200			
B3718P147						Zone/Land Use 16 RESIDENTIAL			2013	113,200	143,600	6,000	250,800			
Previous Owner CALLAHAN, JUDITH M. C/O DAVID M. & LINDA L. POPE 33 SALT MARSH COVE EDGECOMB ME 04556 Sale Date: 8/07/2006						Secondary Zone			2014	113,200	143,600	6,000	250,800			
						Topography 1 Level			2015	113,200	143,600	6,000	250,800			
						1.Level 4.Below St 7.Steep 2.Rolling 5.Low 8.Rough 3.Above St 6.Swampy 9.			2016	113,200	143,600	6,000	250,800			
						Utilities 1 All Public			2017	113,200	143,600	6,000	250,800			
						1.Public 4.Dr Well 7.Cesspool 2.Water 5.DUG/LAKE 8. 3.Sewer 6.Septic 9.None			2018	113,200	143,600	6,000	250,800			
						Street 1 Paved			2019	113,200	143,600	26,000	230,800			
						1.Paved 4.Proposed 7. 2.Semi Imp 5.Private 8. 3.Gravel 6.Pub Eas 9.NoStreet			2020	113,200	143,600	31,000	225,800			
						TREE GROWTH PLAN 0			2021	113,200	143,600	31,000	225,800			
						CONSERV EASE 0			2022	113,200	143,600	29,760	227,040			
						Sale Date 8/07/2006			2023	141,500	179,500	31,000	290,000			
Inspection Witnessed By:						Sale Data			Land Data							
						Price 105,000			Front Foot		Type	Effective		Influence		Influence Codes
						Sale Type 2 Land & Buildings						Frontage	Depth	Factor	Code	
						1.Land 4.Mobile 7. 2.L & B 5.Other 8. 3.Building 6.										
						Financing 9 Unknown										
Notes: 8/7/06-FORMER OWNER: JUDITH M. CALLAHAN BK1402 PG88. 08/13/08-permit: interior not complete (walls, floor not comp, one rm on 1st fl remod not finished. Wd & porch in back not started. 2013-Added 15 x 33 garage (no doors) code as one story barn as better construction than shed.						Validity 7 Renovations			Square Foot		Square Feet					
						1.Valid 4.Split 7.Renovate 2.Related 5.Partial 8. 3.Distress 6.Exempt 9.Foreclose										
						Verified 5 Public Record										
						1.Buyer 4.Agent 7.Family 2.Seller 5.Pub Rec 8.Other 3.Lender 6.MLS 9.										
						WISCASSET						Fract. Acre			Acres	
21.HS Size Adj			20	1.00	100							%	0			
22.Base Waterfron			21	0.29	100							%	0			
23.Deep WF Size A																
24.Base Waterfron																
25.Shallow WF Siz																
26.Base Water Inf																
27.Influence W Si																
28.Rear Land 1-10																
29.Rear Land 11-2																
						Total Acreage		0.29								

WISCASSET

WISCASSET

Map Lot U02-038


Account 1350

Location 73 FEDERAL STREET

Card 1

Of 1

10/05/2023

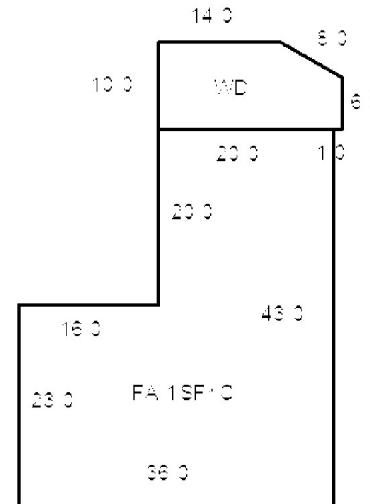
Building Style 4 Cape Cod	SF Bsmt Living 0	Layout 2 Inadequate
1.Conv. 5.Colonial 9.Other	Fin Bsmt Grade 0 0	1.Typical 4. 7.
2.Ranch 6.Split 10.Double	HEARTH 0	2.Inadeq 5. 8.
3.R Ranch 7.Mod/Cont 11.Multi	Heat Type 100% 1 Hot Water BB	3. 6. 9.
4.Cape 8.Log 12.Cot.	1.HWBB 5.FWA 9.No Heat	Attic 4 Full 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 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 9 None
2.2 5.1.75 8.	1.Refrig 4.W&C 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) 1246
2.Slate 5.Wood 8.	2.TYPICAL 5. 8.	Condition 5 Above Average
3.Metal 6.Other 9.	3.Old Type 6. 9.None	1.Poor 4.Avg 7.V G
SF Masonry Trim 0	# Rooms 6	2.Fair 5.Avg+ 8.Exc
OPEN-3-CUSTOM 0	# Bedrooms 2	3.Avg- 6.Good 9.Same
OPEN-4-CUSTOM 0	# Full Baths 2	Phys. % Good 0%
Year Built 1809	# Half Baths 0	Funct. % Good 100%
Year Remodeled 2009	# 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 5 Crawl Space		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 3 Information Only
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 3 Tenant
		1.Owner 4.Agent 7.
		2.Relative 5.Estimate 8.
		3.Tenant 6.Other 9.

Date Inspected 6/07/2010

Additions, Outbuildings & Improvements

Type	Year	Units	Grade	Cond	Phys.	Funct.	Sound Value
96 1.50 S Barn	1930	340	3 100	4	0 %	100 %	
24 Frame Shed	2008	136	3 100	4	0 %	100 %	
68 Wood Deck	2009	126	3 100	4	0 %	100 %	
65 Barn 1S	2012	495	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 U02-039

Account 1351

Location 71 FEDERAL STREET

Card 1 Of 1 10/05/2023

TOWNSEND, LORI A
71 FEDERAL STREET
WISCASSET ME 04578

B4575P316 B5327P47

Previous Owner
VANDER SCHAAF, DEIRDRE R

31 HOOPER STREET
WISCASSET ME 04578
Sale Date: 11/15/2018

Previous Owner
YOUNG, LINDA H.

PO BOX 357
WISCASSET ME 04578
Sale Date: 9/27/2012

Previous Owner
YOUNG, JONATHAN R.
YOUNG, LINDA H.

WISCASSET ME 04578
Sale Date: 12/07/2004

Inspection Witnessed By:

X

Date

No./Date	Description	Date Insp.

Notes:

2005-FORMER OWNER: JONATHAN R. & LINDA H. YOUNG
BK1420 PG74

2006-ADDITION ADDED, CHECK 2007 FOR COMPLETION.

2013-Previous owner: Linda Young BK3409 PG238.

WISCASSET

Property Data			Assessment Record								
Neighborhood 101 VILLAGE			Year	Land		Buildings		Exempt	Total		
Tree Growth Year 0			2010	111,500		123,600		10,000	225,100		
FARM LAND YEAR 0			2011	111,500		123,600		10,000	225,100		
OPEN SPACE YEAR 0			2012	111,500		123,600		10,000	225,100		
Zone/Land Use 16 RESIDENTIAL			2013	111,500		123,600		0	235,100		
Secondary Zone			2014	111,500		123,600		0	235,100		
			2015	111,500		123,600		10,000	225,100		
Topography 1 Level			2016	111,500		123,600		15,000	220,100		
1.Level	4.Below St	7.Steep	2017	111,500		123,600		20,000	215,100		
2.Rolling	5.Low	8.Rough	2018	111,500		123,600		20,000	215,100		
3.Above St	6.Swampy	9.	2019	111,500		123,600		0	235,100		
Utilities 1 All Public			2020	111,500		123,600		25,000	210,100		
1.Public	4.Dr Well	7.Cesspool	2021	111,500		123,600		25,000	210,100		
2.Water	5.DUG/LAKE	8.	2022	111,500		123,600		24,000	211,100		
3.Sewer	6.Septic	9.None	2023	139,400		154,500		25,000	268,900		
Street 1 Paved			Land Data								
1.Paved	4.Proposed	7.									
2.Semi Imp	5.Private	8.	Front Foot	Type	Effective		Influence		Influence Codes		
3.Gravel	6.Pub Eas	9.NoStreet			Frontage	Depth	Factor	Code			
TREE GROWTH PLAN 0					11.Regular Lot					%	1.Open Space
CONSERV EASE 0					12.Delta Triangle					%	2.Neighborhood A
Sale Data					13.Nabla Triangle					%	3.Topography
					14.Rear Land					%	4.Size/Shape
Sale Date 11/15/2018					15.Front Foot					%	5.Access
Price 201,000										%	6.Restriction
Sale Type 2 Land & Buildings			Square Foot		Square Feet				7.Corner/Locatio		
1.Land	4.Mobile	7.						%	8.View/Environ		
2.L & B	5.Other	8.						%	9.Fract Share		
3.Building	6.	9.						%	Acres		
Financing 9 Unknown								%	30.Rear 20+		
1.Convent	4.Seller	7.						%	31.Waterfront Rea		
2.FHA/VA	5.Private	8.						%	32.Open Space		
3.Assumed	6.Cash	9.Unknown						%	33.RestrictEsm		
Validity 1 Arms Length Sale			Fract. Acre		Acreage/Sites				34.PASTURE 1		
1.Valid	4.Split	7.Renovate			21.HS Size Adj	20	1.00	100	%	0	35.HORTICULTURAL-
2.Related	5.Partial	8.Other			22.Base Waterfron	21	0.14	100	%	0	36.Pasture 3
3.Distress	6.Exempt	9.Foreclose			23.Deep WF Size A				%		37.Softwood
Verified 5 Public Record											
1.Buyer	4.Agent	7.Family	24.Base Waterfron					%		38.Mixed Wood	
2.Seller	5.Pub Rec	8.Other	25.Shallow WF Siz					%		39.Hardwood	
3.Lender	6.MLS	9.	26.Base Water Inf					%		40.Wasteland	
			27.Influence W Si					%		41.CAMP SITE	
			28.Rear Land 1-10	Total Acreage 0.14							
			29.Rear Land 11-2								


WISCASSET

Map Lot U02-039

Account 1351

Location 71 FEDERAL STREET

Card 1 Of 1 10/05/2023

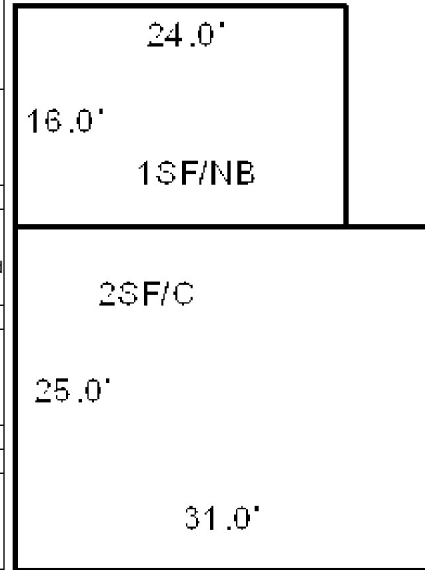
Building Style 5 Colonial	SF Bsmt Living 0	Layout 1 Typical
1.Conv. 5.Colonial 9.Other	Fin Bsmt Grade 0 0	1.Typical 4. 7.
2.Ranch 6.Split 10.Double	HEARTH 0	2.Inadeq 5. 8.
3.R Ranch 7.Mod/Cont 11.Multi	Heat Type 100% 5 Forced Warm Air	3. 6. 9.
4.Cape 8.Log 12.Cot.	1.HWBB 5.FWA 9.No Heat	Attic 9 None
Dwelling Units 1	2.HWCI 6.GravWA 10.	1.1/4 Fin 4.Full Fin 7.
Other Units 0	3.H Pump 7.Electric 11.	2.1/2 Fin 5.F/Stair 8.
Stories 2 Two Story	4.Steam 8.F/Wall 12.	3.3/4 Fin 6. 9.None
1.1 4.1.5 7.	Cool Type 0% 9 None	Insulation 4 Minimal
2.2 5.1.75 8.	1.Refrig 4.W&C Air 7.	1.Full 4.Minimal 7.
3.3 6.2.5 9.	2.Evapor 5. 8.	2.Heavy 5.Unknown 8.
Exterior Walls 1 CLAPBOARD	3.H Pump 6. 9.None	3.Capped 6. 9.None
1.CLAP 5.T-111 9.OTHER	Kitchen Style 1 GOOD	Unfinished % 0%
2.WD SH 6.BR/STONE 10.	1.GOOD 4.Obsolete 7.	Grade & Factor 4 Good 100%
3.COMP 7.NOV 11.	2.TYPICAL 5. 8.	1.E Grade 4.B Grade 7.AA+ Grad
4.ASB/ASP 8.AL/VIN 12.	3.OLD TYPE 6. 9.None	2.D Grade 5.A Grade 8.AA++Grad
Roof Surface 1 Asphalt Shingles	Bath(s) Style 1 GOOD	3.C Grade 6.AA Grade 9.Same
1.Asphalt 4.Composit 7.	1.GOOD 4.Obsolete 7.	SQFT (Footprint) 775
2.Slate 5.Wood 8.	2.TYPICAL 5. 8.	Condition 5 Above Average
3.Metal 6.Other 9.	3.Old Type 6. 9.None	1.Poor 4.Avg 7.V G
SF Masonry Trim 0	# Rooms 8	2.Fair 5.Avg+ 8.Exc
OPEN-3-CUSTOM 0	# Bedrooms 3	3.Avg- 6.Good 9.Same
OPEN-4-CUSTOM 0	# Full Baths 2	Phys. % Good 0%
Year Built 1800	# Half Baths 0	Funct. % Good 100%
Year Remodeled 0	# Addn Fixtures 0	Functional Code 9 None
Foundation 3 Brick &/or Stone	# Fireplaces 0	1.Incomp 4.SMALL 7.LAYOUT
1.Concrete 4.Wood 7.		2.O-Built 5.CDU 8.OTHER
2.C Block 5.Slab 8.		3.Defmaint 6.STYLE 9.None
3.Br/Stone 6.Piers 9.		Econ. % Good 100%
Basement 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 1 Owner
		1.Owner 4.Agent 7.
		2.Relative 5.Estimate 8.
		3.Tenant 6.Other 9.

Date Inspected 3/22/2007

Additions, Outbuildings & Improvements

Type	Year	Units	Grade	Cond	Phys.	Funct.	Sound Value	
24 Frame Shed	1970	130	2 100	2	0 %	100 %		1.ONE STORY FRAM
1 ONE STORY	2005	384	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 10X13



WISCASSET

Map Lot U02-040

Account 1352

Location 63 FEDERAL STREET

Card 1

Of 1

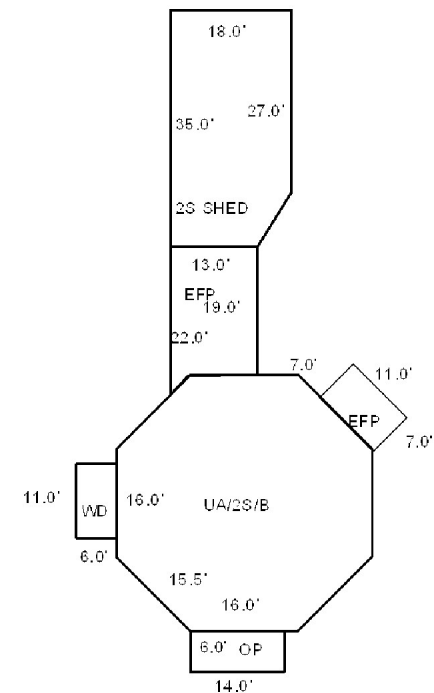
10/05/2023

Building Style 13 Traditional	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 5 Floor & Stairs
Dwelling Units 1	2.HWCI 6.GravWA 10.	1.1/4 Fin 4.Full Fin 7.
Other Units 0	3.H Pump 7.Electric 11.	2.1/2 Fin 5.F/Stair 8.
Stories 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 6 BRICK/STONE	3.H Pump 6. 9.None	3.Capped 6. 9.None
1.CLAP 5.T-111 9.OTHER	Kitchen Style 2 TYPICAL	Unfinished % 0%
2.WD SH 6.BR/STONE 10.	1.GOOD 4.Obsolete 7.	Grade & Factor 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 2 TYPICAL	3.C Grade 6.AA Grade 9.Same
1.Asphalt 4.Composit 7.	1.GOOD 4.Obsolete 7.	SQFT (Footprint) 1280
2.Slate 5.Wood 8.	2.TYPICAL 5. 8.	Condition 4 Average
3.Metal 6.Other 9.	3.Old Type 6. 9.None	1.Poor 4.Avg 7.V G
SF Masonry Trim 0	# Rooms 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 1855	# Half Baths 1	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 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 11/30/2006

Additions, Outbuildings & Improvements

Type	Year	Units	Grade	Cond	Phys.	Funct.	Sound Value	
21 Open Frame	0	84	0 0	0	0 %	0 %		1.ONE STORY FRAM
22 Encl Frame Porch	0	77	0 0	0	0 %	0 %		2.TWO STORY FRAM
1 ONE STORY	2003	286	0 0	0	0 %	0 %		3.THREE STORY FR
68 Wood Deck	0	66	0 0	0	0 %	0 %		4.1 & 1/2 STORY
86 2 STORY	0	650	0 0	0	0 %	0 %		5.1 & 3/4 STORY
22 Encl Frame Porch	0	64	0 0	0	0 %	0 %		6.2 & 1/2 STORY
					%	%		21.Open Frame Por
					%	%		22.Encl Frame Por
					%	%		23.Frame Garage
					%	%		24.Frame Shed
					%	%		25.Frame Bay Wind
					%	%		26.1SFr Overhang
					%	%		27.Unfin Basement
					%	%		28.Unfinished Att
					%	%		29.Finished Attic



Map Lot U02-041

Account 1353

Location 59 FEDERAL STREET

Card 1 Of 1 10/05/2023

ZIEG, RICHARD B J/T
ZIEG, MARGARET L
WISCASSET ME 04578

B2692P175 B3060P90

Previous Owner
BROWN, KATHARINE H.
59 FEDERAL STREET

WISCASSET ME 04578
Sale Date: 5/15/2003

Inspection Witnessed By:

X

Date

No./Date	Description	Date Insp.

Notes:

2002-P/L ADJUSTMENT WITH LOT 40 PREVIOUS BK1160
PG142

2004-PREVIOUS OWNER: KATHARINE BROWN BK2692 PG175

WISCASSET

Property Data			Assessment Record				
Neighborhood 101 VILLAGE			Year	Land	Buildings	Exempt	Total
			2010	185,200	112,800	10,000	288,000
Tree Growth Year 0			2011	185,200	112,800	10,000	288,000
FARM LAND YEAR 0			2012	185,200	120,000	10,000	295,200
OPEN SPACE YEAR 0			2013	185,200	120,000	10,000	295,200
Zone/Land Use 14 SHORE RESIDENTIA			2014	185,200	120,000	10,000	295,200
			2015	185,200	120,000	10,000	295,200
Secondary Zone			2016	185,200	120,000	15,000	290,200
Topography 2 Rolling			2017	185,200	120,000	20,000	285,200
1.Level	4.Below St	7.Steep	2018	185,200	120,000	20,000	285,200
2.Rolling	5.Low	8.Rough	2019	185,200	120,000	20,000	285,200
3.Above St	6.Swampy	9.		2020	185,200	120,000	25,000
Utilities 1 All Public			2021	185,200	120,000	25,000	280,200
1.Public	4.Dr Well	7.Cesspool	2022	185,200	120,000	24,000	281,200
2.Water	5.DUG/LAKE	8.	2023	231,400	150,000	25,000	356,400
3.Sewer	6.Septic	9.None					
Street 1 Paved			Land Data				
1.Paved	4.Proposed	7.					
2.Semi Imp	5.Private	8.	Front Foot				
3.Gravel	6.Pub Eas	9.NoStreet					
TREE GROWTH PLAN 0			11.Regular Lot				
CONSERV EASE 0							
Sale Data			12.Delta Triangle				
Sale Date 5/15/2003							
Price 229,500			13.Nabla Triangle				
Sale Type 2 Land & Buildings							
1.Land	4.Mobile	7.	14.Rear Land				
2.L & B	5.Other	8.					
3.Building	6.	9.	15.Front Foot				
Financing	9 Unknown						
1.Convent	4.Seller	7.	Square Foot				
2.FHA/VA	5.Private	8.					
3.Assumed	6.Cash	9.Unknown	16.Regular Lot				
Validity	1 Arms Length Sale						
1.Valid	4.Split	7.Renovate	17.Secondary Site				
2.Related	5.Partial	8.Other					
3.Distress	6.Exempt	9.Foreclose	18.Secondary Site				
Verified	5 Public Record						
1.Buyer	4.Agent	7.Family	19.Condominium				
2.Seller	5.Pub Rec	8.Other					
3.Lender	6.MLS	9.	20.Base Homesite				
			Fract. Acre				
			21.HS Size Adj				
			22.Base Waterfron				
			23.Deep WF Size A				
			Acres				
			24.Base Waterfron				
			25.Shallow WF Siz				
			26.Base Water Inf				
			27.Influence W Si				
			28.Rear Land 1-10				
			29.Rear Land 11-2				
			Total Acreage 0.58				

WISCASSET

Map Lot U02-041


Account 1353

Location 59 FEDERAL STREET

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 1	3.H Pump 7.Electric 11.	2.1/2 Fin 5.F/Stair 8.
Stories 1 One Story	4.Steam 8.F/Wall 12.	3.3/4 Fin 6. 9.None
1.1 4.1.5 7.	Cool Type 0% 9 None	Insulation 1 Full
2.2 5.1.75 8.	1.Refrig 4.W&C Air 7.	1.Full 4.Minimal 7.
3.3 6.2.5 9.	2.Evapor 5. 8.	2.Heavy 5.Unknown 8.
Exterior Walls 2 WOOD SHINGLE	3.H Pump 6. 9.None	3.Capped 6. 9.None
1.CLAP 5.T-111 9.OTHER	Kitchen Style 2 TYPICAL	Unfinished % 0%
2.WD SH 6.BR/STONE 10.	1.GOOD 4.Obsolete 7.	Grade & Factor 4 Good 95%
3.COMP 7.NOV 11.	2.TYPICAL 5. 8.	1.E Grade 4.B Grade 7.AA+ Grad
4.ASB/ASP 8.AL/VIN 12.	3.OLD TYPE 6. 9.None	2.D Grade 5.A Grade 8.AA++Grad
Roof Surface 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) 835
2.Slate 5.Wood 8.	2.TYPICAL 5. 8.	Condition 6 Good
3.Metal 6.Other 9.	3.Old Type 6. 9.None	1.Poor 4.Avg 7.V G
SF Masonry Trim 0	# Rooms 7	2.Fair 5.Avg+ 8.Exc
OPEN-3-CUSTOM 0	# Bedrooms 2	3.Avg- 6.Good 9.Same
OPEN-4-CUSTOM 0	# Full Baths 2	Phys. % Good 0%
Year Built 1790	# Half Baths 0	Funct. % Good 100%
Year Remodeled 1984	# Addn Fixtures 0	Functional Code 9 None
Foundation 1 Concrete	# Fireplaces 0	1.Incomp 4.SMALL 7.LAYOUT
1.Concrete 4.Wood 7.		2.O-Built 5.CDU 8.OTHER
2.C Block 5.Slab 8.		3.Defmaint 6.STYLE 9.None
3.Br/Stone 6.Piers 9.		Econ. % Good 100%
Basement 4 Full Basement		Economic Code None
1.1/4 Bmt 4.Full Bmt 7.		0.None 3.Services 9.None
2.1/2 Bmt 5.None 8.		1.Location 4.Traffic 8.
3.3/4 Bmt 6. 9.None		2.Encroach 8.Other 9.
Bsmt Gar # Cars 1		Entrance Code 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.

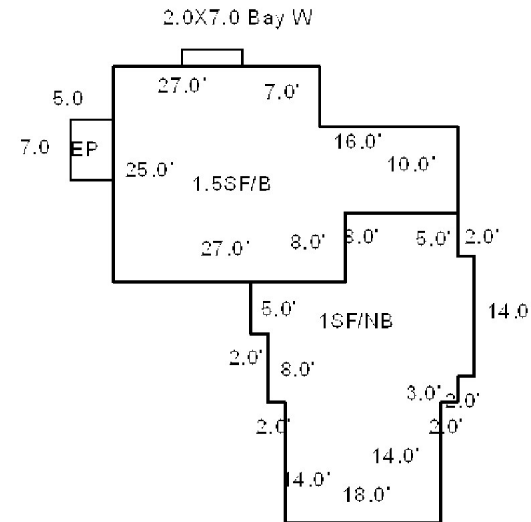
Date Inspected 11/30/2006

Additions, Outbuildings & Improvements

Type	Year	Units	Grade	Cond	Phys.	Funct.	Sound Value
1 ONE STORY	1984	439	4 95	4	0 %	100 %	
29 Finished Attic	1984	120	4 95	4	0 %	100 %	
1 ONE STORY	1984	252	4 95	4	0 %	100 %	
22 Encl Frame Porch	1984	35	4 95	0	0 %	100 %	
25 Frame Bay	1984	14	4 95	4	0 %	100 %	
24 Frame Shed	1988	64	2 100	4	0 %	100 %	
24 Frame Shed	1988	256	3 100	4	0 %	100 %	
68 Wood Deck	2011	484	4 95	4	0 %	100 %	
					%	%	
					%	%	

GAZEBO OCTAGON 8' SIDES

SHED 8X8



Map Lot U02-042

Account 1354

Location FEDERAL STREET

Card 1 Of 1 10/05/2023

WISCASSET, TOWN OF
WISCASSET ME 04578

B595P321

Inspection Witnessed By:

X

Date

No./Date	Description	Date Insp.

Notes:

WISCASSET

Property Data			Assessment Record						
Neighborhood 101 VILLAGE			Year	Land	Buildings	Exempt	Total		
			2010	260,500	0	260,500	0		
Tree Growth Year 0			2011	260,500	0	260,500	0		
FARM LAND YEAR 0			2012	260,500	0	260,500	0		
OPEN SPACE YEAR 0			2013	260,500	0	260,500	0		
Zone/Land Use 14 SHORE RESIDENTIA			2014	260,500	0	260,500	0		
Secondary Zone			2015	260,500	0	260,500	0		
			2016	260,500	0	260,500	0		
Topography 1 Level			2017	260,500	0	260,500	0		
1.Level	4.Below St	7.Steep	2018	260,500	0	260,500	0		
2.Rolling	5.Low	8.Rough	2019	260,500	0	260,500	0		
3.Above St	6.Swampy	9.	2020	260,500	0	260,500	0		
Utilities 1 All Public			2021	260,500	0	260,500	0		
1.Public	4.Dr Well	7.Cesspool	2022	260,500	0	260,500	0		
2.Water	5.DUG/LAKE	8.	2023	325,600	0	325,600	0		
3.Sewer	6.Septic	9.None	Land Data						
Street 1 Paved									
1.Paved	4.Proposed	7.	Front Foot	Type	Effective		Influence		Influence Codes
2.Semi Imp	5.Private	8.			Frontage	Depth	Factor	Code	
3.Gravel	6.Pub Eas	9.NoStreet							
TREE GROWTH PLAN 0									
CONSERV EASE 0									
Sale Data									
Sale Date									
Price									
Sale Type									
1.Land	4.Mobile	7.	Square Foot						
2.L & B	5.Other	8.							
3.Building	6.	9.							
Financing									
1.Convent	4.Seller	7.	Square Foot						
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	Fract. Acre						
2.Seller	5.Pub Rec	8.Other							
3.Lender	6.MLS	9.							

WISCASSET

Map Lot U02-042

Account 1354

Location FEDERAL STREET

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 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		
Date Inspected 11/21/2006			1.Owner			4.Agent	7.	
			2.Relative			5.Estimate	8.	
			3.Tenant			6.Other	9.	
Additions, Outbuildings & Improvements								
Type	Year	Units	Grade	Cond	Phys.	Funct.	Sound Value	1.ONE STORY FRAM
					%	%		2.TWO STORY FRAM
					%	%		3.THREE STORY FR
					%	%		4.1 & 1/2 STORY
					%	%		5.1 & 3/4 STORY
					%	%		6.2 & 1/2 STORY
					%	%		21.Open Frame Por
					%	%		22.Encl Frame Por
					%	%		23.Frame Garage
					%	%		24.Frame Shed
					%	%		25.Frame Bay Wind
					%	%		26.1SFr Overhang
					%	%		27.Unfin Basement
					%	%		28.Unfinished Att
					%	%		29.Finished Attic

Map Lot U02-043

Account 1355

Location 53 FEDERAL STREET

Card 1 Of 1 10/05/2023

LEIGHTON, HERBERT M
WISCASSET ME 04578

B4576P141

Previous Owner
KAUFMAN, ALLEN J/T
KAUFMAN, REBECCA JO

WISCASSET ME 04578
Sale Date: 9/27/2012

Inspection Witnessed By:

X

Date

No./Date	Description	Date Insp.

Notes:

06/04/2018 per further review and site visit with owners
adjust condition and functional of dwelling. House has
incomplete and sections of water damage from water leaks.
FORMER OWNER: KENNETH D. GRAY BK1948 PG0326
GARAGE, SHED & OVERHANG ADDED IN 2001
2001 80+ FRONTAGE CORRECTION
2002 adjusted acreage to .5 per survey. Per ad for sale listed
55 baths, changed. Also changed grade to same as the house.
11/3/03-(FOR 2004) DELETED HOMESTEAD EXEMPTION AS
WISCASSET ALLOWELL.
HISTORICAL DB RATTLE HOUSE

Property Data

Neighborhood	101 VILLAGE		
Tree Growth Year	0		
FARM LAND YEAR	0		
OPEN SPACE YEAR	0		
Zone/Land Use	14 SHORE RESIDENTIA		
Secondary Zone			
Topography		1 Level	
1.Level	4.Below St	7.Steep	
2.Rolling	5.Low	8.Rough	
3.Above St	6.Swampy	9.	
Utilities		1 All Public	
1.Public	4.Dr Well	7.Cesspool	
2.Water	5.DUG/LAKE	8.	
3.Sewer	6.Septic	9.None	
Street	1 Paved		
1.Paved	4.Proposed	7.	
2.Semi Imp	5.Private	8.	
3.Gravel	6.Pub Eas	9.NoStreet	
TREE GROWTH PLAN		0	
CONSERV EASE		0	
Sale Data			
Sale Date		9/27/2012	
Price		340,000	
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	183,800	224,500	0	408,300
2011	183,800	224,500	0	408,300
2012	183,800	224,500	0	408,300
2013	183,800	224,500	0	408,300
2014	183,800	224,500	0	408,300
2015	183,800	224,500	0	408,300
2016	183,800	224,500	0	408,300
2017	183,800	224,500	0	408,300
2018	183,800	159,300	0	343,100
2019	183,800	159,300	20,000	323,100
2020	183,800	159,300	25,000	318,100
2021	183,800	159,300	25,000	318,100
2022	183,800	159,300	24,000	319,100
2023	229,700	199,200	25,000	403,900

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		0.50				

WISCASSET

Map Lot U02-043


Account 1355

Location 53 FEDERAL STREET

Card 1

Of 1

10/05/2023

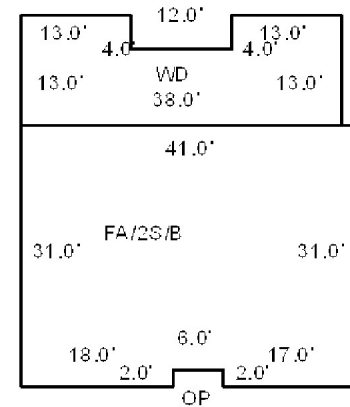
Building Style 5 Colonial	SF Bsmt Living 0	Layout 1 Typical
1.Conv. 5.Colonial 9.Other	Fin Bsmt Grade 0 0	1.Typical 4. 7.
2.Ranch 6.Split 10.Double	HEARTH 0	2.Inadeq 5. 8.
3.R Ranch 7.Mod/Cont 11.Multi	Heat Type 100% 1 Hot Water BB	3. 6. 9.
4.Cape 8.Log 12.Cot.	1.HWBB 5.FWA 9.No Heat	Attic 4 Full Finished
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 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 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) 1259
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 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 4	Phys. % Good 0%
Year Built 1852	# Half Baths 0	Funct. % Good 90%
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 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 11/21/2006

Additions, Outbuildings & Improvements

Type	Year	Units	Grade	Cond	Phys.	Funct.	Sound Value	
21 Open Frame	1852	12	0 0	0	0 %	0 %		1.ONE STORY FRAM
68 Wood Deck	1980	239	3 100	4	0 %	100 %		2.TWO STORY FRAM
68 Wood Deck	1998	120	3 100	4	0 %	100 %		3.THREE STORY FR
23 Frame Garage	2001	484	3 100	4	0 %	100 %		4.1 & 1/2 STORY
68 Wood Deck	2001	169	3 100	4	0 %	100 %		5.1 & 3/4 STORY
24 Frame Shed	2001	120	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

\$HED 10X12



GARAGE

22X22



Map Lot		U02-044		Account		1356		Location		49 FEDERAL STREET		Card		1		Of		1		10/05/2023					
WENTWORTH, SCHUYLER A WISCASSET ME 04578								Property Data				Assessment Record													
								Neighborhood				101 VILLAGE				Year		Land		Buildings		Exempt		Total	
								Tree Growth Year				0				2010		182,900		115,600		0		298,500	
								FARM LAND YEAR				0				2011		182,900		115,600		0		298,500	
B5925P243								OPEN SPACE YEAR				0				2012		182,900		115,600		0		298,500	
Previous Owner MUNSEY, KENNETH E. C/O CLARA WENTWORTH 27 BIRCH POINT ROAD WISCASSET ME 04578 Sale Date: 8/16/2002								Zone/Land Use				14 SHORE RESIDENTIA				2013		182,900		106,600		0		289,500	
								Secondary Zone								2014		182,900		106,600		0		289,500	
																2015		182,900		106,600		0		289,500	
								Topography				1 Level				2016		182,900		106,600		0		289,500	
								1.Level 2.Rolling 3.Above St				4.Below St 5.Low 6.Swampy				7.Steep 8.Rough 9.				2017		182,900		106,600	
2018		182,900		106,600		0														289,500					
2019		182,900		106,600		0														289,500					
2020		182,900		106,600		0														289,500					
2021		182,900		106,600		0														289,500					
								Utilities				1 All Public				2022		182,900		106,600		0		289,500	
																2023		228,600		133,300		0		361,900	
Inspection Witnessed By:								Street				1 Paved				Land Data									
X								Date				Front Foot		Type		Effective		Influence		Influence Codes					
No./Date		Description					Date Insp.		Square Foot		Square Feet		Factor		Code		Acres								
Notes:								Sale Date				8/16/2002				Fract. Acre		Acreage/Sites		Total Acreage		0.45			
2002-KENNETH MUNSEY DIED 1/15/02 ONLY SURVIVING RELATIVE IS CLARA WENTWORTH. SENT BILL TO HER. (REMOVED HOMESTEAD & VET. EX.) 2003-FORMER OWNER: SCHUYLER WENTWORTH & CLARA WENTWORTH PREVIOUS BK1606 PG271 TOWN SEWER LINE AND MANHOLE ROW ON PROPERTY 2014-Divorce decree awarding his share of property to husband.								Validity				1 Arms Length Sale				21.HS Size Adj		26		100		%		0	
WISCASSET								Verified				5 Public Record				22.Base Waterfron		27		100		%		0	

WISCASSET

Map Lot U02-044


Account 1356

Location 49 FEDERAL STREET

Card 1

Of 1

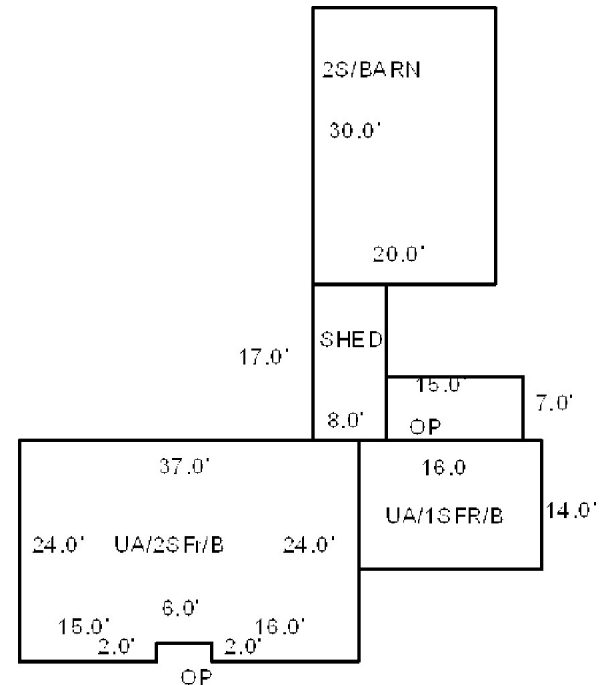
10/05/2023

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% 9 Not Heated	3. 6. 9.
4.Cape 8.Log 12.Cot.	1.HWBB 5.FWA 9.No Heat	Attic 5 Floor & Stairs
Dwelling Units 1	2.HWCI 6.GravWA 10.	1.1/4 Fin 4.Full Fin 7.
Other Units 0	3.H Pump 7.Electric 11.	2.1/2 Fin 5.F/Stair 8.
Stories 2 Two Story	4.Steam 8.F/Wall 12.	3.3/4 Fin 6. 9.None
1.1 4.1.5 7.	Cool Type 0% 9 None	Insulation 4 Minimal
2.2 5.1.75 8.	1.Refrig 4.W&C Air 7.	1.Full 4.Minimal 7.
3.3 6.2.5 9.	2.Evapor 5. 8.	2.Heavy 5.Unknown 8.
Exterior Walls 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 2 TYPICAL	3.C Grade 6.AA Grade 9.Same
1.Asphalt 4.Composit 7.	1.GOOD 4.Obsolete 7.	SQFT (Footprint) 876
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 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 1854	# Half Baths 0	Funct. % Good 100%
Year Remodeled 0	# 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 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 3/14/2007

Additions, Outbuildings & Improvements

Type	Year	Units	Grade	Cond	Phys.	Funct.	Sound Value	
11 1	1854	224	0 0	0	0 %	0 %		1.ONE STORY FRAM
21 Open Frame	1854	105	0 0	0	0 %	0 %		2.TWO STORY FRAM
24 Frame Shed	1854	136	0 0	0	0 %	0 %		3.THREE STORY FR
21 Open Frame	1854	12	0 0	0	0 %	0 %		4.1 & 1/2 STORY
159 2.00 ST	1854	600	3 100	3	0 %	50 %		5.1 & 3/4 STORY
28 Unfinished Attic	1854	224	0 0	0	0 %	0 %		6.2 & 1/2 STORY
1 ONE STORY	0	12	0 0	0	0 %	0 %		21.Open Frame Por
					%	%		22.Encl Frame Por
					%	%		23.Frame Garage
					%	%		24.Frame Shed
					%	%		25.Frame Bay Wind
					%	%		26.1SFr Overhang
					%	%		27.Unfin Basement
					%	%		28.Unfinished Att
					%	%		29.Finished Attic



Map Lot U02-045

Account 1357

Location 45 FEDERAL STREET

Card 1 Of 2 10/05/2023

DUNBAR, SHARON R
45 FEDERAL STREET
WISCASSET ME 04578

B1060P292 B5186P188

Previous Owner
MUNSEY, CHRISTINE M.

45 FEDERAL STREET
WISCASSET ME 04578
Sale Date: 10/02/2017

Inspection Witnessed By:

X

Date

No./Date	Description	Date Insp.

Notes:

7/15/22 NAH WD BEHIND FENCE, SIZE BY PERMIT.
6/4/21 NAH NO NEW DECK
4/13/20 PER '19 NOTE CALL ALL COMP. UPON ENTRY, COND
WAS NOT CHANGED IN '19. ADJ COND. FOR REMOD.
5/7/19 W/OWNER, ADJ COND FOR NEW WINDOWS AND
SIDING. REMOD COMP TODAY BUT INC ON 4/1. ADDNs
INC, ADJ DIMs.

WISCASSET

Property Data

Neighborhood	101 VILLAGE		
Tree Growth Year	0		
FARM LAND YEAR	0		
OPEN SPACE YEAR	0		
Zone/Land Use	14 SHORE RESIDENTIA		
Secondary Zone			
Topography		1 Level	
1.Level	4.Below St	7.Steep	
2.Rolling	5.Low	8.Rough	
3.Above St	6.Swampy	9.	
Utilities		1 All Public	
1.Public	4.Dr Well	7.Cesspool	
2.Water	5.DUG/LAKE	8.	
3.Sewer	6.Septic	9.None	
Street	1 Paved		
1.Paved	4.Proposed	7.	
2.Semi Imp	5.Private	8.	
3.Gravel	6.Pub Eas	9.NoStreet	
TREE GROWTH PLAN		0	
CONSERV EASE		0	
Sale Data			
Sale Date		10/02/2017	
Price		163,000	
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	186,900	121,600	16,000	292,500
2011	186,900	121,600	16,000	292,500
2012	186,900	121,600	16,000	292,500
2013	186,900	121,600	16,000	292,500
2014	186,900	121,600	16,000	292,500
2015	186,900	121,600	16,000	292,500
2016	186,900	121,600	21,000	287,500
2017	186,900	121,600	26,000	282,500
2018	186,900	121,600	0	308,500
2019	186,900	141,500	20,000	308,400
2020	186,900	187,100	25,000	349,000
2021	186,900	187,100	25,000	349,000
2022	186,900	187,100	24,000	350,000
2023	233,600	233,800	25,000	442,400

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		0.68				

WISCASSET

Map Lot U02-045


Account 1357

Location 45 FEDERAL STREET

Card 1

Of 2

10/05/2023

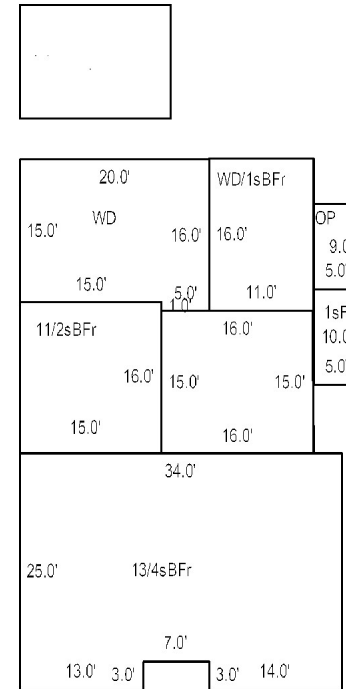
Building Style 1 Conventional	SF Bsmt Living 0	Layout 1 Typical
1.Conv. 5.Colonial 9.Other	Fin Bsmt Grade 0 0	1.Typical 4. 7.
2.Ranch 6.Split 10.Double	HEARTH 0	2.Inadeq 5. 8.
3.R Ranch 7.Mod/Cont 11.Multi	Heat Type 100% 1 Hot Water BB	3. 6. 9.
4.Cape 8.Log 12.Cot.	1.HWBB 5.FWA 9.No Heat	Attic 9 None
Dwelling Units 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 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) 804
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 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 1853	# Half Baths 0	Funct. % Good 100%
Year Remodeled 0	# Addn Fixtures 0	Functional Code 9 None
Foundation 3 Brick &/or Stone	# Fireplaces 0	1.Incomp 4.SMALL 7.LAYOUT
1.Concrete 4.Wood 7.		2.O-Built 5.CDU 8.OTHER
2.C Block 5.Slab 8.		3.Defmaint 6.STYLE 9.None
3.Br/Stone 6.Piers 9.		Econ. % Good 100%
Basement 4 Full Basement		Economic Code None
1.1/4 Bmt 4.Full Bmt 7.		0.None 3.Services 9.None
2.1/2 Bmt 5.None 8.		1.Location 4.Traffic 8.
3.3/4 Bmt 6. 9.None		2.Encroach 8.Other 9.
Bsmt Gar # Cars 0		Entrance Code 1 Interior Inspect
Wet Basement 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 11/21/2006

Additions, Outbuildings & Improvements

Type	Year	Units	Grade	Cond	Phys.	Funct.	Sound Value
21 Open Frame	1853	21	0 0	0	0 %	0 %	
14 1.5 Story/BSMT	1853	320	0 0	0	0 %	0 %	
12 2	1952	240	0 0	0	0 %	0 %	
23 Frame Garage	1960	480	3 100	3	0 %	100 %	
14 1.5 Story/BSMT	2019	122	9 100	4	0 %	100 %	
1 ONE STORY	2019	50	9 100	4	0 %	100 %	
21 Open Frame	2019	45	9 100	4	0 %	100 %	
68 Wood Deck	2019	176	9 100	4	0 %	100 %	
11 1	2019	176	9 100	4	0 %	100 %	
68 Wood Deck	2019	320	9 100	4	0 %	100 %	

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



Map Lot U02-045

Account 1357

Location 45 FEDERAL STREET

Card 2 Of 2 10/05/2023

DUNBAR, SHARON R
45 FEDERAL STREET
WISCASSET ME 04578

B1060P292 B5186P188

Previous Owner
MUNSEY, CHRISTINE M.

45 FEDERAL STREET
WISCASSET ME 04578
Sale Date: 10/02/2017

Inspection Witnessed By:

X

Date

No./Date	Description	Date Insp.

Notes:

WISCASSET

Property Data			Assessment Record						
Neighborhood 101 VILLAGE			Year	Land		Buildings		Exempt	Total
			2022	0		1,700		0	1,700
Tree Growth Year 0			2023	0		2,100		0	2,100
FARM LAND YEAR 0									
OPEN SPACE YEAR 0									
Zone/Land Use 14 SHORE RESIDENTIA									
Secondary Zone									
Topography 1 Level									
1.Level 4.Below St 7.Steep									
2.Rolling 5.Low 8.Rough									
3.Above St 6.Swampy 9.									
Utilities 1 All Public									
1.Public 4.Dr Well 7.Cesspool									
2.Water 5.DUG/LAKE 8.									
3.Sewer 6.Septic 9.None									
Street 1 Paved									
1.Paved 4.Proposed 7.			Land Data						
2.Semi Imp 5.Private 8.									
3.Gravel 6.Pub Eas 9.NoStreet									
TREE GROWTH PLAN 0			Front Foot	Type	Effective		Influence		Influence Codes
CONSERV EASE 0					Frontage	Depth	Factor	Code	
Sale Data				11.Regular Lot			%		1.Open Space
Sale Date 10/02/2017				12.Delta Triangle			%		2.Neighborhood A
Price 163,000				13.Nabla Triangle			%		3.Topography
Sale Type 2 Land & Buildings				14.Rear Land			%		4.Size/Shape
1.Land 4.Mobile 7.			15.Front Foot			%		5.Access	
2.L & B 5.Other 8.			Square Foot			%		6.Restriction	
3.Building 6. 9.						%		7.Corner/Locatio	
Financing 9 Unknown						%		8.View/Environ	
1.Convent 4.Seller 7.						%		9.Fract Share	
2.FHA/VA 5.Private 8.						%		Acres	
3.Assumed 6.Cash 9.Unknown						%		30.Rear 20+	
Validity 1 Arms Length Sale			Fract. Acre	Acreage/Sites				31.Waterfront Rea	
1.Valid 4.Split 7.Renovate						%		32.Open Space	
2.Related 5.Partial 8.Other						%		33.RestrictEsm	
3.Distress 6.Exempt 9.Foreclose						%		34.PASTURE 1	
Verified 5 Public Record						%		35.HORTICULTURAL-	
1.Buyer 4.Agent 7.Family						%		36.Pasture 3	
2.Seller 5.Pub Rec 8.Other			Total Acreage		0.00			37.Softwood	
3.Lender 6.MLS 9.								%	
								39.Hardwood	
								40.Wasteland	
								41.CAMP SITE	
								42.Mobile Home Si	
								43.Condo Site	
								44.Site Improve	
								45.CAMP SITE	

WISCASSET

Map Lot U02-045

Account 1357

Location 45 FEDERAL STREET

Card 2 Of 2 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		
Date Inspected 11/21/2006						1.Owner	4.Agent	7.
						2.Relative	5.Estimate	8.
						3.Tenant	6.Other	9.

Additions, Outbuildings & Improvements								
Type	Year	Units	Grade	Cond	Phys.	Funct.	Sound Value	
68 Wood Deck	2021	192	2 100	4	0 %	100 %		1.ONE STORY FRAM
					%	%		2.TWO STORY FRAM
					%	%		3.THREE STORY FR
					%	%		4.1 & 1/2 STORY
					%	%		5.1 & 3/4 STORY
					%	%		6.2 & 1/2 STORY
					%	%		21.Open Frame Por
					%	%		22.Encl Frame Por
					%	%		23.Frame Garage
					%	%		24.Frame Shed
					%	%		25.Frame Bay Wind
					%	%		26.1SFr Overhang
					%	%		27.Unfin Basement
					%	%		28.Unfinished Att
					%	%		29.Finished Attic

Map Lot U02-047

Account 1358

Location 41 FEDERAL STREET

Card 1 Of 1 10/05/2023

GREEN, JEANNETTE M
WISCASSET ME 04578

B741P197

Inspection Witnessed By:

X

Date

No./Date	Description	Date Insp.

Notes:

'23 PER REVIEW THIS APPEARS TO NOT BE OWNED BY G.I
ENTERPRIZES

WISCASSET

Property Data

Neighborhood 101 VILLAGE		
Tree Growth Year 0		
FARM LAND YEAR 0		
OPEN SPACE YEAR 0		
Zone/Land Use 14 SHORE RESIDENTIA		
Secondary Zone		
Topography 1 Level		
1.Level	4.Below St	7.Steep
2.Rolling	5.Low	8.Rough
3.Above St	6.Swampy	9.
Utilities 1 All Public		
1.Public	4.Dr Well	7.Cesspool
2.Water	5.DUG/LAKE	8.
3.Sewer	6.Septic	9.None
Street 1 Paved		
1.Paved	4.Proposed	7.
2.Semi Imp	5.Private	8.
3.Gravel	6.Pub Eas	9.NoStreet
TREE GROWTH PLAN 0		
CONSERV EASE 0		
Sale Data		
Sale Date		
Price		
Sale Type		
1.Land	4.Mobile	7.
2.L & B	5.Other	8.
3.Building	6.	9.
Financing		
1.Convent	4.Seller	7.
2.FHA/VA	5.Private	8.
3.Assumed	6.Cash	9.Unknown
Validity		
1.Valid	4.Split	7.Renovate
2.Related	5.Partial	8.Other
3.Distress	6.Exempt	9.Foreclose
Verified		
1.Buyer	4.Agent	7.Family
2.Seller	5.Pub Rec	8.Other
3.Lender	6.MLS	9.

Assessment Record

Year	Land	Buildings	Exempt	Total
2010	181,800	142,800	16,000	308,600
2011	181,800	142,800	16,000	308,600
2012	181,800	142,800	16,000	308,600
2013	181,800	142,800	16,000	308,600
2014	181,800	142,800	16,000	308,600
2015	181,800	142,800	16,000	308,600
2016	181,800	142,800	21,000	303,600
2017	181,800	142,800	26,000	298,600
2018	181,800	142,800	26,000	298,600
2019	181,800	142,800	26,000	298,600
2020	181,800	142,800	0	324,600
2021	181,800	142,800	0	324,600
2022	181,800	142,800	0	324,600
2023	227,300	178,500	25,000	380,800

Land Data

Front Foot	Type	Effective		Influence		Influence Codes
		Frontage	Depth	Factor	Code	
11.Regular Lot				%		1.Open Space
12.Delta Triangle				%		2.Neighborhood A
13.Nabla Triangle				%		3.Topography
14.Rear Land				%		4.Size/Shape
15.Front Foot				%		5.Access
				%		6.Restriction
				%		7.Corner/Locatio
				%		8.View/Environ
				%		9.Fract Share
				%		Acres
				%		30.Rear 20+
				%		31.Waterfront Rea
				%		32.Open Space
				%		33.RestrictEsm
				%		34.PASTURE 1
				%		35.HORTICULTURAL-
				%		36.Pasture 3
				%		37.Softwood
				%		38.Mixed Wood
				%		39.Hardwood
				%		40.Wasteland
				%		41.CAMP SITE
				%		42.Mobile Home Si
				%		43.Condo Site
				%		44.Site Improve
				%		45.CAMP SITE
				%		46.PAVING/00
Total Acreage		0.39				

WISCASSET

Map Lot U02-047

Account 1358

Location 41 FEDERAL STREET

Card 1 Of 1 10/05/2023

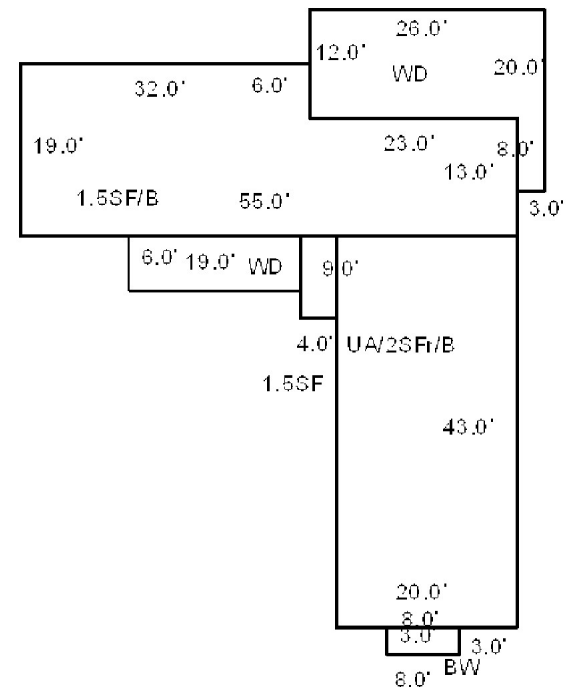
Building Style 1 Conventional	SF Bsmt Living 0	Layout 1 Typical
1.Conv. 5.Colonial 9.Other	Fin Bsmt Grade 0 0	1.Typical 4. 7.
2.Ranch 6.Split 10.Double	HEARTH 0	2.Inadeq 5. 8.
3.R Ranch 7.Mod/Cont 11.Multi	Heat Type 100% 2 Hot Water C Iron	3. 6. 9.
4.Cape 8.Log 12.Cot.	1.HWBB 5.FWA 9.No Heat	Attic 5 Floor & Stairs
Dwelling Units 1	2.HWCI 6.GravWA 10.	1.1/4 Fin 4.Full Fin 7.
Other Units 0	3.H Pump 7.Electric 11.	2.1/2 Fin 5.F/Stair 8.
Stories 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 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 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) 860
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 8	2.Fair 5.Avg+ 8.Exc
OPEN-3-CUSTOM 0	# Bedrooms 5	3.Avg- 6.Good 9.Same
OPEN-4-CUSTOM 0	# Full Baths 3	Phys. % Good 0%
Year Built 1820	# Half Baths 1	Funct. % Good 100%
Year Remodeled 0	# 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 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 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 11/21/2006

Additions, Outbuildings & Improvements

Type	Year	Units	Grade	Cond	Phys.	Funct.	Sound Value
14 1.5 Story/BSMT	0	907	0 0	0	0 %	0 %	
14 1.5 Story/BSMT	0	36	0 0	0	0 %	0 %	
68 Wood Deck	1970	114	3 100	3	0 %	100 %	
68 Wood Deck	1970	336	3 100	3	0 %	100 %	
25 Frame Bay	0	24	0 0	0	0 %	0 %	
					%	%	
					%	%	
					%	%	
					%	%	
					%	%	
					%	%	

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



Map Lot U02-048

Account 1359

Location 37 FEDERAL STREET

Card 1 Of 1 10/05/2023

SCALISE, MICHAEL
SCALISE, ANNE
88 CRANE POINT ROAD
HAMPSTEAD NC 28443

B2496P228 B5018P27 B5290P92

Previous Owner
HILSMEYER, BRUCE M
GREY, ELIZABETH H
37 FEDERAL STREET
WISCASSET ME 04578
Sale Date: 8/07/2018

Previous Owner
SHELDON, CAROL A.

PO BOX 506
WISCASSET ME 04578
Sale Date: 6/16/2016

Previous Owner
BERRY, PETER M. J/T
SHELDON, CAROL A.

WISCASSET ME 04578
Sale Date: 8/01/1999

Inspection Witnessed By:

X		Date
No./Date	Description	Date Insp.

Notes:

'17 per site visit adjust fireplace and quality of construction.
11/21/10-Peter Berry passed away leaving Carol Sheldon as joint owner.

WISCASSET

Property Data			Assessment Record						
Neighborhood 101 VILLAGE			Year	Land	Buildings	Exempt	Total		
			2010	181,700	158,200	10,000	329,900		
Tree Growth Year 0			2011	181,700	158,200	16,000	323,900		
FARM LAND YEAR 0			2012	181,700	158,200	16,000	323,900		
OPEN SPACE YEAR 0			2013	181,700	158,200	16,000	323,900		
Zone/Land Use 14 SHORE RESIDENTIA			2014	181,700	158,200	16,000	323,900		
Secondary Zone			2015	181,700	158,200	16,000	323,900		
			2016	181,700	158,200	21,000	318,900		
Topography 1 Level			2017	181,700	136,800	20,000	298,500		
1.Level	4.Below St	7.Steep	2018	181,700	136,800	20,000	298,500		
2.Rolling	5.Low	8.Rough	2019	181,700	136,800	0	318,500		
3.Above St	6.Swampy	9.	2020	181,700	136,800	0	318,500		
Utilities 1 All Public			2021	181,700	136,800	0	318,500		
1.Public	4.Dr Well	7.Cesspool	2022	181,700	136,800	0	318,500		
2.Water	5.DUG/LAKE	8.	2023	227,100	171,000	0	398,100		
3.Sewer	6.Septic	9.None	Land Data						
Street 1 Paved									
1.Paved	4.Proposed	7.	Front Foot	Type	Effective		Influence		Influence Codes
2.Semi Imp	5.Private	8.			Frontage	Depth	Factor	Code	
3.Gravel	6.Pub Eas	9.NoStreet					%		
TREE GROWTH PLAN 0							%		
CONSERV EASE 0							%		
Sale Data							%		
Sale Date 8/07/2018							%		
Price 295,000					%				
Sale Type 2 Land & Buildings			Square Foot		Square Feet				Acres
1.Land	4.Mobile	7.					%		
2.L & B	5.Other	8.					%		
3.Building	6.	9.					%		
Financing 9 Unknown							%		
1.Convent	4.Seller	7.					%		
2.FHA/VA	5.Private	8.					%		
3.Assumed	6.Cash	9.Unknown			%				
Validity 1 Arms Length Sale			Fract. Acre		Acreage/Sites				
1.Valid	4.Split	7.Renovate			26	1.00	100 %	0	
2.Related	5.Partial	8.Other			27	0.38	100 %	0	
3.Distress	6.Exempt	9.Foreclose					%		
Verified 5 Public Record							%		
1.Buyer	4.Agent	7.Family					%		
2.Seller	5.Pub Rec	8.Other					%		
3.Lender	6.MLS	9.	Total Acreage 0.38						

WISCASSET

Map Lot U02-048





Account 1359

Location 37 FEDERAL STREET

Card 1

Of 1

10/05/2023

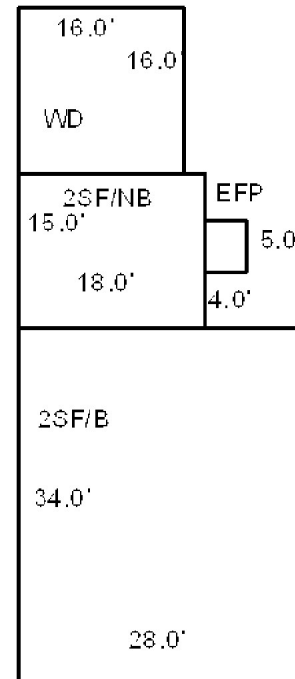
Building Style 5 Colonial	SF Bsmt Living 0	Layout 1 Typical
1.Conv. 5.Colonial 9.Other	Fin Bsmt Grade 0 0	1.Typical 4. 7.
2.Ranch 6.Split 10.Double	HEARTH 0	2.Inadeq 5. 8.
3.R Ranch 7.Mod/Cont 11.Multi	Heat Type 100% 2 Hot Water C Iron	3. 6. 9.
4.Cape 8.Log 12.Cot.	1.HWBB 5.FWA 9.No Heat	Attic 5 Floor & Stairs
Dwelling Units 1	2.HWCI 6.GravWA 10.	1.1/4 Fin 4.Full Fin 7.
Other Units 0	3.H Pump 7.Electric 11.	2.1/2 Fin 5.F/Stair 8.
Stories 2 Two Story	4.Steam 8.F/Wall 12.	3.3/4 Fin 6. 9.None
1.1 4.1.5 7.	Cool Type 0% 9 None	Insulation 4 Minimal
2.2 5.1.75 8.	1.Refrig 4.W&C Air 7.	1.Full 4.Minimal 7.
3.3 6.2.5 9.	2.Evapor 5. 8.	2.Heavy 5.Unknown 8.
Exterior Walls 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) 952
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 1	Phys. % Good 0%
Year Built 1780	# 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 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 1 Owner
		1.Owner 4.Agent 7.
		2.Relative 5.Estimate 8.
		3.Tenant 6.Other 9.

Date Inspected 11/21/2006

Additions, Outbuildings & Improvements

Type	Year	Units	Grade	Cond	Phys.	Funct.	Sound Value
2 TWO STORY	1850	270	0 0	0	0 %	0 %	
68 Wood Deck	1984	225	3 100	1	0 %	100 %	
22 Encl Frame Porch	1850	20	0 0	0	0 %	0 %	
78 1.75 ST	1940	416	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 U02-049

Account 1360

Location 35 FEDERAL STREET

Card 1 Of 1 10/05/2023

KITFIELD, EDWARD B III
151 DAY SHORE ROAD
WESTPORT ME 04578

B1281P279

Inspection Witnessed By:

X

Date

No./Date	Description	Date Insp.

Notes:

WISCASSET

Property Data

Neighborhood 101 VILLAGE		
Tree Growth Year 0		
FARM LAND YEAR 0		
OPEN SPACE YEAR 0		
Zone/Land Use 14 SHORE RESIDENTIA		
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		
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	181,100	168,800	0	349,900
2011	181,100	168,800	0	349,900
2012	181,100	168,800	0	349,900
2013	181,100	168,800	0	349,900
2014	181,100	168,800	0	349,900
2015	181,100	168,800	0	349,900
2016	181,100	168,800	0	349,900
2017	181,100	168,800	0	349,900
2018	181,100	168,800	0	349,900
2019	181,100	168,800	0	349,900
2020	181,100	168,800	0	349,900
2021	181,100	168,800	0	349,900
2022	181,100	168,800	0	349,900
2023	226,400	210,900	0	437,300

Land Data

Front Foot	Type	Effective		Influence		Influence Codes
		Frontage	Depth	Factor	Code	
11.Regular Lot				%		1.Open Space
12.Delta Triangle				%		2.Neighborhood A
13.Nabla Triangle				%		3.Topography
14.Rear Land				%		4.Size/Shape
15.Front Foot				%		5.Access
				%		6.Restriction
				%		7.Corner/Locatio
				%		8.View/Environ
				%		9.Fract Share
				%		Acres
				%		30.Rear 20+
				%		31.Waterfront Rea
				%		32.Open Space
				%		33.RestrictEsm
				%		34.PASTURE 1
				%		35.HORTICULTURAL-
				%		36.Pasture 3
				%		37.Softwood
				%		38.Mixed Wood
				%		39.Hardwood
				%		40.Wasteland
				%		41.CAMP SITE
				%		42.Mobile Home Si
				%		43.Condo Site
				%		44.Site Improve
				%		45.CAMP SITE
				%		46.PAVING/00
Total Acreage		0.35				

WISCASSET

Map Lot U02-049


Account 1360

Location 35 FEDERAL STREET

Card 1

Of 1

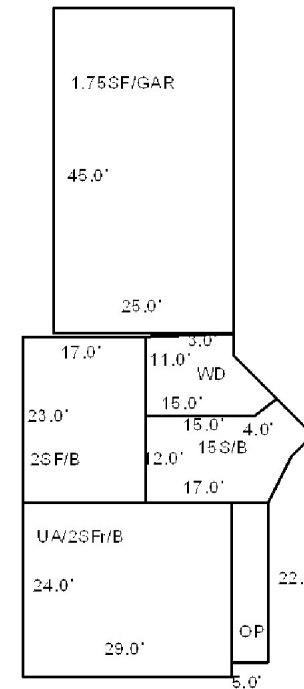
10/05/2023

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 100% 8 Floor/Wall Unit	3. 6. 9.
4.Cape 8.Log 12.Cot.	1.HWBB 5.FWA 9.No Heat	Attic 5 Floor & Stairs
Dwelling Units 3	2.HWCI 6.GravWA 10.	1.1/4 Fin 4.Full Fin 7.
Other Units 0	3.H Pump 7.Electric 11.	2.1/2 Fin 5.F/Stair 8.
Stories 2 Two Story	4.Steam 8.F/Wall 12.	3.3/4 Fin 6. 9.None
1.1 4.1.5 7.	Cool Type 0% 9 None	Insulation 1 Full
2.2 5.1.75 8.	1.Refrig 4.W&C Air 7.	1.Full 4.Minimal 7.
3.3 6.2.5 9.	2.Evapor 5. 8.	2.Heavy 5.Unknown 8.
Exterior Walls 1 CLAPBOARD	3.H Pump 6. 9.None	3.Capped 6. 9.None
1.CLAP 5.T-111 9.OTHER	Kitchen Style 2 TYPICAL	Unfinished % 0%
2.WD SH 6.BR/STONE 10.	1.GOOD 4.Obsolete 7.	Grade & Factor 4 Good 100%
3.COMP 7.NOV 11.	2.TYPICAL 5. 8.	1.E Grade 4.B Grade 7.AA+ Grad
4.ASB/ASP 8.AL/VIN 12.	3.OLD TYPE 6. 9.None	2.D Grade 5.A Grade 8.AA++Grad
Roof Surface 1 Asphalt Shingles	Bath(s) Style 2 TYPICAL	3.C Grade 6.AA Grade 9.Same
1.Asphalt 4.Composit 7.	1.GOOD 4.Obsolete 7.	SQFT (Footprint) 696
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 11	2.Fair 5.Avg+ 8.Exc
OPEN-3-CUSTOM 0	# Bedrooms 5	3.Avg- 6.Good 9.Same
OPEN-4-CUSTOM 0	# Full Baths 3	Phys. % Good 0%
Year Built 1850	# Half Baths 0	Funct. % Good 100%
Year Remodeled 0	# Addn Fixtures 2	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 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 3/29/2007

Additions, Outbuildings & Improvements

Type	Year	Units	Grade	Cond	Phys.	Funct.	Sound Value	
21 Open Frame	1850	110	0 0	0	0 %	100 %		1.ONE STORY FRAM
12 2	1850	391	0 0	0	0 %	100 %		2.TWO STORY FRAM
11 1	1850	228	0 0	0	0 %	100 %		3.THREE STORY FR
68 Wood Deck	1850	160	0 0	0	0 %	100 %		4.1 & 1/2 STORY
78 1.75 ST	1850	1123	3 100	3	0 %	70 %		5.1 & 3/4 STORY
23 Frame Garage	1930	1050	3 100	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



GARAGE 21X50



Map Lot U02-050

Account 1361

Location 7 LINCOLN STREET

Card 1 Of 1 10/05/2023

WISCASSET, TOWN OF
SCOUT HALL
WISCASSET ME 04578

WISCASSET, TOWN OF SCOUT HALL WISCASSET ME 04578			Property Data			Assessment Record				
			Neighborhood 101 VILLAGE			Year	Land	Buildings	Exempt	Total
						2010	110,800	98,400	209,200	0
						2011	110,800	98,400	209,200	0
			Tree Growth Year 0			2012	110,800	98,400	209,200	0
FARM LAND YEAR 0			2013	110,800	98,400	209,200	0			
OPEN SPACE YEAR 0										
Zone/Land Use 17 BUSINESS			2014	110,800	98,400	209,200	0			
			2015	110,800	98,400	209,200	0			
								Secondary Zone		
Topography 1 Level			2016	110,800	98,400	209,200	0			
1.Level 4.Below St 7.Steep 2.Rolling 5.Low 8.Rough 3.Above St 6.Swampy 9.			2017	110,800	98,400	209,200	0			
			2018	110,800	98,400	209,200	0			
			2019	110,800	98,400	209,200	0			
Utilities 1 All Public			2020	110,800	98,400	209,200	0			
1.Public 4.Dr Well 7.Cesspool 2.Water 5.DUG/LAKE 8. 3.Sewer 6.Septic 9.None			2021	110,800	98,400	209,200	0			
			2022	110,800	98,400	209,200	0			
			2023	138,500	123,000	261,500	0			
Street 1 Paved 1.Paved 4.Proposed 7. 2.Semi Imp 5.Private 8. 3.Gravel 6.Pub Eas 9.NoStreet			Land Data							
			Front Foot 11.Regular Lot 12.Delta Triangle 13.Nabla Triangle 14.Rear Land 15.Front Foot	Type	Effective		Influence		Influence Codes 1.Open Space 2.Neighborhood A 3.Topography 4.Size/Shape 5.Access 6.Restriction 7.Corner/Locatio 8.View/Environ 9.Fract Share Acres 30.Rear 20+ 31.Waterfront Rea 32.Open Space 33.RestrictEsm 34.PASTURE 1 35.HORTICULTURAL- 36.Pasture 3 37.Softwood 38.Mixed Wood 39.Hardwood 40.Wasteland 41.CAMP SITE 42.Mobile Home Si 43.Condo Site 44.Site Improve 45.CAMP SITE 46.PAVING/00	
					Frontage	Depth	Factor	Code		
		%								
		%								
		%								
		%								
		%								
		%								
Square Foot 16.Regular Lot 17.Secondary Site 18.Secondary Site 19.Condominium 20.Base Homesite	Square Feet									
			%							
			%							
			%							
			%							
			%							
			%							
			%							
Fract. Acre 21.HS Size Adj 22.Base Waterfron 23.Deep WF Size A Acres 24.Base Waterfron 25.Shallow WF Siz 26.Base Water Inf 27.Influence W Si 28.Rear Land 1-10 29.Rear Land 11-2	Acreage/Sites									
	20	1.00	100	%	0					
	21	0.07	100	%	0					
			%							
			%							
			%							
			%							
			%							
Total Acreage 0.07										

Inspection Witnessed By:							
X		Date					
No./Date	Description	Date Insp.					
Notes:			Sale Data				
Sale Date							
Price							
Sale Type							
1.Land 4.Mobile 7. 2.L & B 5.Other 8. 3.Building 6. 9.							
Financing			1.Convent 4.Seller 7. 2.FHA/VA 5.Private 8. 3.Assumed 6.Cash 9.Unknown				
Validity			1.Valid 4.Split 7.Renovate 2.Related 5.Partial 8.Other 3.Distress 6.Exempt 9.Foreclose				
Verified			1.Buyer 4.Agent 7.Family 2.Seller 5.Pub Rec 8.Other 3.Lender 6.MLS 9.				
WISCASSET							

WISCASSET

Map Lot U02-050

Account 1361

Location 7 LINCOLN STREET

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 100% 7 Electric			3. 6. 9.		
4.Cape	8.Log	12.Cot.	1.HWBB 5.FWA 9.No Heat			Attic 9 None		
Dwelling Units 0			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 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 4 Obsolete			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) 1311		
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 3			2.Fair 5.Avg+ 8.Exc		
OPEN-3-CUSTOM 0			# Bedrooms 0			3.Avg- 6.Good 9.Same		
OPEN-4-CUSTOM 0			# Full Baths 0			Phys. % Good 0%		
Year Built 1880			# 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.	<div><p>TRIO Software <i>A Division of Harris Computer Systems</i></p></div>					
2.C Block	5.Slab	8.						
3.Br/Stone	6.Piers	9.						
Basement 9 No Basement								
1.1/4 Bmt	4.Full Bmt	7.						
2.1/2 Bmt	5.None	8.						
3.3/4 Bmt	6. 9.None							
Bsmt Gar # Cars 0								
Wet Basement 9 No Basement								
1.Dry	4. 7.							
2.Damp	5. 8.							
3.Wet	6. 9.							

Date Inspected 11/30/2006

Additions, Outbuildings & Improvements

Type	Year	Units	Grade	Cond	Phys.	Funct.	Sound Value	
1 ONE STORY	0	276	2 100	5	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

12.0'	1SF/NB
23.0'	
1.5SF/NB	
57.0'	
23.0'	

SCOUT HALL



Map Lot U02-051

Account 1362

Location 5 LINCOLN STREET

Card 1 Of 1 10/05/2023

MAREAN, CLARY HOLMKVIST
WISCASSET ME 04578

B2436P241

Inspection Witnessed By:

X

Date

No./Date	Description	Date Insp.

Notes:

WISCASSET

Property Data			Assessment Record						
Neighborhood 101 VILLAGE			Year	Land	Buildings	Exempt	Total		
			2010	110,400	52,400	10,000	152,800		
Tree Growth Year 0			2011	110,400	52,400	10,000	152,800		
FARM LAND YEAR 0			2012	110,400	52,400	10,000	152,800		
OPEN SPACE YEAR 0			2013	110,400	52,400	10,000	152,800		
Zone/Land Use 27 RES. USE in BUS ZONE			2014	110,400	52,400	10,000	152,800		
			2015	110,400	52,400	10,000	152,800		
Secondary Zone			2016	110,400	52,400	15,000	147,800		
Topography 1 Level			2017	110,400	52,400	20,000	142,800		
			2018	110,400	52,400	20,000	142,800		
1.Level 4.Below St 7.Steep			2019	110,400	52,400	20,000	142,800		
2.Rolling 5.Low 8.Rough			2020	110,400	52,400	25,000	137,800		
3.Above St 6.Swampy 9.			2021	110,400	52,400	25,000	137,800		
Utilities 1 All Public			2022	110,400	52,400	24,000	138,800		
1.Public 4.Dr Well 7.Cesspool			2023	138,100	65,500	25,000	178,600		
2.Water 5.DUG/LAKE 8.			Land Data						
3.Sewer 6.Septic 9.None									
Street 1 Paved			Front Foot	Type	Effective		Influence		Influence Codes
1.Paved 4.Proposed 7.					Frontage	Depth	Factor	Code	
2.Semi Imp 5.Private 8.						%		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	
Sale Date					%		6.Restriction		
Price					%		7.Corner/Locatio		
Sale Type					%		8.View/Environ		
1.Land 4.Mobile 7.			Square Foot	Square Feet				9.Fract Share	
2.L & B 5.Other 8.						%		Acres	
3.Building 6. 9.						%		30.Rear 20+	
Financing						%		31.Waterfront Rea	
1.Convent 4.Seller 7.						%		32.Open Space	
2.FHA/VA 5.Private 8.						%		33.RestrictEsm	
3.Assumed 6.Cash 9.Unknown						%		34.PASTURE 1	
Validity			Fract. Acre	Acreage/Sites				35.HORTICULTURAL-	
1.Valid 4.Split 7.Renovate				20	1.00	100	%	0	36.Pasture 3
2.Related 5.Partial 8.Other				21	0.04	100	%	0	37.Softwood
3.Distress 6.Exempt 9.Foreclose							%		38.Mixed Wood
Verified							%		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 0.04					43.Condo Site	
								44.Site Improve	
								45.CAMP SITE	

WISCASSET

Map Lot U02-051

Account 1362

Location 5 LINCOLN STREET

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 5 Floor & Stairs
Dwelling Units 1	2.HWCI 6.GravWA 10.	1.1/4 Fin 4.Full Fin 7.
Other Units 0	3.H Pump 7.Electric 11.	2.1/2 Fin 5.F/Stair 8.
Stories 1 One Story	4.Steam 8.F/Wall 12.	3.3/4 Fin 6. 9.None
1.1 4.1.5 7.	Cool Type 0% 9 None	Insulation 9 None
2.2 5.1.75 8.	1.Refrig 4.W&C 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) 665
2.Slate 5.Wood 8.	2.TYPICAL 5. 8.	Condition 3 Below Average
3.Metal 6.Other 9.	3.Old Type 6. 9.None	1.Poor 4.Avg 7.V G
SF Masonry Trim 0	# Rooms 5	2.Fair 5.Avg+ 8.Exc
OPEN-3-CUSTOM 0	# Bedrooms 2	3.Avg- 6.Good 9.Same
OPEN-4-CUSTOM 0	# Full Baths 1	Phys. % Good 0%
Year Built 1760	# Half Baths 0	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 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 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.

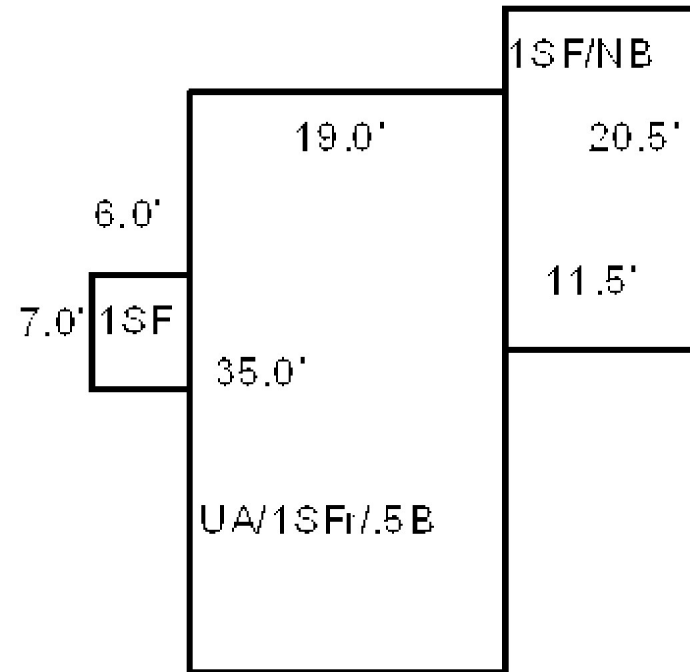


Date Inspected 3/20/2007

Additions, Outbuildings & Improvements

Type	Year	Units	Grade	Cond	Phys.	Funct.	Sound Value
1 ONE STORY	1800	42	0 0	0	0 %	0 %	
1 ONE STORY	1800	220	0 0	0	0 %	0 %	
29 Finished Attic	1800	220	0 0	0	0 %	0 %	
					%	%	
					%	%	
					%	%	
					%	%	
					%	%	
					%	%	
					%	%	
					%	%	

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



Map Lot U02-052

Account 1363

Location LINCOLN STREET

Card 1 Of 1 10/05/2023

KITFIELD, EDWARD B
151 DAY SHORE ROAD
WESTPORT ME 04578

B932P188

Inspection Witnessed By:

X

Date

No./Date	Description	Date Insp.

Notes:

WISCASSET

Property Data

Neighborhood	101 VILLAGE		
Tree Growth Year	0		
FARM LAND YEAR	0		
OPEN SPACE YEAR	0		
Zone/Land Use	27 RES. USE in BUS ZONE		
Secondary Zone			
Topography	1 Level		
1.Level	4.Below St	7.Steep	
2.Rolling	5.Low	8.Rough	
3.Above St	6.Swampy	9.	
Utilities	9 NoWater/ NoSewer		
1.Public	4.Dr Well	7.Cesspool	
2.Water	5.DUG/LAKE	8.	
3.Sewer	6.Septic	9.None	
Street	1 Paved		
1.Paved	4.Proposed	7.	
2.Semi Imp	5.Private	8.	
3.Gravel	6.Pub Eas	9.NoStreet	
TREE GROWTH PLAN	0		
CONSERV EASE	0		
Sale Data			
Sale Date			
Price			
Sale Type			
1.Land	4.Mobile	7.	
2.L & B	5.Other	8.	
3.Building	6.	9.	
Financing			
1.Convent	4.Seller	7.	
2.FHA/VA	5.Private	8.	
3.Assumed	6.Cash	9.Unknown	
Validity			
1.Valid	4.Split	7.Renovate	
2.Related	5.Partial	8.Other	
3.Distress	6.Exempt	9.Foreclose	
Verified			
1.Buyer	4.Agent	7.Family	
2.Seller	5.Pub Rec	8.Other	
3.Lender	6.MLS	9.	

Assessment Record

Year	Land	Buildings	Exempt	Total
2010	100	0	0	100
2011	100	0	0	100
2012	100	0	0	100
2013	100	0	0	100
2014	100	0	0	100
2015	100	0	0	100
2016	100	0	0	100
2017	100	0	0	100
2018	100	0	0	100
2019	100	0	0	100
2020	100	0	0	100
2021	100	0	0	100
2022	100	0	0	100
2023	200	0	0	200

Land Data

Front Foot	Type	Effective		Influence		Influence Codes
		Frontage	Depth	Factor	Code	
11.Regular Lot				%		1.Open Space
12.Delta Triangle				%		2.Neighborhood A
13.Nabla Triangle				%		3.Topography
14.Rear Land				%		4.Size/Shape
15.Front Foot				%		5.Access
				%		6.Restriction
				%		7.Corner/Locatio
				%		8.View/Environ
				%		9.Fract Share
				%		Acres
				%		30.Rear 20+
				%		31.Waterfront Rea
				%		32.Open Space
				%		33.RestrictEsm
				%		34.PASTURE 1
				%		35.HORTICULTURAL-
				%		36.Pasture 3
				%		37.Softwood
				%		38.Mixed Wood
				%		39.Hardwood
				%		40.Wasteland
				%		41.CAMP SITE
				%		42.Mobile Home Si
				%		43.Condo Site
				%		44.Site Improve
				%		45.CAMP SITE
				%		46.PAVING/00
Total Acreage		0.02				

WISCASSET

Map Lot U02-052

Account 1363

Location LINCOLN STREET

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 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 11/30/2006								
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	U02-053	Account	1364	Location	1 LINCOLN STREET	Card	1	Of	1	10/05/2023
KITFIELD, EDWARD B III 151 DAY SHORE ROAD WESTPORT ME 04578				Property Data		Assessment Record				
				Neighborhood 101 VILLAGE		Year	Land	Buildings	Exempt	Total
				Tree Growth Year 0		2010	176,800	148,400	0	325,200
				FARM LAND YEAR 0		2011	180,100	148,400	0	328,500
				OPEN SPACE YEAR 0		2012	183,200	176,900	0	360,100
B2930P86				Zone/Land Use 27 RES. USE in BUS ZONE		2013	183,200	176,900	0	360,100
Previous Owner HAMMOND, STELLA L. PO BOX 169 EDGECOMB ME 04556				Secondary Zone		2014	183,200	176,900	0	360,100
						2015	183,200	176,900	0	360,100
				Topography 1 Level		2016	183,200	176,900	0	360,100
				1.Level 4.Below St 7.Steep 2.Rolling 5.Low 8.Rough 3.Above St 6.Swampy 9.		2017	183,200	176,900	0	360,100
						2018	183,200	176,900	0	360,100
Utilities 1 All Public		2019	183,200			176,900	0	360,100		
				1.Public 4.Dr Well 7.Cesspool 2.Water 5.DUG/LAKE 8. 3.Sewer 6.Septic 9.None		2020	183,200	176,900	0	360,100
						2021	183,200	176,900	0	360,100
						2022	183,200	176,900	0	360,100
				Street 1 Paved		2023	229,000	221,100	0	450,100
				1.Paved 4.Proposed 7. 2.Semi Imp 5.Private 8. 3.Gravel 6.Pub Eas 9.NoStreet		Land Data				
Front Foot 11.Regular Lot 12.Delta Triangle 13.Nabla Triangle 14.Rear Land 15.Front Foot		Type	Effective			Influence		Influence Codes		
			Frontage			Depth	Factor		Code	
							%		1.Open Space	
					%		2.Neighborhood A			
					%		3.Topography			
			%		4.Size/Shape					
			%		5.Access					
			%		6.Restriction					
			%		7.Corner/Locatio					
			%		8.View/Environ					
			%		9.Fract Share					
Inspection Witnessed By:				Square Foot 16.Regular Lot 17.Secondary Site 18.Secondary Site 19.Condominium 20.Base Homesite		Square Feet				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
							%			
							%			
							%			
							%			
X				Fract. Acre 21.HS Size Adj 22.Base Waterfron 23.Deep WF Size A		Acreage/Sites				
						26	1.00	100	%	0
						27	0.47	100	%	0
									%	
									%	
Notes: 2003-FORMER OWNER: STELLA HAMMOND PREVIOUS BK2519 PG128 2011-Combined Map U-2 lots 53, 54, & 56 for tax purposes only, keeping lot 53 on map. 10/28/2011 updated acreage to .47//J2 12/01/11-put acreage back to .29 acres as that was the total acreage once combined. Just forgot to delete the other two lots which will now be abated/SV. 2012-Added attic dormers (3), now listed as 2.5 stories, 1/2				Acres 24.Base Waterfron 25.Shallow WF Siz 26.Base Water Inf 27.Influence W Si 28.Rear Land 1-10 29.Rear Land 11-2		Total Acreage		0.47		
WISCASSET										


WISCASSET

Map Lot U02-053

Account 1364

Location 1 LINCOLN STREET

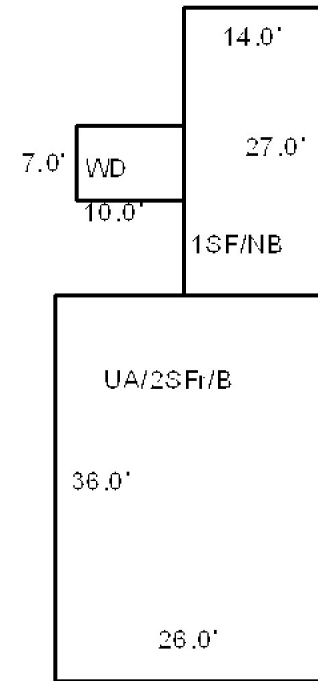
Card 1 Of 1 10/05/2023

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 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 6 Two & 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 6 BRICK/STONE	3.H Pump 6. 9.None	3.Capped 6. 9.None
1.CLAP 5.T-111 9.OTHER	Kitchen Style 2 TYPICAL	Unfinished % 0%
2.WD SH 6.BR/STONE 10.	1.GOOD 4.Obsolete 7.	Grade & Factor 4 Good 100%
3.COMP 7.NOV 11.	2.TYPICAL 5. 8.	1.E Grade 4.B Grade 7.AA+ Grad
4.ASB/ASP 8.AL/VIN 12.	3.OLD TYPE 6. 9.None	2.D Grade 5.A Grade 8.AA++Grad
Roof Surface 1 Asphalt Shingles	Bath(s) Style 2 TYPICAL	3.C Grade 6.AA Grade 9.Same
1.Asphalt 4.Composit 7.	1.GOOD 4.Obsolete 7.	SQFT (Footprint) 936
2.Slate 5.Wood 8.	2.TYPICAL 5. 8.	Condition 5 Above Average
3.Metal 6.Other 9.	3.Old Type 6. 9.None	1.Poor 4.Avg 7.V G
SF Masonry Trim 0	# Rooms 8	2.Fair 5.Avg+ 8.Exc
OPEN-3-CUSTOM 0	# Bedrooms 5	3.Avg- 6.Good 9.Same
OPEN-4-CUSTOM 0	# Full Baths 2	Phys. % Good 0%
Year Built 1840	# Half Baths 1	Funct. % Good 100%
Year Remodeled 2011	# Addn Fixtures 1	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 None
1.1/4 Bmt 4.Full Bmt 7.		0.None 3.Services 9.None
2.1/2 Bmt 5.None 8.		1.Location 4.Traffic 8.
3.3/4 Bmt 6. 9.None		2.Encroach 8.Other 9.
Bsmt Gar # Cars 0		Entrance Code 5 Estimated
Wet Basement 1 Dry Basement		1.Interior 4.Vacant 7.
1.Dry 4. 7.		2.Refusal 5.Estimate 8.
2.Damp 5. 8.		3.Informed 6. 9.
3.Wet 6. 9.		Information Code 5 Estimate
		1.Owner 4.Agent 7.
		2.Relative 5.Estimate 8.
		3.Tenant 6.Other 9.

Date Inspected 11/30/2006

Additions, Outbuildings & Improvements

Type	Year	Units	Grade	Cond	Phys.	Funct.	Sound Value	
1 ONE STORY	0	378	0 0	5	0 %	100 %		1.ONE STORY FRAM
68 Wood Deck	2006	42	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



10/05/2023

35.HORTICULTURAL-
36.Pasture 3
37.Softwood
38.Mixed Wood
39.Hardwood
40.Wasteland
41.CAMP SITE
42.Mobile Home Si
43.Condo Site
44.Site Improveve
45.CAMP SITE
46.PAVING/00

WISCASSET

Map Lot U02-055


Account 1366

Location 74 WATER STREET

Card 1

Of 1

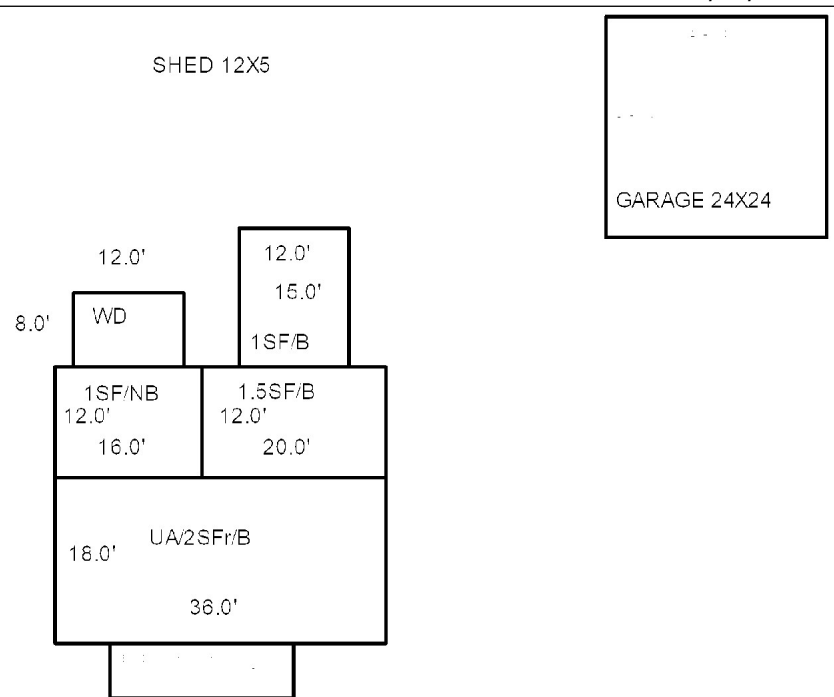
10/05/2023

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 0	3.H Pump 7.Electric 11.	2.1/2 Fin 5.F/Stair 8.
Stories 2 Two Story	4.Steam 8.F/Wall 12.	3.3/4 Fin 6. 9.None
1.1 4.1.5 7.	Cool Type 0% 9 None	Insulation 4 Minimal
2.2 5.1.75 8.	1.Refrig 4.W&C Air 7.	1.Full 4.Minimal 7.
3.3 6.2.5 9.	2.Evapor 5. 8.	2.Heavy 5.Unknown 8.
Exterior Walls 8 ALUM/VINYL	3.H Pump 6. 9.None	3.Capped 6. 9.None
1.CLAP 5.T-111 9.OTHER	Kitchen Style 2 TYPICAL	Unfinished % 0%
2.WD SH 6.BR/STONE 10.	1.GOOD 4.Obsolete 7.	Grade & Factor 4 Good 100%
3.COMP 7.NOV 11.	2.TYPICAL 5. 8.	1.E Grade 4.B Grade 7.AA+ Grad
4.ASB/ASP 8.AL/VIN 12.	3.OLD TYPE 6. 9.None	2.D Grade 5.A Grade 8.AA++Grad
Roof Surface 1 Asphalt Shingles	Bath(s) Style 2 TYPICAL	3.C Grade 6.AA Grade 9.Same
1.Asphalt 4.Composit 7.	1.GOOD 4.Obsolete 7.	SQFT (Footprint) 648
2.Slate 5.Wood 8.	2.TYPICAL 5. 8.	Condition 5 Above Average
3.Metal 6.Other 9.	3.Old Type 6. 9.None	1.Poor 4.Avg 7.V G
SF Masonry Trim 0	# Rooms 7	2.Fair 5.Avg+ 8.Exc
OPEN-3-CUSTOM 0	# Bedrooms 3	3.Avg- 6.Good 9.Same
OPEN-4-CUSTOM 0	# Full Baths 1	Phys. % Good 0%
Year Built 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 100%
Basement 4 Full Basement		Economic Code None
1.1/4 Bmt 4.Full Bmt 7.		0.None 3.Services 9.None
2.1/2 Bmt 5.None 8.		1.Location 4.Traffic 8.
3.3/4 Bmt 6. 9.None		2.Encroach 8.Other 9.
Bsmt Gar # Cars 0		Entrance Code 3 Information Only
Wet Basement 1 Dry Basement		1.Interior 4.Vacant 7.
1.Dry 4. 7.		2.Refusal 5.Estimate 8.
2.Damp 5. 8.		3.Informed 6. 9.
3.Wet 6. 9.		Information Code 1 Owner
		1.Owner 4.Agent 7.
		2.Relative 5.Estimate 8.
		3.Tenant 6.Other 9.

Date Inspected 6/07/2010

Additions, Outbuildings & Improvements

Type	Year	Units	Grade	Cond	Phys.	Funct.	Sound Value	
14 1.5 Story/BSMT	0	240	4 100	5	0 %	100 %		1.ONE STORY FRAM
1 ONE STORY	0	192	4 100	5	0 %	100 %		2.TWO STORY FRAM
11 1	2009	180	4 100	5	0 %	100 %		3.THREE STORY FR
24 Frame Shed	1950	180	3 100	1	0 %	100 %		4.1 & 1/2 STORY
23 Frame Garage	1955	576	3 100	6	0 %	100 %		5.1 & 3/4 STORY
68 Wood Deck	2006	96	3 100	4	0 %	100 %		6.2 & 1/2 STORY
68 Wood Deck	2021	120	3 100	4	0 %	100 %		21.Open Frame Por
					%	%		22.Encl Frame Por
					%	%		23.Frame Garage
					%	%		24.Frame Shed
					%	%		25.Frame Bay Wind
					%	%		26.1SFr Overhang
					%	%		27.Unfin Basement
					%	%		28.Unfinished Att
					%	%		29.Finished Attic



Map Lot U02-057

Account 1368

Location WATER STREET

Card 1 Of 1 10/05/2023

MAINE, STATE OF
MAINE CENTRAL RAILROAD COMPANY
WISCASSET ME 04578

B420P53

Inspection Witnessed By:

X

Date

No./Date	Description	Date Insp.

Notes:

2014-Planimeter check done to correct acreage. We had it as .70 acres when it is actually 46 acres. The parcel is on 10 maps.

WISCASSET

Property Data

Neighborhood 101 VILLAGE		
Tree Growth Year 0		
FARM LAND YEAR 0		
OPEN SPACE YEAR 0		
Zone/Land Use 18 VILLAGE WTRFRONT		
Secondary Zone		
Topography 1 Level		
1.Level	4.Below St	7.Steep
2.Rolling	5.Low	8.Rough
3.Above St	6.Swampy	9.
Utilities 9 NoWater/NoSewer		
1.Public	4.Dr Well	7.Cesspool
2.Water	5.DUG/LAKE	8.
3.Sewer	6.Septic	9.None
Street 1 Paved		
1.Paved	4.Proposed	7.
2.Semi Imp	5.Private	8.
3.Gravel	6.Pub Eas	9.NoStreet
TREE GROWTH PLAN 0		
CONSERV EASE 0		
Sale Data		
Sale Date		
Price		
Sale Type		
1.Land	4.Mobile	7.
2.L & B	5.Other	8.
3.Building	6.	9.
Financing		
1.Convent	4.Seller	7.
2.FHA/VA	5.Private	8.
3.Assumed	6.Cash	9.Unknown
Validity		
1.Valid	4.Split	7.Renovate
2.Related	5.Partial	8.Other
3.Distress	6.Exempt	9.Foreclose
Verified		
1.Buyer	4.Agent	7.Family
2.Seller	5.Pub Rec	8.Other
3.Lender	6.MLS	9.

Assessment Record

Year	Land	Buildings	Exempt	Total
2010	267,500	0	267,500	0
2011	267,500	0	267,500	0
2012	267,500	0	267,500	0
2013	267,500	0	267,500	0
2014	427,500	0	427,500	0
2015	427,500	0	427,500	0
2016	427,500	0	427,500	0
2017	427,500	0	427,500	0
2018	427,500	0	427,500	0
2019	427,500	0	427,500	0
2020	427,500	0	427,500	0
2021	427,500	0	427,500	0
2022	427,500	0	427,500	0
2023	534,400	0	534,400	0

Land Data

Front Foot	Type	Effective		Influence		Influence Codes
		Frontage	Depth	Factor	Code	
11.Regular Lot				%		1.Open Space
12.Delta Triangle				%		2.Neighborhood A
13.Nabla Triangle				%		3.Topography
14.Rear Land				%		4.Size/Shape
15.Front Foot				%		5.Access
				%		6.Restriction
				%		7.Corner/Locatio
				%		8.View/Environ
				%		9.Fract Share
				%		Acres
				%		30.Rear 20+
				%		31.Waterfront Rea
				%		32.Open Space
				%		33.RestrictEsm
				%		34.PASTURE 1
				%		35.HORTICULTURAL-
				%		36.Pasture 3
				%		37.Softwood
				%		38.Mixed Wood
				%		39.Hardwood
				%		40.Wasteland
				%		41.CAMP SITE
				%		42.Mobile Home Si
				%		43.Condo Site
				%		44.Site Improve
				%		45.CAMP SITE
				%		46.PAVING/00
		Total Acreage		46.00		

WISCASSET

Map Lot U02-057

Account 1368

Location WATER STREET

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 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 11/30/2006								
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 U02-058

Account 1369

Location WATER STREET

Card 1 Of 1 10/05/2023

WISCASSET, TOWN OF
WISCASSET ME 04578

B2152P331

Inspection Witnessed By:

X

Date

No./Date	Description	Date Insp.

Notes:

WISCASSET

Property Data

Neighborhood	101 VILLAGE		
Tree Growth Year	0		
FARM LAND YEAR	0		
OPEN SPACE YEAR	0		
Zone/Land Use	18 VILLAGE WTRFRONT		
Secondary Zone			
Topography	1 Level		
1.Level	4.Below St	7.Steep	
2.Rolling	5.Low	8.Rough	
3.Above St	6.Swampy	9.	
Utilities	9 NoWater/ NoSewer		
1.Public	4.Dr Well	7.Cesspool	
2.Water	5.DUG/LAKE	8.	
3.Sewer	6.Septic	9.None	
Street	1 Paved		
1.Paved	4.Proposed	7.	
2.Semi Imp	5.Private	8.	
3.Gravel	6.Pub Eas	9.NoStreet	
TREE GROWTH PLAN	0		
CONSERV EASE	0		
Sale Data			
Sale Date			
Price			
Sale Type			
1.Land	4.Mobile	7.	
2.L & B	5.Other	8.	
3.Building	6.	9.	
Financing			
1.Convent	4.Seller	7.	
2.FHA/VA	5.Private	8.	
3.Assumed	6.Cash	9.Unknown	
Validity			
1.Valid	4.Split	7.Renovate	
2.Related	5.Partial	8.Other	
3.Distress	6.Exempt	9.Foreclose	
Verified			
1.Buyer	4.Agent	7.Family	
2.Seller	5.Pub Rec	8.Other	
3.Lender	6.MLS	9.	

Assessment Record

Year	Land	Buildings	Exempt	Total
2010	256,300	0	256,300	0
2011	256,300	0	256,300	0
2012	256,300	0	256,300	0
2013	256,300	0	256,300	0
2014	256,300	0	256,300	0
2015	256,300	0	256,300	0
2016	256,300	0	256,300	0
2017	256,300	0	256,300	0
2018	256,300	0	256,300	0
2019	256,300	0	256,300	0
2020	256,300	0	256,300	0
2021	256,300	0	256,300	0
2022	256,300	0	256,300	0
2023	320,300	0	320,300	0

Land Data

Front Foot	Type	Effective		Influence		Influence Codes
		Frontage	Depth	Factor	Code	
11.Regular Lot				%		1.Open Space
12.Delta Triangle				%		2.Neighborhood A
13.Nabla Triangle				%		3.Topography
14.Rear Land				%		4.Size/Shape
15.Front Foot				%		5.Access
				%		6.Restriction
				%		7.Corner/Locatio
				%		8.View/Environ
				%		9.Fract Share
				%		Acres
				%		30.Rear 20+
				%		31.Waterfront Rea
				%		32.Open Space
				%		33.RestrictEsm
				%		34.PASTURE 1
				%		35.HORTICULTURAL-
				%		36.Pasture 3
				%		37.Softwood
				%		38.Mixed Wood
				%		39.Hardwood
				%		40.Wasteland
				%		41.CAMP SITE
				%		42.Mobile Home Si
				%		43.Condo Site
				%		44.Site Improve
				%		45.CAMP SITE
				%		46.PAVING/00
Total Acreage		0.25				

WISCASSET

Map Lot U02-058

Account 1369

Location WATER STREET

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 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 11/30/2006								
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 U02-059

Account 1370

Location EAST OF TREATMENT PLANT

Card 1 Of 1 10/05/2023

WISCASSET, INHABITANTS OF
DRIVEWAY ENTRANCE AT SEWER PLANT
WISCASSET ME 04578

B2152P331

Inspection Witnessed By:

X

Date

No./Date	Description	Date Insp.

Notes:

WISCASSET

Property Data

Neighborhood 101 VILLAGE		
Tree Growth Year 0		
FARM LAND YEAR 0		
OPEN SPACE YEAR 0		
Zone/Land Use 18 VILLAGE WTRFRONT		
Secondary Zone		
Topography 1 Level		
1.Level	4.Below St	7.Steep
2.Rolling	5.Low	8.Rough
3.Above St	6.Swampy	9.
Utilities 9 NoWater/NoSewer		
1.Public	4.Dr Well	7.Cesspool
2.Water	5.DUG/LAKE	8.
3.Sewer	6.Septic	9.None
Street 1 Paved		
1.Paved	4.Proposed	7.
2.Semi Imp	5.Private	8.
3.Gravel	6.Pub Eas	9.NoStreet
TREE GROWTH PLAN 0		
CONSERV EASE 0		
Sale Data		
Sale Date		
Price		
Sale Type		
1.Land	4.Mobile	7.
2.L & B	5.Other	8.
3.Building	6.	9.
Financing		
1.Convent	4.Seller	7.
2.FHA/VA	5.Private	8.
3.Assumed	6.Cash	9.Unknown
Validity		
1.Valid	4.Split	7.Renovate
2.Related	5.Partial	8.Other
3.Distress	6.Exempt	9.Foreclose
Verified		
1.Buyer	4.Agent	7.Family
2.Seller	5.Pub Rec	8.Other
3.Lender	6.MLS	9.

Assessment Record

Year	Land	Buildings	Exempt	Total
2010	256,800	0	256,800	0
2011	256,800	0	256,800	0
2012	256,800	0	256,800	0
2013	256,800	0	256,800	0
2014	256,800	0	256,800	0
2015	256,800	0	256,800	0
2016	256,800	0	256,800	0
2017	256,800	0	256,800	0
2018	256,800	0	256,800	0
2019	256,800	0	256,800	0
2020	256,800	0	256,800	0
2021	256,800	0	256,800	0
2022	256,800	0	256,800	0
2023	320,900	0	320,900	0

Land Data

Front Foot	Type	Effective		Influence		Influence Codes
		Frontage	Depth	Factor	Code	
11.Regular Lot				%		1.Open Space
12.Delta Triangle				%		2.Neighborhood A
13.Nabla Triangle				%		3.Topography
14.Rear Land				%		4.Size/Shape
15.Front Foot				%		5.Access
				%		6.Restriction
				%		7.Corner/Locatio
				%		8.View/Environ
				%		9.Fract Share
Square Foot		Square Feet				Acres
16.Regular Lot				%		30.Rear 20+
17.Secondary Site				%		31.Waterfront Rea
18.Secondary Site				%		32.Open Space
19.Condominium				%		33.RestrictEsm
20.Base Homesite				%		34.PASTURE 1
				%		35.HORTICULTURAL-
				%		36.Pasture 3
				%		37.Softwood
				%		38.Mixed Wood
				%		39.Hardwood
				%		40.Wasteland
				%		41.CAMP SITE
				%		42.Mobile Home Si
				%		43.Condo Site
				%		44.Site Improve
				%		45.CAMP SITE
				%		46.PAVING/00
Fract. Acre		Acres/Sites				
21.HS Size Adj	24	1.00	100	%	0	
22.Base Waterfron	25	0.27	100	%	0	
23.Deep WF Size A				%		
Acres				%		
24.Base Waterfron				%		
25.Shallow WF Siz				%		
26.Base Water Inf				%		
27.Influence W Si				%		
28.Rear Land 1-10				%		
29.Rear Land 11-2				%		
Total Acreage		0.27				

WISCASSET

Map Lot U02-059

Account 1370

Location EAST OF TREATMENT PLANT

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 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		
Date Inspected 11/30/2006						1.Owner	4.Agent	7.
						2.Relative	5.Estimate	8.
						3.Tenant	6.Other	9.
Additions, Outbuildings & Improvements								
Type	Year	Units	Grade	Cond	Phys.	Funct.	Sound Value	1.ONE STORY FRAM
					%	%		2.TWO STORY FRAM
					%	%		3.THREE STORY FR
					%	%		4.1 & 1/2 STORY
					%	%		5.1 & 3/4 STORY
					%	%		6.2 & 1/2 STORY
					%	%		21.Open Frame Por
					%	%		22.Encl Frame Por
					%	%		23.Frame Garage
					%	%		24.Frame Shed
					%	%		25.Frame Bay Wind
					%	%		26.1SFr Overhang
					%	%		27.Unfin Basement
					%	%		28.Unfinished Att
					%	%		29.Finished Attic

Map Lot U02-060

Account 1371

Location 69 WATER STREET

Card 1 Of 1 10/05/2023

WISCASSET, TOWN OF
SEWER TREATMENT PLANT
WISCASSET ME 04578

B595P132

Inspection Witnessed By:

X

Date

No./Date	Description	Date Insp.

Notes:

WISCASSET

Property Data			Assessment Record						
Neighborhood 101 VILLAGE			Year	Land	Buildings	Exempt	Total		
			2010	314,000	2,500,000	2,814,000	0		
Tree Growth Year 0			2011	314,000	2,500,000	2,814,000	0		
FARM LAND YEAR 0			2012	314,000	2,500,000	2,814,000	0		
OPEN SPACE YEAR 0			2013	314,000	2,500,000	2,814,000	0		
Zone/Land Use 18 VILLAGE WTRFRONT			2014	314,000	2,500,000	2,814,000	0		
			2015	314,000	2,500,000	2,814,000	0		
Secondary Zone			2016	314,000	2,500,000	2,814,000	0		
Topography 1 Level			2017	314,000	2,500,000	2,814,000	0		
1.Level	4.Below St	7.Steep	2018	314,000	2,500,000	2,814,000	0		
2.Rolling	5.Low	8.Rough	2019	314,000	2,500,000	2,814,000	0		
3.Above St	6.Swampy	9.	2020	314,000	2,500,000	2,814,000	0		
Utilities 1 All Public			2021	314,000	2,500,000	2,814,000	0		
1.Public	4.Dr Well	7.Cesspool	2022	314,000	2,500,000	2,814,000	0		
2.Water	5.DUG/LAKE	8.	2023	392,500	2,500,000	2,892,500	0		
3.Sewer	6.Septic	9.None	Land Data						
Street 1 Paved									
1.Paved	4.Proposed	7.	Front Foot	Type	Effective		Influence		Influence Codes
2.Semi Imp	5.Private	8.			Frontage	Depth	Factor	Code	
3.Gravel	6.Pub Eas	9.NoStreet				%		1.Open Space	
TREE GROWTH PLAN 0						%		2.Neighborhood A	
CONSERV EASE 0						%		3.Topography	
Sale Data						%		4.Size/Shape	
						%		5.Access	
Sale Date					%		6.Restriction		
Price					%		7.Corner/Locatio		
Sale Type					%		8.View/Environ		
1.Land	4.Mobile	7.	Square Foot	Square Feet				9.Fract Share	
2.L & B	5.Other	8.				%		Acres	
3.Building	6.	9.				%			
Financing						%		30.Rear 20+	
1.Convent	4.Seller	7.				%		31.Waterfront Rea	
2.FHA/VA	5.Private	8.				%		32.Open Space	
3.Assumed	6.Cash	9.Unknown				%		33.RestrictEsm	
Validity			Fract. Acre	Acreage/Sites				34.PASTURE 1	
1.Valid	4.Split	7.Renovate		24	1.00	100	%	0	35.HORTICULTURAL-
2.Related	5.Partial	8.Other		25	1.00	100	%	0	36.Pasture 3
3.Distress	6.Exempt	9.Foreclose		31	3.00	100	%	0	37.Softwood
Verified								%	38.Mixed Wood
1.Buyer	4.Agent	7.Family						%	39.Hardwood
2.Seller	5.Pub Rec	8.Other						%	40.Wasteland
3.Lender	6.MLS	9.					%	41.CAMP SITE	
							%	42.Mobile Home Si	
							%	43.Condo Site	
							%	44.Site Improvevme	
							%	45.CAMP SITE	

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

WISCASSET

Map Lot U02-060



Account 1371

Location 69 WATER STREET

Card 1

Of 1

10/05/2023

Building Style 0	SF Bsmt Living 0	Layout 0
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% 0	3. 6. 9.
4.Cape 8.Log 12.Cot.	1.HWBB 5.FWA 9.No Heat	Attic 0
Dwelling Units 0	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 0	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 0
2.2 5.1.75 8.	1.Refrig 4.W&C Air 7.	1.Full 4.Minimal 7.
3.3 6.2.5 9.	2.Evapor 5. 8.	2.Heavy 5.Unknown 8.
Exterior Walls 0	3.H Pump 6. 9.None	3.Capped 6. 9.None
1.CLAP 5.T-111 9.OTHER	Kitchen Style 0	Unfinished % 0%
2.WD SH 6.BR/STONE 10.	1.GOOD 4.Obsolete 7.	Grade & Factor 0 0%
3.COMP 7.NOV 11.	2.TYPICAL 5. 8.	1.E Grade 4.B Grade 7.AA+ Grad
4.ASB/ASP 8.AL/VIN 12.	3.OLD TYPE 6. 9.None	2.D Grade 5.A Grade 8.AA++Grad
Roof Surface 0	Bath(s) Style 0	3.C Grade 6.AA Grade 9.Same
1.Asphalt 4.Composit 7.	1.GOOD 4.Obsolete 7.	SQFT (Footprint) 0
2.Slate 5.Wood 8.	2.TYPICAL 5. 8.	Condition 0
3.Metal 6.Other 9.	3.Old Type 6. 9.None	1.Poor 4.Avg 7.V G
SF Masonry Trim 0	# Rooms 0	2.Fair 5.Avg+ 8.Exc
OPEN-3-CUSTOM 0	# Bedrooms 0	3.Avg- 6.Good 9.Same
OPEN-4-CUSTOM 0	# Full Baths 0	Phys. % Good 0%
Year Built 0	# Half Baths 0	Funct. % Good 100%
Year Remodeled 0	# Addn Fixtures 0	Functional Code 9 None
Foundation 0	# 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 0		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 0		1.Interior 4.Vacant 7.
1.Dry 4. 7.		2.Refusal 5.Estimate 8.
2.Damp 5. 8.		3.Informed 6. 9.
3.Wet 6. 9.		Information Code 0
		1.Owner 4.Agent 7.
		2.Relative 5.Estimate 8.
		3.Tenant 6.Other 9.

Date Inspected

Additions, Outbuildings & Improvements

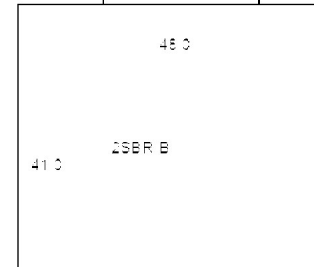
Type	Year	Units	Grade	Cond	Phys.	Funct.	Sound Value	
257 SEWAGE PLANT	1991	170000	4 100	4	0 %	100 %		1.ONE STORY FRAM
264 WAREHOUSE	1991	3936	4 100	4	0 %	100 %		2.TWO STORY FRAM
264 WAREHOUSE	1991	1028	4 100	4	0 %	100 %		3.THREE STORY FR
23 Frame Garage	1991	624	3 100	4	0 %	100 %		4.1 & 1/2 STORY
24 Frame Shed	1991	200	3 100	4	0 %	100 %		5.1 & 3/4 STORY
292 BSMT	1991	1968	3 100	4	0 %	100 %		6.2 & 1/2 STORY
264 WAREHOUSE	1991	312	4 100	4	0 %	100 %		21.Open Frame Por
					%	%		22.Encl Frame Por
					%	%		23.Frame Garage
					%	%		24.Frame Shed
					%	%		25.Frame Bay Wind
					%	%		26.1SFr Overhang
					%	%		27.Unfin Basement
					%	%		28.Unfinished Att
					%	%		29.Finished Attic

Shed=200

Garage=624

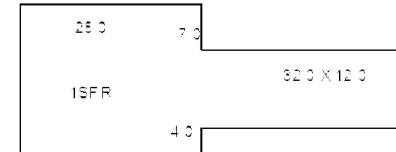
24 0
13 0 1 BR

Bedrooms=312



Man=3936
Base=1968

23 0



62 0 X 12 0

Boiler Bld=1028

01/01/2006

WISCASSET

Map Lot U02-061

Account 1372

Location 3 WARREN STREET

Card 1

Of 1

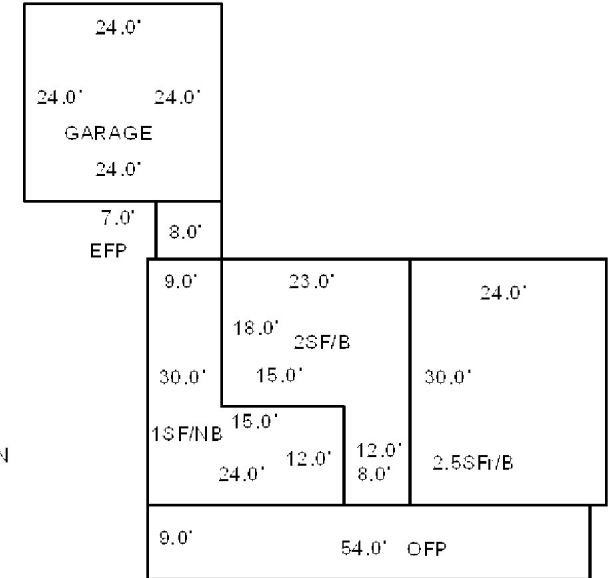
10/05/2023

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 6 Two & 1/2 Story	4.Steam 8.F/Wall 12.	3.3/4 Fin 6. 9.None
1.1 4.1.5 7.	Cool Type 100% 9 None	Insulation 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 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) 720
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 10	2.Fair 5.Avg+ 8.Exc
OPEN-3-CUSTOM 0	# Bedrooms 4	3.Avg- 6.Good 9.Same
OPEN-4-CUSTOM 0	# Full Baths 2	Phys. % Good 0%
Year Built 1860	# Half Baths 0	Funct. % Good 100%
Year Remodeled 0	# Addn Fixtures 0	Functional Code 9 None
Foundation 3 Brick &/or Stone	# Fireplaces 0	1.Incomp 4.SMALL 7.LAYOUT
1.Concrete 4.Wood 7.		2.O-Built 5.CDU 8.OTHER
2.C Block 5.Slab 8.		3.Defmaint 6.STYLE 9.None
3.Br/Stone 6.Piers 9.		Econ. % Good 100%
Basement 4 Full Basement		Economic Code None
1.1/4 Bmt 4.Full Bmt 7.		0.None 3.Services 9.None
2.1/2 Bmt 5.None 8.		1.Location 4.Traffic 8.
3.3/4 Bmt 6. 9.None		2.Encroach 8.Other 9.
Bsmt Gar # Cars 0		Entrance Code 5 Estimated
Wet Basement 3 Wet Basement		1.Interior 4.Vacant 7.
1.Dry 4. 7.		2.Refusal 5.Estimate 8.
2.Damp 5. 8.		3.Informed 6. 9.
3.Wet 6. 9.		Information Code 5 Estimate
		1.Owner 4.Agent 7.
		2.Relative 5.Estimate 8.
		3.Tenant 6.Other 9.

Date Inspected 11/21/2006

Additions, Outbuildings & Improvements

Type	Year	Units	Grade	Cond	Phys.	Funct.	Sound Value	
12 2	1860	414	4 100	5	0 %	100 %		1.ONE STORY FRAM
28 Unfinished Attic	1860	414	4 100	5	0 %	100 %		2.TWO STORY FRAM
12 2	1860	96	4 100	5	0 %	100 %		3.THREE STORY FR
1 ONE STORY	1860	450	4 100	5	0 %	100 %		4.1 & 1/2 STORY
25 Frame Bay	1860	44	4 100	5	0 %	100 %		5.1 & 3/4 STORY
22 Encl Frame Porch	1860	56	4 100	5	0 %	100 %		6.2 & 1/2 STORY
23 Frame Garage	1984	576	4 100	4	0 %	100 %		21.Open Frame Por
68 Wood Deck	1984	98	3 100	4	0 %	100 %		22.Encl Frame Por
63 Swimming Pool	1984	1	3 100	4	99 %	100 %		23.Frame Garage
62 Patio	1984	440	3 100	3	0 %	100 %		24.Frame Shed
								25.Frame Bay Wind
								26.1SFr Overhang
								27.Unfin Basement
								28.Unfinished Att
								29.Finished Attic



IGPOOL 18X36
W/ 10X20 FLAGSTONE APRON
8X30WDK APRON



Map Lot		U02-062	Account	1373	Location	40 FEDERAL STREET		Card	1	Of	1	10/05/2023	
GALLERANI, ERNEST III BOND, ROBERT D PO BOX 909 WISCASSET ME 04578 B3428P8 B5172P116 Previous Owner THE WISCASSET GROUP, LLC 819 HIGH STREET BATH ME 04530 Sale Date: 8/14/2017 Previous Owner DAIGLE, JOHN A. DAIGLE, NANCY M. BATH ME 04530 Sale Date: 1/06/2005					Property Data		Assessment Record						
					Neighborhood 101 VILLAGE		Year	Land	Buildings	Exempt	Total		
					Tree Growth Year 0		2010	225,000	149,500	0	374,500		
					FARM LAND YEAR 0		2011	225,000	149,500	0	374,500		
					OPEN SPACE YEAR 0		2012	225,000	149,500	0	374,500		
Previous Owner THE WISCASSET GROUP, LLC 819 HIGH STREET BATH ME 04530 Sale Date: 8/14/2017 Previous Owner DAIGLE, JOHN A. DAIGLE, NANCY M. BATH ME 04530 Sale Date: 1/06/2005					Zone/Land Use 19 COMMERCIAL		2013	225,000	149,500	0	374,500		
					Secondary Zone		2014	225,000	149,500	0	374,500		
							2015	225,000	149,500	0	374,500		
					Topography 1 Level		2016	225,000	149,500	0	374,500		
					1.Level 4.Below St 7.Steep 2.Rolling 5.Low 8.Rough 3.Above St 6.Swampy 9.		2017	225,000	149,500	0	374,500		
							2018	225,000	150,000	0	375,000		
					Utilities 1 All Public		2019	225,000	128,900	26,000	327,900		
					1.Public 4.Dr Well 7.Cesspool 2.Water 5.DUG/LAKE 8. 3.Sewer 6.Septic 9.None		2020	225,000	181,700	31,000	375,700		
							2021	225,000	181,700	31,000	375,700		
					Street 1 Paved 1.Paved 4.Proposed 7. 2.Semi Imp 5.Private 8. 3.Gravel 6.Pub Eas 9.NoStreet		2022	225,000	181,700	29,760	376,940		
2023	238,500	227,100	31,000	434,600									
Inspection Witnessed By: X Date No./Date Description Date Insp.					Land Data								
					Front Foot 11.Regular Lot 12.Delta Triangle 13.Nabla Triangle 14.Rear Land 15.Front Foot		Type	Effective		Influence		Influence Codes 1.Open Space 2.Neighborhood A 3.Topography 4.Size/Shape 5.Access 6.Restriction 7.Corner/Locatio 8.View/Environ 9.Fract Share Acres 30.Rear 20+ 31.Waterfront Rea 32.Open Space 33.RestrictEsm 34.PASTURE 1 35.HORTICULTURAL- 36.Pasture 3 37.Softwood 38.Mixed Wood 39.Hardwood 40.Wasteland 41.CAMP SITE 42.Mobile Home Si 43.Condo Site 44.Site Improveveme 45.CAMP SITE 46.PAVING/00	
								Frontage	Depth	Factor	Code		
										%			
										%			
										%			
										%			
										%			
					Square Foot 16.Regular Lot 17.Secondary Site 18.Secondary Site 19.Condominium 20.Base Homesite			Square Feet					
									%				
									%				
									%				
	%												
	%												
	%												
Fract. Acre 21.HS Size Adj 22.Base Waterfron 23.Deep WF Size A Acres 24.Base Waterfron 25.Shallow WF Siz 26.Base Water Inf 27.Influence W Si 28.Rear Land 1-10 29.Rear Land 11-2			Acreage/Sites										
			47	1.00	100	%	0						
			48	1.00	100	%	0						
					%								
					%								
					%								
					%								
Notes: 4/13/20 ADD NEW GAR, ADJ COND HOUSE. 5/7/19 W/OWNERS, REMOVE OLD GAR AND WD, ADD WD, REMOVE "OTHER" UNIT. 08/09/2018 nah add shed 2005-FORMER OWNER: JOHN A. & NANCY M. DAIGLE BK1843 PG299. SOLD BOTH LOT 62 &78 FOR \$199.493.76. VIEW OF RIVER. 2008-This lot now includes lot 78 for tax purposes only. 175' frontage. WISCASSET					Validity 3 Distressed Sale								
					1.Valid 4.Split 7.Renovate 2.Related 5.Partial 8.Other 3.Distress 6.Exempt 9.Foreclose								
					Verified 5 Public Record								
					1.Buyer 4.Agent 7.Family 2.Seller 5.Pub Rec 8.Other 3.Lender 6.MLS 9.								

WISCASSET

Map Lot U02-062


Account 1373

Location 40 FEDERAL STREET

Card 1

Of 1

10/05/2023

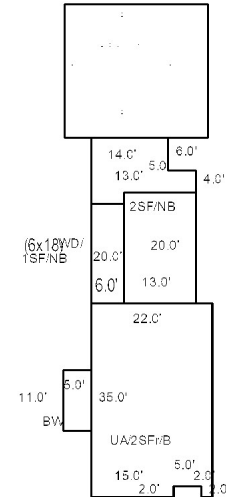
Building Style 1 Conventional	SF Bsmt Living 0	Layout 1 Typical
1.Conv. 5.Colonial 9.Other	Fin Bsmt Grade 0 0	1.Typical 4. 7.
2.Ranch 6.Split 10.Double	HEARTH 0	2.Inadeq 5. 8.
3.R Ranch 7.Mod/Cont 11.Multi	Heat Type 100% 1 Hot Water BB	3. 6. 9.
4.Cape 8.Log 12.Cot.	1.HWBB 5.FWA 9.No Heat	Attic 5 Floor & Stairs
Dwelling Units 1	2.HWCI 6.GravWA 10.	1.1/4 Fin 4.Full Fin 7.
Other Units 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 8 ALUM/VINYL	3.H Pump 6. 9.None	3.Capped 6. 9.None
1.CLAP 5.T-111 9.OTHER	Kitchen Style 2 TYPICAL	Unfinished % 0%
2.WD SH 6.BR/STONE 10.	1.GOOD 4.Obsolete 7.	Grade & Factor 4 Good 100%
3.COMP 7.NOV 11.	2.TYPICAL 5. 8.	1.E Grade 4.B Grade 7.AA+ Grad
4.ASB/ASP 8.AL/VIN 12.	3.OLD TYPE 6. 9.None	2.D Grade 5.A Grade 8.AA++Grad
Roof Surface 1 Asphalt Shingles	Bath(s) Style 2 TYPICAL	3.C Grade 6.AA Grade 9.Same
1.Asphalt 4.Composit 7.	1.GOOD 4.Obsolete 7.	SQFT (Footprint) 760
2.Slate 5.Wood 8.	2.TYPICAL 5. 8.	Condition 5 Above Average
3.Metal 6.Other 9.	3.Old Type 6. 9.None	1.Poor 4.Avg 7.V G
SF Masonry Trim 0	# Rooms 7	2.Fair 5.Avg+ 8.Exc
OPEN-3-CUSTOM 0	# Bedrooms 1	3.Avg- 6.Good 9.Same
OPEN-4-CUSTOM 0	# Full Baths 1	Phys. % Good 0%
Year Built 1880	# Half Baths 1	Funct. % Good 100%
Year Remodeled 0	# Addn Fixtures 0	Functional Code 9 None
Foundation 3 Brick &/or Stone	# Fireplaces 1	1.Incomp 4.SMALL 7.LAYOUT
1.Concrete 4.Wood 7.		2.O-Built 5.CDU 8.OTHER
2.C Block 5.Slab 8.		3.Defmaint 6.STYLE 9.None
3.Br/Stone 6.Piers 9.		Econ. % Good 100%
Basement 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 4 Agent
		1.Owner 4.Agent 7.
		2.Relative 5.Estimate 8.
		3.Tenant 6.Other 9.

Date Inspected 3/14/2007

Additions, Outbuildings & Improvements

Type	Year	Units	Grade	Cond	Phys.	Funct.	Sound Value
2 TWO STORY	1880	260	4 100	4	0 %	100 %	
21 Open Frame	1880	10	4 100	4	0 %	100 %	
1 ONE STORY	1880	340	4 100	4	0 %	100 %	
25 Frame Bay	1880	55	4 100	1	0 %	100 %	
25 Frame Bay	2000	56	4 100	1	0 %	100 %	
24 Frame Shed	2017	96	3 100	4	0 %	100 %	
68 Wood Deck	2018	144	3 100	4	0 %	100 %	
77 1.50 ST	2020	624	9 100	4	0 %	100 %	
					%	%	
					%	%	

Shed
12.0'
8.0'



Property Data			Assessment Record							
Neighborhood 101 VILLAGE			Year	Land	Buildings	Exempt	Total			
			2010	179,700	181,900	10,000	351,600			
Tree Growth Year 0			2011	179,700	181,900	10,000	351,600			
FARM LAND YEAR 0			2012	179,700	181,900	10,000	351,600			
OPEN SPACE YEAR 0			2013	179,700	181,900	10,000	351,600			
Zone/Land Use 16 RESIDENTIAL			2014	179,700	181,900	10,000	351,600			
Secondary Zone			2015	179,700	181,900	10,000	351,600			
			2016	179,700	181,900	15,000	346,600			
Topography 1 Level			2017	179,700	181,900	20,000	341,600			
1.Level	4.Below St	7.Steep	2018	179,700	181,900	20,000	341,600			
2.Rolling	5.Low	8.Rough	2019	179,700	181,900	20,000	341,600			
3.Above St	6.Swampy	9.	2020	179,700	181,900	25,000	336,600			
Utilities 1 All Public			2021	179,700	181,900	25,000	336,600			
1.Public	4.Dr Well	7.Cesspool	2022	179,700	181,900	24,000	337,600			
2.Water	5.DUG/LAKE	8.	2023	224,700	227,400	25,000	427,100			
3.Sewer	6.Septic	9.None	Land Data							
Street 1 Paved			Front Foot	Type	Effective		Influence		Influence Codes	
1.Paved	4.Proposed	7.			Frontage	Depth	Factor	Code		
2.Semi Imp	5.Private	8.					%			
3.Gravel	6.Pub Eas	9.NoStreet					%			
TREE GROWTH PLAN 0							%			
CONSERV EASE 0							%			
Sale Data							%			
Sale Date	6/01/1999						%			
Price	165,000				%					
Sale Type 2 Land & Buildings			Square Foot		Square Feet			Acres		
1.Land	4.Mobile	7.				%				
2.L & B	5.Other	8.				%				
3.Building	6.	9.				%				
Financing 9 Unknown						%				
1.Convent	4.Seller	7.				%				
2.FHA/VA	5.Private	8.				%				
3.Assumed	6.Cash	9.Unknown				%				
Validity 1 Arms Length Sale			Fract. Acre		Acreage/Sites					
1.Valid	4.Split	7.Renovate			26	1.00		100	%	0
2.Related	5.Partial	8.Other			27	0.27		100	%	0
3.Distress	6.Exempt	9.Foreclose							%	
Verified 5 Public Record					24.Base Waterfron				%	
1.Buyer	4.Agent	7.Family			25.Shallow WF Siz				%	
2.Seller	5.Pub Rec	8.Other			26.Base Water Inf				%	
3.Lender	6.MLS	9.			27.Influence W Si				%	
			28.Rear Land 1-10	Total Acreage 0.27						
			29.Rear Land 11-2							
								43.Condo Site		
								44.Site Improveme		
								45.CAMP SITE		
								46.PAVING/00		

WISCASSET

Map Lot U02-063


Account 1374

Location 42 FEDERAL STREET

Card 1

Of 1

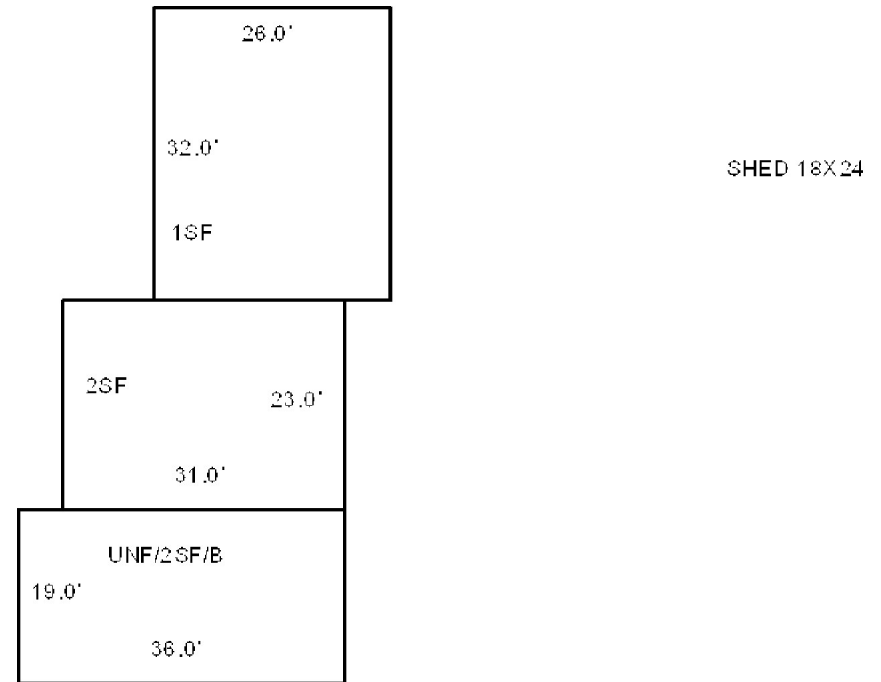
10/05/2023

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 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 0	3.H Pump 7.Electric 11.	2.1/2 Fin 5.F/Stair 8.
Stories 2 Two Story	4.Steam 8.F/Wall 12.	3.3/4 Fin 6. 9.None
1.1 4.1.5 7.	Cool Type 0% 9 None	Insulation 1 Full
2.2 5.1.75 8.	1.Refrig 4.W&C Air 7.	1.Full 4.Minimal 7.
3.3 6.2.5 9.	2.Evapor 5. 8.	2.Heavy 5.Unknown 8.
Exterior Walls 1 CLAPBOARD	3.H Pump 6. 9.None	3.Capped 6. 9.None
1.CLAP 5.T-111 9.OTHER	Kitchen Style 1 GOOD	Unfinished % 0%
2.WD SH 6.BR/STONE 10.	1.GOOD 4.Obsolete 7.	Grade & Factor 4 Good 100%
3.COMP 7.NOV 11.	2.TYPICAL 5. 8.	1.E Grade 4.B Grade 7.AA+ Grad
4.ASB/ASP 8.AL/VIN 12.	3.OLD TYPE 6. 9.None	2.D Grade 5.A Grade 8.AA++Grad
Roof Surface 1 Asphalt Shingles	Bath(s) Style 2 TYPICAL	3.C Grade 6.AA Grade 9.Same
1.Asphalt 4.Composit 7.	1.GOOD 4.Obsolete 7.	SQFT (Footprint) 684
2.Slate 5.Wood 8.	2.TYPICAL 5. 8.	Condition 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 1856	# Half Baths 2	Funct. % Good 100%
Year Remodeled 1999	# 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 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 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 11/21/2006

Additions, Outbuildings & Improvements

Type	Year	Units	Grade	Cond	Phys.	Funct.	Sound Value	
2 TWO STORY	1985	713	0 0	0	0 %	0 %		1.ONE STORY FRAM
1 ONE STORY	1999	832	0 0	0	0 %	0 %		2.TWO STORY FRAM
24 Frame Shed	1999	432	3 100	4	0 %	100 %		3.THREE STORY FR
					%	%		4.1 & 1/2 STORY
					%	%		5.1 & 3/4 STORY
					%	%		6.2 & 1/2 STORY
					%	%		21.Open Frame Por
					%	%		22.Encl Frame Por
					%	%		23.Frame Garage
					%	%		24.Frame Shed
					%	%		25.Frame Bay Wind
					%	%		26.1SFr Overhang
					%	%		27.Unfin Basement
					%	%		28.Unfinished Att
					%	%		29.Finished Attic



Map Lot U02-064

Account 1375

Location 44 FEDERAL STREET

Card 1 Of 1 10/05/2023

44 FEDERAL, LLC.
LAGUNA BEACH CA 92651

B4800P132 B5301P287

Previous Owner
BARDO, JOANNA EVANS (DEWISEE)
BARDO,J., BRILLANT,R., BURNELL,C., WELCH,M.
C/O PAMELA HERRICK
LAGUNA BEACH CA 92651
Sale Date: 7/17/2014

Inspection Witnessed By:

X

Date

No./Date	Description	Date Insp.

Notes:

2011-Joanna Bardo passed away 01/29/2011 leaving property to children with son Jon Bardo as PR.
2015-Former owner: Jon C. Bardo PR., previous BK4372 PG100.

WISCASSET

Property Data			Assessment Record							
Neighborhood 101 VILLAGE			Year	Land	Buildings	Exempt	Total			
			2010	178,200	145,700	16,000	307,900			
Tree Growth Year 0			2011	178,200	145,700	0	323,900			
FARM LAND YEAR 0			2012	178,200	145,700	0	323,900			
OPEN SPACE YEAR 0			2013	178,200	145,700	0	323,900			
Zone/Land Use 16 RESIDENTIAL			2014	178,200	145,700	0	323,900			
			2015	178,200	145,700	0	323,900			
Secondary Zone			2016	178,200	145,700	0	323,900			
Topography 1 Level			2017	178,200	145,700	0	323,900			
			2018	178,200	145,700	0	323,900			
1.Level 4.Below St 7.Steep			2019	178,200	145,700	0	323,900			
2.Rolling 5.Low 8.Rough			2020	178,200	145,700	0	323,900			
3.Above St 6.Swampy 9.			2021	178,200	145,700	0	323,900			
Utilities 1 All Public			2022	178,200	145,700	0	323,900			
1.Public 4.Dr Well 7.Cesspool			2023	222,700	182,100	0	404,800			
2.Water 5.DUG/LAKE 8.			Land Data							
3.Sewer 6.Septic 9.None										
Street 1 Paved			Front Foot	Type	Effective		Influence		Influence Codes	
					Frontage	Depth	Factor	Code		
1.Paved 4.Proposed 7.							%			
2.Semi Imp 5.Private 8.							%			
3.Gravel 6.Pub Eas 9.NoStreet							%			
TREE GROWTH PLAN 0							%			
CONSERV EASE 0							%			
Sale Data							%			
Sale Date 7/17/2014					%					
Price 141,000					%					
Sale Type 2 Land & Buildings			Square Foot		Square Feet				Acres	
1.Land 4.Mobile 7.							%			
2.L & B 5.Other 8.							%			
3.Building 6. 9.							%			
Financing 9 Unknown							%			
1.Convent 4.Seller 7.							%			
2.FHA/VA 5.Private 8.							%			
3.Assumed 6.Cash 9.Unknown							%			
Validity 1 Arms Length Sale			Fract. Acre		Acreage/Sites				Acres	
1.Valid 4.Split 7.Renovate					26	1.00	100	%		0
2.Related 5.Partial 8.Other					27	0.18	100	%		0
3.Distress 6.Exempt 9.Foreclose								%		
Verified 5 Public Record								%		
1.Buyer 4.Agent 7.Family								%		
2.Seller 5.Pub Rec 8.Other								%		
3.Lender 6.MLS 9.								%		
			Total Acreage 0.18							


WISCASSET

Map Lot U02-064

Account 1375

Location 44 FEDERAL STREET

Card 1 Of 1 10/05/2023

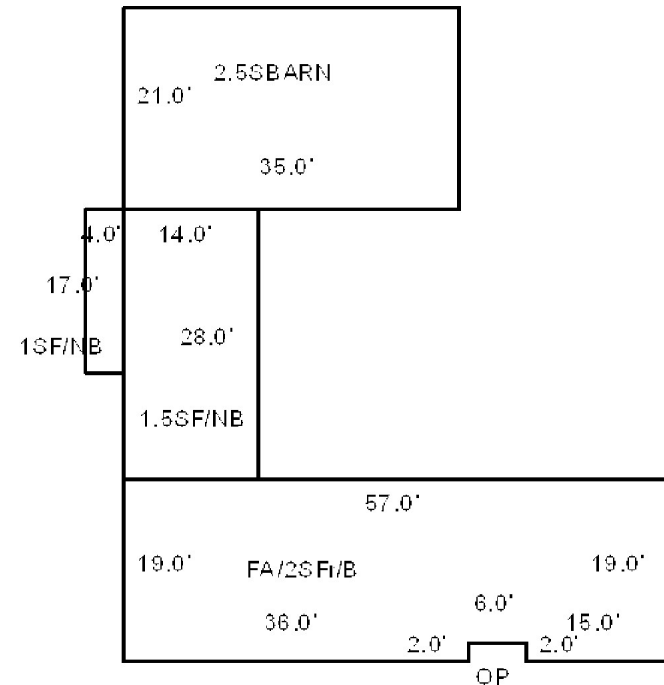
Building Style 5 Colonial	SF Bsmt Living 0	Layout 1 Typical
1.Conv. 5.Colonial 9.Other	Fin Bsmt Grade 0 0	1.Typical 4. 7.
2.Ranch 6.Split 10.Double	HEARTH 1	2.Inadeq 5. 8.
3.R Ranch 7.Mod/Cont 11.Multi	Heat Type 100% 2 Hot Water C Iron	3. 6. 9.
4.Cape 8.Log 12.Cot.	1.HWBB 5.FWA 9.No Heat	Attic 4 Full 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 8 ALUM/VINYL	3.H Pump 6. 9.None	3.Capped 6. 9.None
1.CLAP 5.T-111 9.OTHER	Kitchen Style 2 TYPICAL	Unfinished % 0%
2.WD SH 6.BR/STONE 10.	1.GOOD 4.Obsolete 7.	Grade & Factor 4 Good 100%
3.COMP 7.NOV 11.	2.TYPICAL 5. 8.	1.E Grade 4.B Grade 7.AA+ Grad
4.ASB/ASP 8.AL/VIN 12.	3.OLD TYPE 6. 9.None	2.D Grade 5.A Grade 8.AA++Grad
Roof Surface 1 Asphalt Shingles	Bath(s) Style 2 TYPICAL	3.C Grade 6.AA Grade 9.Same
1.Asphalt 4.Composit 7.	1.GOOD 4.Obsolete 7.	SQFT (Footprint) 672
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 1860	# Half Baths 0	Funct. % Good 100%
Year Remodeled 0	# Addn Fixtures 0	Functional Code 9 None
Foundation 3 Brick &/or Stone	# Fireplaces 0	1.Incomp 4.SMALL 7.LAYOUT
1.Concrete 4.Wood 7.		2.O-Built 5.CDU 8.OTHER
2.C Block 5.Slab 8.		3.Defmaint 6.STYLE 9.None
3.Br/Stone 6.Piers 9.		Econ. % Good 100%
Basement 4 Full Basement		Economic Code None
1.1/4 Bmt 4.Full Bmt 7.		0.None 3.Services 9.None
2.1/2 Bmt 5.None 8.		1.Location 4.Traffic 8.
3.3/4 Bmt 6. 9.None		2.Encroach 8.Other 9.
Bsmt Gar # Cars 0		Entrance Code 1 Interior Inspect
Wet Basement 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 11/21/2006

Additions, Outbuildings & Improvements

Type	Year	Units	Grade	Cond	Phys.	Funct.	Sound Value
21 Open Frame	1860	12	0 0	0	0 %	0 %	
4 1 & 1/2 STORY FR	1860	392	0 0	0	0 %	0 %	
1 ONE STORY	1860	68	0 0	0	0 %	0 %	
159 2.00 ST	1860	735	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 U02-065

Account 1376

Location 46 FEDERAL STREET

Card 1 Of 1 10/05/2023

TARBOX, KARL F
TARBOX, JOHN S
KARL F. TARBOX, P.R.
MICANOPY FL 32667

B3413P140

Previous Owner
TARBOX, PEARL E.
46 FEDERAL STREET

WISCASSET ME 04578
Sale Date: 12/21/2004

Inspection Witnessed By:

X

Date

No./Date	Description	Date Insp.

Notes:

2005-PEARL TARBOX DECEASED 12/14/2004

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 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		
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	113,100	26,600	10,000	129,700
2011	113,100	26,600	10,000	129,700
2012	113,100	26,600	10,000	129,700
2013	113,100	26,600	10,000	129,700
2014	113,100	26,600	10,000	129,700
2015	113,100	26,600	10,000	129,700
2016	113,100	26,600	15,000	124,700
2017	113,100	26,600	20,000	119,700
2018	113,100	26,600	20,000	119,700
2019	113,100	26,600	20,000	119,700
2020	113,100	26,600	0	139,700
2021	113,100	26,600	0	139,700
2022	113,100	26,600	0	139,700
2023	141,400	33,300	0	174,700

Land Data

Front Foot	Type	Effective		Influence		Influence Codes
		Frontage	Depth	Factor	Code	
11.Regular Lot				%		1.Open Space
12.Delta Triangle				%		2.Neighborhood A
13.Nabla Triangle				%		3.Topography
14.Rear Land				%		4.Size/Shape
15.Front Foot				%		5.Access
				%		6.Restriction
				%		7.Corner/Locatio
				%		8.View/Environ
				%		9.Fract Share
				%		Acres
				%		30.Rear 20+
				%		31.Waterfront Rea
				%		32.Open Space
				%		33.RestrictEsm
				%		34.PASTURE 1
				%		35.HORTICULTURAL-
				%		36.Pasture 3
				%		37.Softwood
				%		38.Mixed Wood
				%		39.Hardwood
				%		40.Wasteland
				%		41.CAMP SITE
				%		42.Mobile Home Si
				%		43.Condo Site
				%		44.Site Improve
				%		45.CAMP SITE
				%		46.PAVING/00
Total Acreage		0.28				

WISCASSET

Map Lot U02-065

Account 1376

Location 46 FEDERAL STREET

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 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 0			3.H Pump 7.Electric 11.			2.1/2 Fin 5.F/Stair 8.		
Stories 2 Two Story			4.Steam 8.FI/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 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 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) 600		
2.Slate	5.Wood	8.	2.TYPICAL 5. 8.			Condition 1 Poor		
3.Metal	6.Other	9.	3.Old Type 6. 9.None			1.Poor 4.Avg 7.V G		
SF Masonry Trim 0			# Rooms 6			2.Fair 5.Avg+ 8.Exc		
OPEN-3-CUSTOM 0			# Bedrooms 2			3.Avg- 6.Good 9.Same		
OPEN-4-CUSTOM 0			# Full Baths 1			Phys. % Good 0%		
Year Built 1840			# Half Baths 0			Funct. % Good 100%		
Year Remodeled 0			# Addn Fixtures 0			Functional Code 9 None		
Foundation 3 Brick &/or Stone			# Fireplaces 0			1.Incomp 4.SMALL 7.LAYOUT		
1.Concrete	4.Wood	7.	<div><p>TRIO Software A Division of Harris Computer Systems</p></div>			2.O-Built 5.CDU 8.OTHER		
2.C Block	5.Slab	8.				3.Defmaint 6.STYLE 9.None		
3.Br/Stone	6.Piers	9.				Econ. % Good 100%		
Basement 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 1			<div><p>TRIO Software A Division of Harris Computer Systems</p></div>			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		

Date Inspected 11/21/2006

Additions, Outbuildings & Improvements								1.ONE STORY FRAM
Type	Year	Units	Grade	Cond	Phys.	Funct.	Sound Value	2.TWO STORY FRAM
1 ONE STORY	1840	196	0 0	0	0 %	0 %		3.THREE STORY FR
28 Unfinished Attic	1840	364	0 0	0	0 %	0 %		4.1 & 1/2 STORY
					%	%		5.1 & 3/4 STORY
					%	%		6.2 & 1/2 STORY
					%	%		21.Open Frame Por
					%	%		22.Encl Frame Por
					%	%		23.Frame Garage
					%	%		24.Frame Shed
					%	%		25.Frame Bay Wind
					%	%		26.1SFr Overhang
					%	%		27.Unfin Basement
					%	%		28.Unfinished Att
					%	%		29.Finished Attic



Map Lot U02-066

Account 1377

Location 48 FEDERAL STREET

Card 1 Of 1 10/05/2023

DOERING, JUDITH C
C/O PALMETTO STATES PROPERTIES, INC.
OAKLAND PARK FL 33334 3157

B2604P33

Inspection Witnessed By:

X

Date

No./Date	Description	Date Insp.

Notes:

FORMER OWNER: SUZANNE L. POWERS & JUDITH C.
DOERING BK2386 PG0239
2002-RELEASE DEED FOR RIGHT OF WAY TO J. KENNETH
LINCOLN SR & VERA D BK2679 PG1

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	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	8	
1.Public	4.Dr Well	7.Cesspool	
2.Water	5.DUG/LAKE	8.	
3.Sewer	6.Septic	9.None	
Street	1 Paved		
1.Paved	4.Proposed	7.	
2.Semi Imp	5.Private	8.	
3.Gravel	6.Pub Eas	9.NoStreet	
TREE GROWTH PLAN	0		
CONSERV EASE	0		
Sale Data			
Sale Date	10/01/2000		
Price	20,000		
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	117,000	150,200	0	267,200
2011	117,000	150,200	0	267,200
2012	117,000	150,200	0	267,200
2013	117,000	150,200	0	267,200
2014	117,000	150,200	0	267,200
2015	117,000	150,200	0	267,200
2016	117,000	150,200	0	267,200
2017	117,000	150,200	0	267,200
2018	117,000	150,200	0	267,200
2019	117,000	150,200	0	267,200
2020	117,000	150,200	0	267,200
2021	117,000	150,200	0	267,200
2022	117,000	150,200	0	267,200
2023	146,300	187,700	0	334,000

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		0.64				

WISCASSET

Map Lot U02-066


Account 1377

Location 48 FEDERAL STREET

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 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 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) 640
2.Slate 5.Wood 8.	2.TYPICAL 5. 8.	Condition 5 Above Average
3.Metal 6.Other 9.	3.Old Type 6. 9.None	1.Poor 4.Avg 7.V G
SF Masonry Trim 0	# Rooms 6	2.Fair 5.Avg+ 8.Exc
OPEN-3-CUSTOM 0	# Bedrooms 3	3.Avg- 6.Good 9.Same
OPEN-4-CUSTOM 0	# Full Baths 1	Phys. % Good 0%
Year Built 1807	# Half Baths 0	Funct. % Good 100%
Year Remodeled 0	# Addn Fixtures 0	Functional Code 9 None
Foundation 3 Brick &/or Stone	# Fireplaces 1	1.Incomp 4.SMALL 7.LAYOUT
1.Concrete 4.Wood 7.		2.O-Built 5.CDU 8.OTHER
2.C Block 5.Slab 8.		3.Defmaint 6.STYLE 9.None
3.Br/Stone 6.Piers 9.		Econ. % Good 100%
Basement 1 1/4 Basement		Economic Code None
1.1/4 Bmt 4.Full Bmt 7.		0.None 3.Services 9.None
2.1/2 Bmt 5.None 8.		1.Location 4.Traffic 8.
3.3/4 Bmt 6. 9.None		2.Encroach 8.Other 9.
Bsmt Gar # Cars 0		Entrance Code 1 Interior Inspect
Wet Basement 3 Wet Basement		1.Interior 4.Vacant 7.
1.Dry 4. 7.		2.Refusal 5.Estimate 8.
2.Damp 5. 8.		3.Informed 6. 9.
3.Wet 6. 9.		Information Code 3 Tenant
		1.Owner 4.Agent 7.
		2.Relative 5.Estimate 8.
		3.Tenant 6.Other 9.

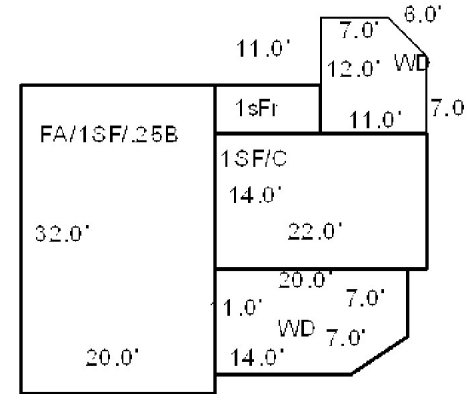
Date Inspected 11/20/2006

Additions, Outbuildings & Improvements

Type	Year	Units	Grade	Cond	Phys.	Funct.	Sound Value
1 ONE STORY	1807	308	0 0	0	0 %	0 %	
1 ONE STORY	1807	55	0 0	0	0 %	0 %	
68 Wood Deck	1980	208	0 0	0	0 %	0 %	
68 Wood Deck	1980	126	2 100	4	0 %	100 %	
78 1.75 ST	1930	1632	3 100	4	0 %	100 %	
					%	%	
					%	%	
					%	%	
					%	%	
					%	%	
					%	%	

1.75 S GARAGE 48X34

SHED 7X14



Map Lot U02-067

Account 1378

Location 52 FEDERAL STREET

Card 1 Of 1 10/05/2023

<div>WATTS, DANIEL M</div> <div>WATTS, CAROL F</div> <div>52 FEDERAL STREET</div> <div>WISCASSET ME 04578</div> <div>USA</div> <div>B5290P32</div>			Property Data			Assessment Record																			
			Neighborhood 101 VILLAGE			Year	Land	Buildings	Exempt	Total															
			Tree Growth Year 0			2010	114,400	126,900	0	241,300															
			FARM LAND YEAR 0			2011	114,400	126,900	0	241,300															
			OPEN SPACE YEAR 0			2012	114,400	126,900	0	241,300															
<div>Previous Owner</div> <div>TOCHTERMAN, THEODORE J</div> <div>219 ASHFORD CIRCLE</div> <div>SOMERVILLE SC 29485</div> <div>Sale Date: 8/02/2018</div>			Zone/Land Use 16 RESIDENTIAL			2013	114,400	126,900	0	241,300															
			Secondary Zone			2014	114,400	126,900	0	241,300															
						2015	114,400	126,900	0	241,300															
			Topography 2 Rolling			2016	114,400	126,900	0	241,300															
			<div>Previous Owner</div> <div>COHEN. DAVID A. (TRUSTEES,LIV.TRUST)</div> <div>COHEN, ADRIENNE N.</div> <div>BURLESON TX 76028</div> <div>Sale Date: 7/22/2016</div>			1.Level 4.Below St 7.Steep			2017	114,400	126,900	0	241,300												
2.Rolling 5.Low 8.Rough						2018	114,400	126,900	0	241,300															
3.Above St 6.Swampy 9.						2019	114,400	126,900	0	241,300															
Utilities 1 All Public						2020	114,400	126,900	25,000	216,300															
1.Public 4.Dr Well 7.Cesspool						2021	114,400	126,900	25,000	216,300															
<div>Inspection Witnessed By:</div> <div>X</div> <div>Date</div> <table><tr><td>No./Date</td><td>Description</td><td>Date Insp.</td></tr><tr><td></td><td></td><td></td></tr><tr><td></td><td></td><td></td></tr><tr><td></td><td></td><td></td></tr><tr><td></td><td></td><td></td></tr></table>			No./Date	Description	Date Insp.													2.Water 5.DUG/LAKE 8.			2022	114,400	126,900	24,000	217,300
			No./Date	Description	Date Insp.																				
3.Sewer 6.Septic 9.None			2023	143,000	158,600	25,000	276,600																		
Street 1 Paved			Land Data																						
1.Paved 4.Proposed 7.			Front Foot	Type	Effective		Influence		Influence Codes																
2.Semi Imp 5.Private 8.					Frontage	Depth	Factor	Code																	
3.Gravel 6.Pub Eas 9.NoStreet							%																		
TREE GROWTH PLAN 0							%																		
CONSERV EASE 0							%																		
Sale Data							%																		
Sale Date 8/02/2018							%																		
Price 201,500							%																		
Sale Type 2 Land & Buildings							%																		
1.Land 4.Mobile 7.					Square Feet																				
2.L & B 5.Other 8.					%																				
3.Building 6. 9.					%																				
Financing 9 Unknown			Square Foot						Acres																
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					Total Acreage 0.40																				
2.Seller 5.Pub Rec 8.Other																									
3.Lender 6.MLS 9.																									

WISCASSET

Inspection Witnessed By:

X

Date

No./Date	Description	Date Insp.

Notes:

2002-FORMER OWNER: J. KENNETH LINCOLN, SR. & VERA LINCOLN BK1943 PG0084 ALSO 2002-RELEASE DEED FOR R/W FROM J. DOERING BK2679 P1

WISCASSET

WISCASSET

Map Lot U02-067

Account 1378

Location 52 FEDERAL STREET

Card 1

Of 1

10/05/2023

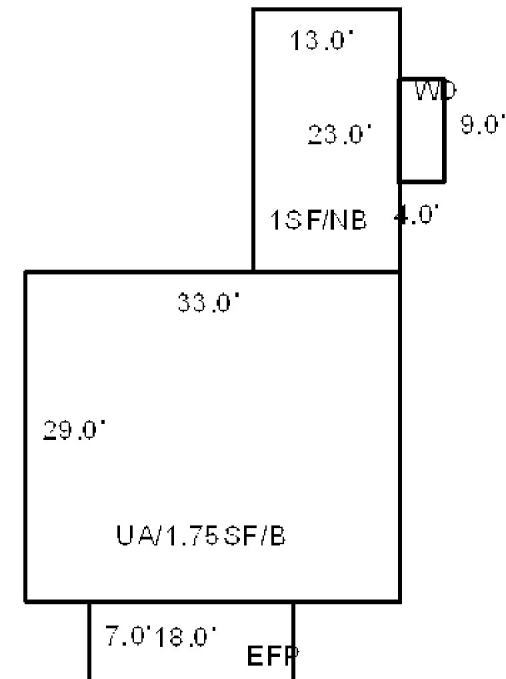
Building Style 1 Conventional	SF Bsmt Living 0	Layout 1 Typical
1.Conv. 5.Colonial 9.Other	Fin Bsmt Grade 0 0	1.Typical 4. 7.
2.Ranch 6.Split 10.Double	HEARTH 0	2.Inadeq 5. 8.
3.R Ranch 7.Mod/Cont 11.Multi	Heat Type 100% 2 Hot Water C Iron	3. 6. 9.
4.Cape 8.Log 12.Cot.	1.HWBB 5.FWA 9.No Heat	Attic 5 Floor & Stairs
Dwelling Units 1	2.HWCI 6.GravWA 10.	1.1/4 Fin 4.Full Fin 7.
Other Units 0	3.H Pump 7.Electric 11.	2.1/2 Fin 5.F/Stair 8.
Stories 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 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 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) 957
2.Slate 5.Wood 8.	2.TYPICAL 5. 8.	Condition 5 Above Average
3.Metal 6.Other 9.	3.Old Type 6. 9.None	1.Poor 4.Avg 7.V G
SF Masonry Trim 0	# Rooms 6	2.Fair 5.Avg+ 8.Exc
OPEN-3-CUSTOM 0	# Bedrooms 3	3.Avg- 6.Good 9.Same
OPEN-4-CUSTOM 0	# Full Baths 1	Phys. % Good 0%
Year Built 1860	# Half Baths 1	Funct. % Good 100%
Year Remodeled 1939	# Addn Fixtures 0	Functional Code 9 None
Foundation 3 Brick &/or Stone	# Fireplaces 0	1.Incomp 4.SMALL 7.LAYOUT
1.Concrete 4.Wood 7.		2.O-Built 5.CDU 8.OTHER
2.C Block 5.Slab 8.		3.Defmaint 6.STYLE 9.None
3.Br/Stone 6.Piers 9.		Econ. % Good 100%
Basement 4 Full Basement		Economic Code None
1.1/4 Bmt 4.Full Bmt 7.		0.None 3.Services 9.None
2.1/2 Bmt 5.None 8.		1.Location 4.Traffic 8.
3.3/4 Bmt 6. 9.None		2.Encroach 8.Other 9.
Bsmt Gar # Cars 0		Entrance Code 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 11/20/2006

Additions, Outbuildings & Improvements

Type	Year	Units	Grade	Cond	Phys.	Funct.	Sound Value
1 ONE STORY	1860	299	0 0	0	0 %	0 %	
22 Encl Frame Porch	1860	126	0 0	0	0 %	0 %	
68 Wood Deck	1980	36	3 100	4	0 %	100 %	
28 Unfinished Attic	0	299	0 0	0	0 %	0 %	
					%	%	
					%	%	
					%	%	
					%	%	
					%	%	
					%	%	
					%	%	

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



Map Lot		U02-068		Account		1379		Location		54 FEDERAL STREET		Card		1		Of		1		10/05/2023																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																							
<div>BLAYLOCK, WILLIAM J HAGESTROM, PALMER R 54 FEDERAL STREET WISCASSET ME 04578</div> <div>B5477P234</div> <div>Previous Owner KENNY, MICHAEL W 68 SYDNEY STREET</div> <div>SOMERVILLE MA 02145 Sale Date: 11/23/2019</div> <div>Previous Owner MURRAY, DAVID B. J/T MURRAY, STEPHANIE I.</div> <div>ROWAYTON CT 06853 Sale Date: 7/31/2015</div> <div>Previous Owner CHASE, MARGARET S. C/O DAVID E. & STEPHANIE I. MURRAY 18 HIGHLAND AVENUE DARIEN CT 06820 Sale Date: 4/17/2006</div> <div>Inspection Witnessed By:</div>								<div>Property Data</div> <div>Neighborhood101 VILLAGE</div> <div>Tree Growth Year0</div> <div>FARM LAND YEAR0</div> <div>OPEN SPACE YEAR0</div> <div>Zone/Land Use16 RESIDENTIAL</div> <div>Secondary Zone</div> <div>Topography2 Rolling</div> <div>1.Level4.Below St7.Steep 2.Rolling5.Low8.Rough 3.Above St6.Swampy9.</div> <div>Utilities1 All Public</div> <div>1.Public4.Dr Well7.Cesspool 2.Water5.DUG/LAKE8. 3.Sewer6.Septic9.None</div> <div>Street1 Paved</div> <div>1.Paved4.Proposed7. 2.Semi Imp5.Private8. 3.Gravel6.Pub Eas9.NoStreet</div> <div>TREE GROWTH PLAN0</div> <div>CONSERV EASE0</div>				<div>Assessment Record</div> <table><tr><th>Year</th><th>Land</th><th>Buildings</th><th>Exempt</th><th>Total</th></tr><tr><td>2010</td><td>113,700</td><td>160,600</td><td>0</td><td>274,300</td></tr><tr><td>2011</td><td>113,700</td><td>160,600</td><td>0</td><td>274,300</td></tr><tr><td>2012</td><td>113,700</td><td>160,600</td><td>0</td><td>274,300</td></tr><tr><td>2013</td><td>113,700</td><td>160,600</td><td>0</td><td>274,300</td></tr><tr><td>2014</td><td>113,700</td><td>160,600</td><td>0</td><td>274,300</td></tr><tr><td>2015</td><td>113,700</td><td>160,600</td><td>0</td><td>274,300</td></tr><tr><td>2016</td><td>113,700</td><td>160,600</td><td>0</td><td>274,300</td></tr><tr><td>2017</td><td>113,700</td><td>160,600</td><td>0</td><td>274,300</td></tr><tr><td>2018</td><td>113,700</td><td>160,600</td><td>0</td><td>274,300</td></tr><tr><td>2019</td><td>113,700</td><td>160,600</td><td>0</td><td>274,300</td></tr><tr><td>2020</td><td>113,700</td><td>160,600</td><td>0</td><td>274,300</td></tr><tr><td>2021</td><td>113,700</td><td>160,600</td><td>0</td><td>274,300</td></tr><tr><td>2022</td><td>113,700</td><td>160,600</td><td>0</td><td>274,300</td></tr><tr><td>2023</td><td>142,200</td><td>200,800</td><td>0</td><td>343,000</td></tr></table>								Year	Land	Buildings	Exempt	Total	2010	113,700	160,600	0	274,300	2011	113,700	160,600	0	274,300	2012	113,700	160,600	0	274,300	2013	113,700	160,600	0	274,300	2014	113,700	160,600	0	274,300	2015	113,700	160,600	0	274,300	2016	113,700	160,600	0	274,300	2017	113,700	160,600	0	274,300	2018	113,700	160,600	0	274,300	2019	113,700	160,600	0	274,300	2020	113,700	160,600	0	274,300	2021	113,700	160,600	0	274,300	2022	113,700	160,600	0	274,300	2023	142,200	200,800	0	343,000																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																													
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WISCASSET

WISCASSET

Map Lot U02-068

Account 1379

Location 54 FEDERAL STREET

Card 1

Of 1

10/05/2023

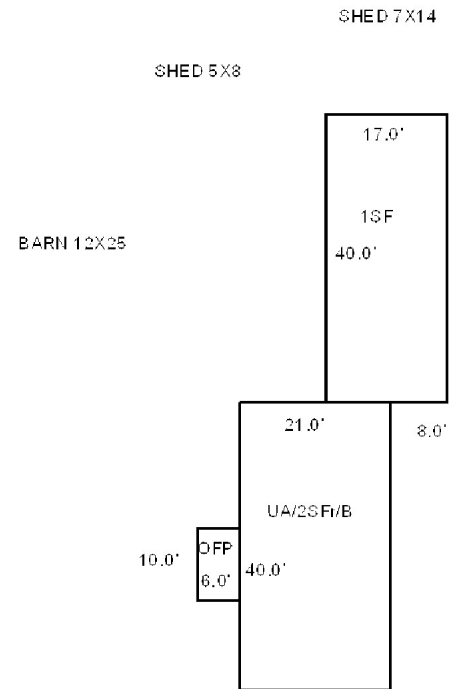
Building Style 5 Colonial	SF Bsmt Living 0	Layout 1 Typical
1.Conv. 5.Colonial 9.Other	Fin Bsmt Grade 0 0	1.Typical 4. 7.
2.Ranch 6.Split 10.Double	HEARTH 0	2.Inadeq 5. 8.
3.R Ranch 7.Mod/Cont 11.Multi	Heat Type 100% 1 Hot Water BB	3. 6. 9.
4.Cape 8.Log 12.Cot.	1.HWBB 5.FWA 9.No Heat	Attic 5 Floor & Stairs
Dwelling Units 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 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 2 TYPICAL	3.C Grade 6.AA Grade 9.Same
1.Asphalt 4.Composit 7.	1.GOOD 4.Obsolete 7.	SQFT (Footprint) 840
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 1800	# Half Baths 1	Funct. % Good 100%
Year Remodeled 0	# 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 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 11/20/2006

Additions, Outbuildings & Improvements

Type	Year	Units	Grade	Cond	Phys.	Funct.	Sound Value
1 ONE STORY	1800	680	9 100	4	0 %	100 %	
21 Open Frame	1800	60	9 100	4	0 %	100 %	
25 Frame Bay	1800	12	9 100	4	0 %	100 %	
159 2.00 ST	1920	425	3 100	3	0 %	100 %	
28 Unfinished Attic	0	680	3 110	4	0 %	100 %	
24 Frame Shed	1960	40	2 100	1	0 %	100 %	
24 Frame Shed	1960	98	2 100	1	0 %	100 %	
					%	%	
					%	%	
					%	%	

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



WISCASSET

Map Lot U02-069

Account 1380

Location 56 FEDERAL STREET

Card 1 Of 1 10/05/2023

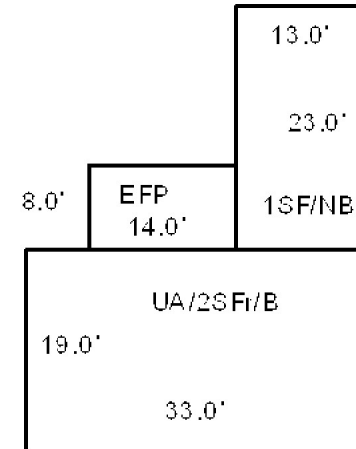
Building Style 5 Colonial	SF Bsmt Living 0	Layout 1 Typical
1.Conv. 5.Colonial 9.Other	Fin Bsmt Grade 0 0	1.Typical 4. 7.
2.Ranch 6.Split 10.Double	HEARTH 1	2.Inadeq 5. 8.
3.R Ranch 7.Mod/Cont 11.Multi	Heat Type 100% 5 Forced Warm Air	3. 6. 9.
4.Cape 8.Log 12.Cot.	1.HWBB 5.FWA 9.No Heat	Attic 5 Floor & Stairs
Dwelling Units 1	2.HWCI 6.GravWA 10.	1.1/4 Fin 4.Full Fin 7.
Other Units 0	3.H Pump 7.Electric 11.	2.1/2 Fin 5.F/Stair 8.
Stories 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 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 2 TYPICAL	3.C Grade 6.AA Grade 9.Same
1.Asphalt 4.Composit 7.	1.GOOD 4.Obsolete 7.	SQFT (Footprint) 627
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 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 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 5 Estimated
Wet Basement 3 Wet Basement		1.Interior 4.Vacant 7.
1.Dry 4. 7.		2.Refusal 5.Estimate 8.
2.Damp 5. 8.		3.Informed 6. 9.
3.Wet 6. 9.		Information Code 5 Estimate
		1.Owner 4.Agent 7.
		2.Relative 5.Estimate 8.
		3.Tenant 6.Other 9.

Date Inspected 11/20/2006

Additions, Outbuildings & Improvements

Type	Year	Units	Grade	Cond	Phys.	Funct.	Sound Value	
1 ONE STORY	1860	299	0 0	0	0 %	0 %		1.ONE STORY FRAM
22 Encl Frame Porch	1860	112	0 0	0	0 %	0 %		2.TWO STORY FRAM
24 Frame Shed	1930	280	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 20X14



Map Lot U02-070

Account 1381

Location 6 DANFORTH STREET

Card 1 Of 1 10/05/2023

BEATON, JAMES A
SMALL, DEBORAH R
6 DANFORTH STREET
WISCASSET ME 04578

B5672P47

Previous Owner
LUDWIG, STEPHEN J
6 DANFORTH STREET

WISCASSET ME 04578
Sale Date: 3/01/2021

Previous Owner
PRECOURT, KATHRYN C. J/T
PRECOURT, GEOFFREY
C/O STEPHEN LUDWIG
REHOBOTH BEACH DE 19971
Sale Date: 5/26/2017

Previous Owner
PRAY, DANIEL E.
PRAY, CHARLENE

WISCASSET ME 04578
Sale Date: 12/03/2007

Inspection Witnessed By:

X

Date

No./Date	Description	Date Insp.

Notes:

2008-FORMER OWNER: DANIEL & CHARLENE PRAY BK2509
PG238 BOUGHT 10/99 FOR \$113,000..

WISCASSET

Property Data			Assessment Record							
Neighborhood 101 VILLAGE			Year	Land	Buildings	Exempt	Total			
			2010	56,100	113,900	0	170,000			
Tree Growth Year 0			2011	56,100	113,900	0	170,000			
FARM LAND YEAR 0										
OPEN SPACE YEAR 0			2012	56,100	113,900	0	170,000			
Zone/Land Use 16 RESIDENTIAL			2013	56,100	113,900	0	170,000			
			Secondary Zone	2014	56,100	113,900	0	170,000		
Topography 3 Above Street	2015	56,100		113,900	0	170,000				
	1.Level 4.Below St 7.Steep	2016	56,100	113,900	0	170,000				
2.Rolling 5.Low 8.Rough		2017	56,100	113,900	0	170,000				
	3.Above St 6.Swampy 9.	2018	56,100	113,900	0	170,000				
Utilities 1 All Public			2019	56,100	121,300	0	177,400			
1.Public 4.Dr Well 7.Cesspool	2020	56,100	121,300	0	177,400					
						2021	56,100	121,300	0	177,400
2.Water 5.DUG/LAKE 8.	2022	56,100	121,300	0	177,400					
3.Sewer 6.Septic 9.None										
Street 1 Paved			2023	70,100	151,700	0	221,800			
1.Paved 4.Proposed 7.	Land Data									
								2.Semi Imp 5.Private 8.	3.Gravel 6.Pub Eas 9.NoStreet	
Front Foot		Type	Effective		Influence		Influence Codes			
			Frontage	Depth	Factor	Code				
TREE GROWTH PLAN 0	11.Regular Lot 12.Delta Triangle 13.Nabla Triangle 14.Rear Land 15.Front Foot					%		1.Open Space 2.Neighborhood A 3.Topography 4.Size/Shape 5.Access 6.Restriction 7.Corner/Locatio 8.View/Environ 9.Fract Share Acres 30.Rear 20+ 31.Waterfront Rea 32.Open Space 33.RestrictEsm 34.PASTURE 1 35.HORTICULTURAL- 36.Pasture 3 37.Softwood 38.Mixed Wood 39.Hardwood 40.Wasteland 41.CAMP SITE 42.Mobile Home Si 43.Condo Site 44.Site Improveveme 45.CAMP SITE		
CONSERV EASE 0										
Sale Data										
Sale Date 3/01/2021										
Price										
Sale Type 2 Land & Buildings			16.Regular Lot 17.Secondary Site 18.Secondary Site 19.Condominium 20.Base Homesite		Square Feet					
1.Land 4.Mobile 7.										
2.L & B 5.Other 8.										
3.Building 6. 9.										
Financing 9 Unknown										
1.Convent 4.Seller 7.	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					%				
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	30.Rear 20+ 31.Waterfront Rea 32.Open Space 33.RestrictEsm 34.PASTURE 1 35.HORTICULTURAL- 36.Pasture 3 37.Softwood 38.Mixed Wood 39.Hardwood 40.Wasteland 41.CAMP SITE 42.Mobile Home Si 43.Condo Site 44.Site Improveveme 45.CAMP SITE					%				
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.	20 1.00 50 % 7	21 0.10 100 % 0				%				
Total Acreage 0.10										

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 U02-070

Account 1381

Location 6 DANFORTH STREET

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 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 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) 595
2.Slate 5.Wood 8.	2.TYPICAL 5. 8.	Condition 6 Good
3.Metal 6.Other 9.	3.Old Type 6. 9.None	1.Poor 4.Avg 7.V G
SF Masonry Trim 0	# Rooms 7	2.Fair 5.Avg+ 8.Exc
OPEN-3-CUSTOM 0	# Bedrooms 4	3.Avg- 6.Good 9.Same
OPEN-4-CUSTOM 0	# Full Baths 1	Phys. % Good 0%
Year Built 1853	# Half Baths 1	Funct. % Good 100%
Year Remodeled 0	# Addn Fixtures 0	Functional Code 9 None
Foundation 3 Brick &/or Stone	# Fireplaces 1	1.Incomp 4.SMALL 7.LAYOUT
1.Concrete 4.Wood 7.		2.O-Built 5.CDU 8.OTHER
2.C Block 5.Slab 8.		3.Defmaint 6.STYLE 9.None
3.Br/Stone 6.Piers 9.		Econ. % Good 100%
Basement 3 3/4 Basement		Economic Code None
1.1/4 Bmt 4.Full Bmt 7.		0.None 3.Services 9.None
2.1/2 Bmt 5.None 8.		1.Location 4.Traffic 8.
3.3/4 Bmt 6. 9.None		2.Encroach 8.Other 9.
Bsmt Gar # Cars 0		Entrance Code 1 Interior Inspect
Wet Basement 2 Damp Basement		1.Interior 4.Vacant 7.
1.Dry 4. 7.		2.Refusal 5.Estimate 8.
2.Damp 5. 8.		3.Informed 6. 9.
3.Wet 6. 9.		Information Code 1 Owner
		1.Owner 4.Agent 7.
		2.Relative 5.Estimate 8.
		3.Tenant 6.Other 9.

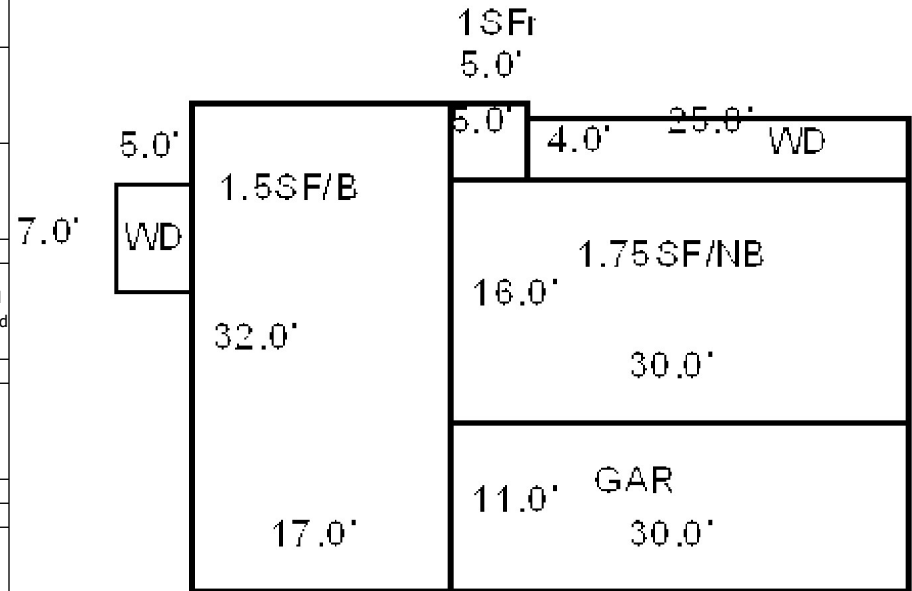


Date Inspected 3/29/2007

Additions, Outbuildings & Improvements

Type	Year	Units	Grade	Cond	Phys.	Funct.	Sound Value
5 1 & 3/4 STORY FR	0	480	0 0	0	0 %	0 %	
23 Frame Garage	0	330	0 0	0	0 %	0 %	
1 ONE STORY	0	25	0 0	0	0 %	0 %	
68 Wood Deck	1980	100	2 100	3	0 %	100 %	
68 Wood Deck	1980	32	3 100	4	0 %	100 %	
68 Wood Deck	1980	35	3 100	4	0 %	100 %	
68 Wood Deck	2005	40	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		U02-071	Account	1382	Location	10 DANFORTH STREET		Card	1	Of	1	10/05/2023																																																																																																																																																																																																																																																																																																																																																																																																																																																																											
SINCLAIR, SHANNON C BABCOCK, EARL B 10 DANFORTH STREET WISCASSET ME 04578 B5318P89 B5777P72					Property Data		Assessment Record																																																																																																																																																																																																																																																																																																																																																																																																																																																																																
					Neighborhood 101 VILLAGE			Year	Land	Buildings	Exempt	Total																																																																																																																																																																																																																																																																																																																																																																																																																																																																											
					Tree Growth Year 0			2010	57,200	65,600	0	122,800																																																																																																																																																																																																																																																																																																																																																																																																																																																																											
					FARM LAND YEAR 0			2011	57,200	65,600	0	122,800																																																																																																																																																																																																																																																																																																																																																																																																																																																																											
					OPEN SPACE YEAR 0			2012	57,200	65,600	122,800	0																																																																																																																																																																																																																																																																																																																																																																																																																																																																											
Previous Owner JIMENEZ, MARY T 17 HILLSIDE AVENUE FALMOUTH ME 04105 Sale Date: 10/16/2018					Zone/Land Use 16 RESIDENTIAL		2013	57,200	68,700	125,900	0																																																																																																																																																																																																																																																																																																																																																																																																																																																																												
					Secondary Zone		2014	57,200	68,700	125,900	0																																																																																																																																																																																																																																																																																																																																																																																																																																																																												
							2015	57,200	68,700	125,900	0																																																																																																																																																																																																																																																																																																																																																																																																																																																																												
					Topography 2 Rolling		2016	57,200	68,700	125,900	0																																																																																																																																																																																																																																																																																																																																																																																																																																																																												
					Previous Owner THOMAS, LINDA J. 10 DANFORTH STREET WISCASSET ME 04578 Sale Date: 5/24/2017		1.Level	4.Below St	7.Steep	2017	57,200	68,700	0	125,900																																																																																																																																																																																																																																																																																																																																																																																																																																																																									
2.Rolling	5.Low	8.Rough	2018	57,200			68,700	0	125,900																																																																																																																																																																																																																																																																																																																																																																																																																																																																														
3.Above St	6.Swampy	9.	2019	57,200			68,700	0	125,900																																																																																																																																																																																																																																																																																																																																																																																																																																																																														
Utilities 1 All Public		2020	57,200	68,700			0	125,900																																																																																																																																																																																																																																																																																																																																																																																																																																																																															
1.Public	4.Dr Well	7.Cesspool	2021	57,200			68,700	0	125,900																																																																																																																																																																																																																																																																																																																																																																																																																																																																														
Previous Owner MOBIUS, INC. 319 MAIN STREET DAMARISCOTTA ME 04543 Sale Date: 6/22/2016					2.Water	5.DUG/LAKE	8.	2022	57,200	70,800	0	128,000																																																																																																																																																																																																																																																																																																																																																																																																																																																																											
					3.Sewer	6.Septic	9.None	2023	71,500	88,500	0	160,000																																																																																																																																																																																																																																																																																																																																																																																																																																																																											
					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																																																																																																																																																																																																																																																																																																																																																																																																																																																																																
Inspection Witnessed By: X No./Date Description Date Insp.					Sale Data		14.Rear Land	Square Foot	Square Feet																																																																																																																																																																																																																																																																																																																																																																																																																																																																														

WISCASSET

Map Lot U02-071


Account 1382

Location 10 DANFORTH STREET

Card 1

Of 1

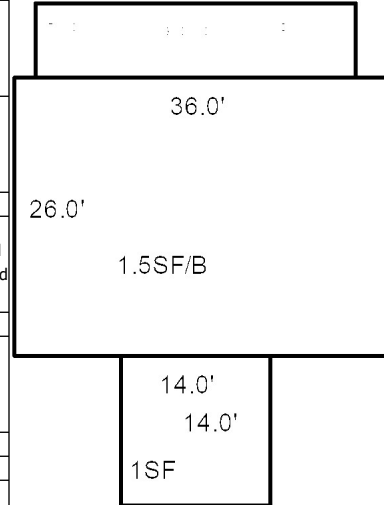
10/05/2023

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 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) 936
2.Slate 5.Wood 8.	2.TYPICAL 5. 8.	Condition 4 Average
3.Metal 6.Other 9.	3.Old Type 6. 9.None	1.Poor 4.Avg 7.V G
SF Masonry Trim 0	# Rooms 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 1850	# Half Baths 0	Funct. % Good 100%
Year Remodeled 2001	# 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 80%
Basement 2 1/2 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 11/20/2006

Additions, Outbuildings & Improvements

Type	Year	Units	Grade	Cond	Phys.	Funct.	Sound Value	
1 ONE STORY	2001	196	3 100	0	0 %	100 %		1.ONE STORY FRAM
20 GAZEBO	2012	100	2 100	4	0 %	100 %		2.TWO STORY FRAM
68 Wood Deck	2021	270	3 100	4	0 %	100 %		3.THREE STORY FR
					%	%		4.1 & 1/2 STORY
					%	%		5.1 & 3/4 STORY
					%	%		6.2 & 1/2 STORY
					%	%		21.Open Frame Por
					%	%		22.Encl Frame Por
					%	%		23.Frame Garage
					%	%		24.Frame Shed
					%	%		25.Frame Bay Wind
					%	%		26.1SFr Overhang
					%	%		27.Unfin Basement
					%	%		28.Unfinished Att
					%	%		29.Finished Attic



Map Lot U02-072

Account 1383

Location 35 HODGE STREET

Card 1 Of 1 10/05/2023

FAIRSERVICE, MARK W
FAIRSERVICE, JOANN G
WISCASSET ME 04578

B1133P98

Inspection Witnessed By:

X

Date

No./Date	Description	Date Insp.

Notes:

WISCASSET

Property Data

Neighborhood	101 VILLAGE		
Tree Growth Year	0		
FARM LAND YEAR	0		
OPEN SPACE YEAR	0		
Zone/Land Use	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.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	56,100	66,300	0	122,400
2011	56,100	66,300	0	122,400
2012	56,100	66,300	0	122,400
2013	56,100	66,300	0	122,400
2014	56,100	66,300	0	122,400
2015	56,100	66,300	0	122,400
2016	56,100	66,300	0	122,400
2017	56,100	66,300	0	122,400
2018	56,100	66,300	0	122,400
2019	56,100	66,300	0	122,400
2020	56,100	66,300	0	122,400
2021	56,100	66,300	0	122,400
2022	56,100	66,300	0	122,400
2023	70,100	82,900	0	153,000

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		0.10				

WISCASSET

Map Lot U02-072




Account 1383

Location 35 HODGE STREET

Card 1

Of 1

10/05/2023

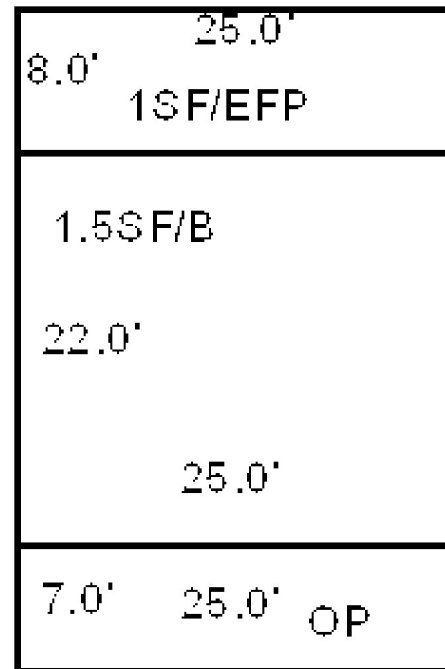
Building Style 1 Conventional	SF Bsmt Living 0	Layout 1 Typical
1.Conv. 5.Colonial 9.Other	Fin Bsmt Grade 0 0	1.Typical 4. 7.
2.Ranch 6.Split 10.Double	HEARTH 0	2.Inadeq 5. 8.
3.R Ranch 7.Mod/Cont 11.Multi	Heat Type 100% 8 Floor/Wall Unit	3. 6. 9.
4.Cape 8.Log 12.Cot.	1.HWBB 5.FWA 9.No Heat	Attic 9 None
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 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 1 GOOD	Unfinished % 0%
2.WD SH 6.BR/STONE 10.	1.GOOD 4.Obsolete 7.	Grade & Factor 3 Average 105%
3.COMP 7.NOV 11.	2.TYPICAL 5. 8.	1.E Grade 4.B Grade 7.AA+ Grad
4.ASB/ASP 8.AL/VIN 12.	3.OLD TYPE 6. 9.None	2.D Grade 5.A Grade 8.AA++Grad
Roof Surface 1 Asphalt Shingles	Bath(s) Style 1 GOOD	3.C Grade 6.AA Grade 9.Same
1.Asphalt 4.Composit 7.	1.GOOD 4.Obsolete 7.	SQFT (Footprint) 550
2.Slate 5.Wood 8.	2.TYPICAL 5. 8.	Condition 5 Above Average
3.Metal 6.Other 9.	3.Old Type 6. 9.None	1.Poor 4.Avg 7.V G
SF Masonry Trim 0	# Rooms 6	2.Fair 5.Avg+ 8.Exc
OPEN-3-CUSTOM 0	# Bedrooms 3	3.Avg- 6.Good 9.Same
OPEN-4-CUSTOM 0	# Full Baths 1	Phys. % Good 0%
Year Built 1900	# Half Baths 1	Funct. % Good 90%
Year Remodeled 1982	# Addn Fixtures 0	Functional Code 9 None
Foundation 1 Concrete	# Fireplaces 0	1.Incomp 4.SMALL 7.LAYOUT
1.Concrete 4.Wood 7.		2.O-Built 5.CDU 8.OTHER
2.C Block 5.Slab 8.		3.Defmaint 6.STYLE 9.None
3.Br/Stone 6.Piers 9.		Econ. % Good 100%
Basement 4 Full Basement		Economic Code None
1.1/4 Bmt 4.Full Bmt 7.		0.None 3.Services 9.None
2.1/2 Bmt 5.None 8.		1.Location 4.Traffic 8.
3.3/4 Bmt 6. 9.None		2.Encroach 8.Other 9.
Bsmt Gar # Cars 0		Entrance Code 1 Interior Inspect
Wet Basement 2 Damp Basement		1.Interior 4.Vacant 7.
1.Dry 4. 7.		2.Refusal 5.Estimate 8.
2.Damp 5. 8.		3.Informed 6. 9.
3.Wet 6. 9.		Information Code 2 Relative
		1.Owner 4.Agent 7.
		2.Relative 5.Estimate 8.
		3.Tenant 6.Other 9.

Date Inspected 2/17/2007

Additions, Outbuildings & Improvements

Type	Year	Units	Grade	Cond	Phys.	Funct.	Sound Value
21 Open Frame	1982	175	0 0	0	0 %	0 %	
22 Encl Frame Porch	1982	200	0 0	0	0 %	0 %	
11 1	1982	200	0 0	0	0 %	0 %	
					%	%	
					%	%	
					%	%	
					%	%	
					%	%	
					%	%	
					%	%	
					%	%	

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



2006 11 21

Map Lot U02-073

Account 1384

Location 29 HODGE STREET

Card 1 Of 1 10/05/2023

KAFKA, EVA
29 HODGE STREET
WISCASSET ME 04578

B2670P312 B5053P86

Previous Owner
TRUESDELL II, WILLIAM H. (J/T)
TRUESDELL, LISA M.

WISCASSET ME 04578
Sale Date: 9/16/2016

Inspection Witnessed By:

X

Date

No./Date	Description	Date Insp.

Notes:

2002-FORMER OWNER: CHESTER L. MERRY & NELLIE ROSE
MERRY BK2670 PG0312

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 1 Level		
1.Level	4.Below St	7.Steep
2.Rolling	5.Low	8.Rough
3.Above St	6.Swampy	9.
Utilities 1 All Public		
1.Public	4.Dr Well	7.Cesspool
2.Water	5.DUG/LAKE	8.
3.Sewer	6.Septic	9.None
Street 1 Paved		
1.Paved	4.Proposed	7.
2.Semi Imp	5.Private	8.
3.Gravel	6.Pub Eas	9.NoStreet
TREE GROWTH PLAN 0		
CONSERV EASE 0		
Sale Data		
Sale Date 9/16/2016		
Price 139,000		
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	83,700	62,800	10,000	136,500
2011	83,700	62,800	10,000	136,500
2012	83,700	62,800	10,000	136,500
2013	83,700	62,800	10,000	136,500
2014	83,700	62,800	10,000	136,500
2015	83,700	62,800	10,000	136,500
2016	83,700	62,800	15,000	131,500
2017	83,700	62,800	20,000	126,500
2018	83,700	62,800	20,000	126,500
2019	83,700	62,800	20,000	126,500
2020	83,700	62,800	25,000	121,500
2021	83,700	62,800	25,000	121,500
2022	83,700	62,800	24,000	122,500
2023	104,600	78,600	25,000	158,200

Land Data

Front Foot	Type	Effective		Influence		Influence Codes
		Frontage	Depth	Factor	Code	
11.Regular Lot				%		1.Open Space
12.Delta Triangle				%		2.Neighborhood A
13.Nabla Triangle				%		3.Topography
14.Rear Land				%		4.Size/Shape
15.Front Foot				%		5.Access
				%		6.Restriction
				%		7.Corner/Locatio
				%		8.View/Environ
				%		9.Fract Share
				%		Acres
				%		30.Rear 20+
				%		31.Waterfront Rea
				%		32.Open Space
				%		33.RestrictEsm
				%		34.PASTURE 1
				%		35.HORTICULTURAL-
				%		36.Pasture 3
				%		37.Softwood
				%		38.Mixed Wood
				%		39.Hardwood
				%		40.Wasteland
				%		41.CAMP SITE
				%		42.Mobile Home Si
				%		43.Condo Site
				%		44.Site Improve
				%		45.CAMP SITE
				%		46.PAVING/00
Total Acreage		0.11				

WISCASSET

Map Lot U02-073


Account 1384

Location 29 HODGE STREET

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 100% 1 Hot Water BB	3. 6. 9.
4.Cape 8.Log 12.Cot.	1.HWBB 5.FWA 9.No Heat	Attic 4 Full Finished
Dwelling Units 1	2.HWCI 6.GravWA 10.	1.1/4 Fin 4.Full Fin 7.
Other Units 0	3.H Pump 7.Electric 11.	2.1/2 Fin 5.F/Stair 8.
Stories 1 One Story	4.Steam 8.F/Wall 12.	3.3/4 Fin 6. 9.None
1.1 4.1.5 7.	Cool Type 0% 9 None	Insulation 1 Full
2.2 5.1.75 8.	1.Refrig 4.W&C Air 7.	1.Full 4.Minimal 7.
3.3 6.2.5 9.	2.Evapor 5. 8.	2.Heavy 5.Unknown 8.
Exterior Walls 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) 528
2.Slate 5.Wood 8.	2.TYPICAL 5. 8.	Condition 5 Above Average
3.Metal 6.Other 9.	3.Old Type 6. 9.None	1.Poor 4.Avg 7.V G
SF Masonry Trim 0	# Rooms 5	2.Fair 5.Avg+ 8.Exc
OPEN-3-CUSTOM 0	# Bedrooms 3	3.Avg- 6.Good 9.Same
OPEN-4-CUSTOM 0	# Full Baths 1	Phys. % Good 0%
Year Built 1910	# 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.Defmoint 6.STYLE 9.None
3.Br/Stone 6.Piers 9.		Econ. % Good 100%
Basement 4 Full Basement		Economic Code None
1.1/4 Bmt 4.Full Bmt 7.		0.None 3.Services 9.None
2.1/2 Bmt 5.None 8.		1.Location 4.Traffic 8.
3.3/4 Bmt 6. 9.None		2.Encroach 8.Other 9.
Bsmt Gar # Cars 0		Entrance Code 1 Interior Inspect
Wet Basement 1 Dry Basement		1.Interior 4.Vacant 7.
1.Dry 4. 7.		2.Refusal 5.Estimate 8.
2.Damp 5. 8.		3.Informed 6. 9.
3.Wet 6. 9.		Information Code 1 Owner
		1.Owner 4.Agent 7.
		2.Relative 5.Estimate 8.
		3.Tenant 6.Other 9.

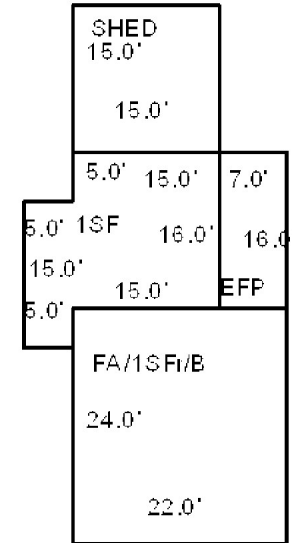
Date Inspected 11/20/2006

Additions, Outbuildings & Improvements

Type	Year	Units	Grade	Cond	Phys.	Funct.	Sound Value
1 ONE STORY	1910	315	0 0	0	0 %	0 %	
22 Encl Frame Porch	1910	112	0 0	0	0 %	0 %	
24 Frame Shed	1910	225	1 100	3	0 %	100 %	
23 Frame Garage	1930	228	2 100	2	0 %	100 %	
					%	%	
					%	%	
					%	%	
					%	%	
					%	%	
					%	%	
					%	%	

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

GARAGE 12X 19



Map Lot U02-074

Account 1385

Location 27 HODGE STREET

Card 1 Of 1 10/05/2023

RIDLE, ANNA L 27 HODGE STREET WISCASSET ME 04578			Property Data			Assessment Record						
			Neighborhood 101 VILLAGE			Year	Land	Buildings	Exempt	Total		
			Tree Growth Year 0			2010	85,500	91,300	10,000	166,800		
			FARM LAND YEAR 0			2011	85,500	91,300	10,000	166,800		
			OPEN SPACE YEAR 0			2012	85,500	91,300	10,000	166,800		
B5299P307 Previous Owner FLYNN, ALICE(TRUSTEE) THE ALICE FLYNN 2005 LIVING TRUST 3655 VALENCIA ROAD APTOS CA 95003 9617 Sale Date: 8/29/2018			Zone/Land Use 16 RESIDENTIAL			2013	85,500	91,300	10,000	166,800		
			Secondary Zone			2014	85,500	91,300	10,000	166,800		
						2015	85,500	91,300	10,000	166,800		
			Topography 1 Level			2016	85,500	74,400	0	159,900		
			Previous Owner LINCOLN, FREDERICA R. C/O J. K. LINCOLN, JR. PO BOX 1553 WISCASSET ME 04578 Sale Date: 12/01/2015			1.Level 2.Rolling 3.Above St	4.Below St 5.Low 6.Swampy	7.Steep 8.Rough 9.	2017	85,500	111,600	0
Utilities 1 All Public						2018	85,500	111,600	0	197,100		
1.Public 2.Water 3.Sewer						2019	85,500	111,600	0	197,100		
						2020	85,500	111,600	0	197,100		
1.Paved 2.Semi Imp 3.Gravel						2021	85,500	111,600	25,000	172,100		
						2022	85,500	111,600	24,000	173,100		
Street 1 Paved						2023	106,800	139,500	25,000	221,300		
1.Paved 2.Semi Imp 3.Gravel						Land Data						
Inspection Witnessed By:						Front Foot		Type	Effective		Influence	
			Frontage	Depth	Factor				Code			
			11.Regular Lot						%	1.Open Space		
			12.Delta Triangle						%	2.Neighborhood A		
			13.Nabla Triangle						%	3.Topography		
			14.Rear Land						%	4.Size/Shape		
			Sale Date 8/29/2018			Price 194,000		15.Front Foot		%	5.Access	
										%	6.Restriction	
										%	7.Corner/Locatio	
										%	8.View/Environ	
Sale Data			Square Foot		Square Feet			9.Fract Share				
							%	Acres				
							%	30.Rear 20+				
							%	31.Waterfront Rea				
Financing 9 Unknown			Fract. Acre				%	32.Open Space				
							%	33.RestrictEsm				
							%	34.PASTURE 1				
							%	35.HORTICULTURAL-				
Validity 1 Arms Length Sale			Acres				%	36.Pasture 3				
							%	37.Softwood				
							%	38.Mixed Wood				
							%	39.Hardwood				
Verified 5 Public Record							%	40.Wasteland				
							%	41.CAMP SITE				
							%	42.Mobile Home Si				
							%	43.Condo Site				
1.Buyer 2.Seller 3.Lender					Total Acreage 0.27			44.Site Improve				
								45.CAMP SITE				
								46.PAVING/00				

WISCASSET

WISCASSET

WISCASSET

Map Lot U02-074

Account 1385

Location 27 HODGE STREET

Card 1 Of 1 10/05/2023

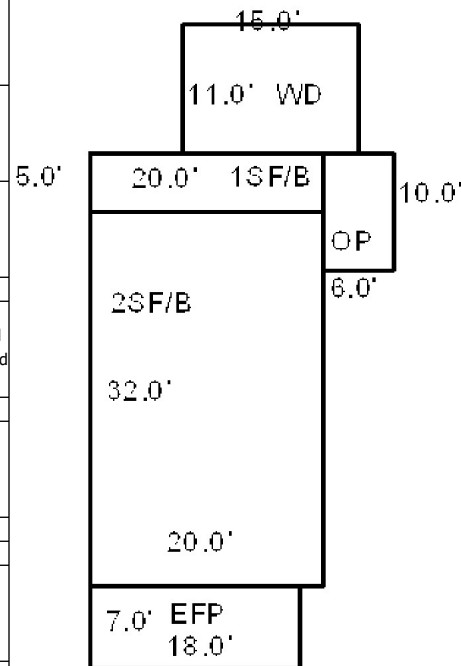
Building Style 1 Conventional	SF Bsmt Living 80	Layout 1 Typical
1.Conv. 5.Colonial 9.Other	Fin Bsmt Grade 2 100	1.Typical 4. 7.
2.Ranch 6.Split 10.Double	HEARTH 1	2.Inadeq 5. 8.
3.R Ranch 7.Mod/Cont 11.Multi	Heat Type 100% 1 Hot Water BB	3. 6. 9.
4.Cape 8.Log 12.Cot.	1.HWBB 5.FWA 9.No Heat	Attic 9 None
Dwelling Units 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 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) 640
2.Slate 5.Wood 8.	2.TYPICAL 5. 8.	Condition 7 Very Good
3.Metal 6.Other 9.	3.Old Type 6. 9.None	1.Poor 4.Avg 7.V G
SF Masonry Trim 0	# Rooms 7	2.Fair 5.Avg+ 8.Exc
OPEN-3-CUSTOM 0	# Bedrooms 4	3.Avg- 6.Good 9.Same
OPEN-4-CUSTOM 0	# Full Baths 3	Phys. % Good 0%
Year Built 1922	# Half Baths 1	Funct. % Good 100%
Year Remodeled 0	# Addn Fixtures 1	Functional Code 9 None
Foundation 1 Concrete	# Fireplaces 0	1.Incomp 4.SMALL 7.LAYOUT
1.Concrete 4.Wood 7.		2.O-Built 5.CDU 8.OTHER
2.C Block 5.Slab 8.		3.Defmaint 6.STYLE 9.None
3.Br/Stone 6.Piers 9.		Econ. % Good 100%
Basement 4 Full Basement		Economic Code None
1.1/4 Bmt 4.Full Bmt 7.		0.None 3.Services 9.None
2.1/2 Bmt 5.None 8.		1.Location 4.Traffic 8.
3.3/4 Bmt 6. 9.None		2.Encroach 8.Other 9.
Bsmt Gar # Cars 0		Entrance Code 1 Interior Inspect
Wet Basement 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 3/29/2007

Additions, Outbuildings & Improvements

Type	Year	Units	Grade	Cond	Phys.	Funct.	Sound Value	
22 Encl Frame Porch	1922	126	0 0	0	0 %	0 %		1.ONE STORY FRAM
21 Open Frame	1922	60	0 0	0	0 %	0 %		2.TWO STORY FRAM
68 Wood Deck	1982	165	3 100	4	0 %	100 %		3.THREE STORY FR
23 Frame Garage	1922	216	2 100	3	0 %	100 %		4.1 & 1/2 STORY
11 1	1922	100	0 0	0	0 %	0 %		5.1 & 3/4 STORY
					%	%		6.2 & 1/2 STORY
					%	%		21.Open Frame Por
					%	%		22.Encl Frame Por
					%	%		23.Frame Garage
					%	%		24.Frame Shed
					%	%		25.Frame Bay Wind
					%	%		26.1SFr Overhang
					%	%		27.Unfin Basement
					%	%		28.Unfinished Att
					%	%		29.Finished Attic



GARAGE 18X12



Property Data			Assessment Record							
Neighborhood 101 VILLAGE			Year	Land	Buildings	Exempt	Total			
Tree Growth Year 0			2010	112,300	107,200	0	219,500			
FARM LAND YEAR 0			2011	112,300	107,200	0	219,500			
OPEN SPACE YEAR 0			2012	112,300	107,200	0	219,500			
Zone/Land Use 16 RESIDENTIAL			2013	112,300	107,200	0	219,500			
Secondary Zone			2014	112,300	107,200	0	219,500			
			2015	112,300	107,200	0	219,500			
Topography 1 Level			2016	112,300	107,200	0	219,500			
1.Level	4.Below St	7.Steep	2017	112,300	107,200	0	219,500			
2.Rolling	5.Low	8.Rough	2018	112,300	107,200	0	219,500			
3.Above St	6.Swampy	9.	2019	112,300	107,200	0	219,500			
Utilities 1 All Public			2020	112,300	107,200	0	219,500			
1.Public	4.Dr Well	7.Cesspool	2021	112,300	107,200	0	219,500			
2.Water	5.DUG/LAKE	8.	2022	112,300	107,200	0	219,500			
3.Sewer	6.Septic	9.None	2023	140,400	134,000	0	274,400			
Street 1 Paved			Land Data							
1.Paved	4.Proposed	7.	Front Foot	Type	Effective		Influence		Influence Codes	
2.Semi Imp	5.Private	8.			Frontage	Depth	Factor	Code		
3.Gravel	6.Pub Eas	9.NoStreet					%			
TREE GROWTH PLAN 0							%			
CONSERV EASE 0							%			
Sale Data							%			
Sale Date	1/13/2023						%			
Price	264,000				%					
Sale Type	2 Land & Buildings		Square Foot		Square Feet				Acres	
1.Land	4.Mobile	7.					%			
2.L & B	5.Other	8.					%			
3.Building	6.	9.					%			
Financing	9 Unknown						%			
1.Convent	4.Seller	7.					%			
2.FHA/VA	5.Private	8.					%			
3.Assumed	6.Cash	9.Unknown			%					
Validity	1 Arms Length Sale		Fract. Acre		Acreage/Sites					
1.Valid	4.Split	7.Renovate			20	1.00	100	%		0
2.Related	5.Partial	8.Other			21	0.21	100	%		0
3.Distress	6.Exempt	9.Foreclose						%		
Verified	5 Public Record							%		
1.Buyer	4.Agent	7.Family						%		
2.Seller	5.Pub Rec	8.Other						%		
3.Lender	6.MLS	9.				%				
			Total Acreage 0.21							


WISCASSET

Map Lot U02-076

Account 1386

Location 21 HODGE STREET

Card 1 Of 1 10/05/2023

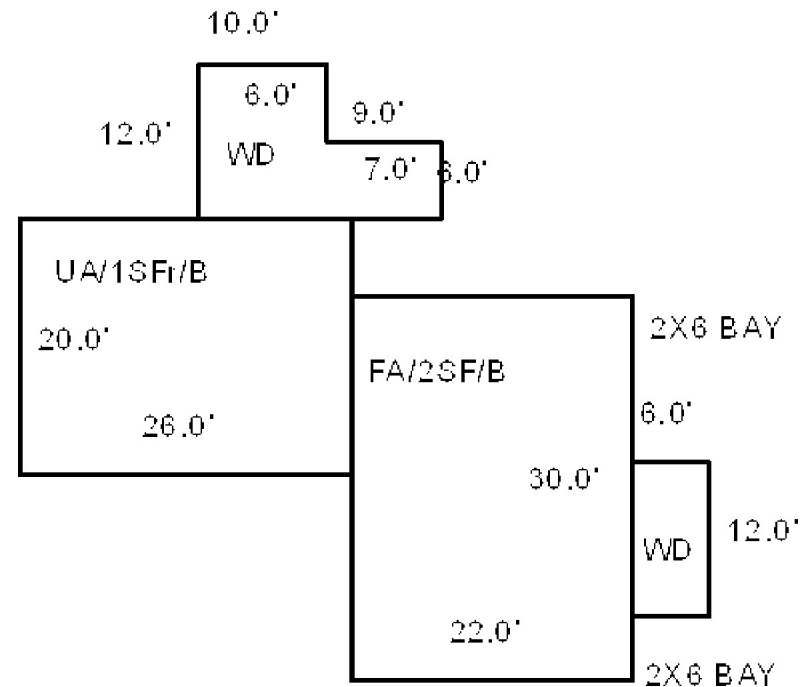
Building Style 11 Multi Family	SF Bsmt Living 0	Layout 1 Typical
1.Conv. 5.Colonial 9.Other	Fin Bsmt Grade 0 0	1.Typical 4. 7.
2.Ranch 6.Split 10.Double	HEARTH 0	2.Inadeq 5. 8.
3.R Ranch 7.Mod/Cont 11.Multi	Heat Type 100% 1 Hot Water BB	3. 6. 9.
4.Cape 8.Log 12.Cot.	1.HWBB 5.FWA 9.No Heat	Attic 4 Full Finished
Dwelling Units 4	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 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) 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 10	2.Fair 5.Avg+ 8.Exc
OPEN-3-CUSTOM 0	# Bedrooms 5	3.Avg- 6.Good 9.Same
OPEN-4-CUSTOM 0	# Full Baths 4	Phys. % Good 0%
Year Built 1850	# Half Baths 0	Funct. % Good 100%
Year Remodeled 0	# Addn Fixtures 0	Functional Code 9 None
Foundation 3 Brick &/or Stone	# Fireplaces 0	1.Incomp 4.SMALL 7.LAYOUT
1.Concrete 4.Wood 7.		2.O-Built 5.CDU 8.OTHER
2.C Block 5.Slab 8.		3.Defmaint 6.STYLE 9.None
3.Br/Stone 6.Piers 9.		Econ. % Good 100%
Basement 4 Full Basement		Economic Code None
1.1/4 Bmt 4.Full Bmt 7.		0.None 3.Services 9.None
2.1/2 Bmt 5.None 8.		1.Location 4.Traffic 8.
3.3/4 Bmt 6. 9.None		2.Encroach 8.Other 9.
Bsmt Gar # Cars 0		Entrance Code 1 Interior Inspect
Wet Basement 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 3 Tenant
		1.Owner 4.Agent 7.
		2.Relative 5.Estimate 8.
		3.Tenant 6.Other 9.

Date Inspected 11/20/2006

Additions, Outbuildings & Improvements

Type	Year	Units	Grade	Cond	Phys.	Funct.	Sound Value
21 Open Frame	1850	72	0 0	0	0 %	0 %	
45 2S Fr Bay	1850	12	0 0	0	0 %	0 %	
45 2S Fr Bay	1850	12	0 0	0	0 %	0 %	
68 Wood Deck	1850	174	3 100	4	0 %	100 %	
11 1	1850	520	0 0	0	0 %	100 %	
28 Unfinished Attic	0	520	0 0	0	0 %	0 %	
					%	%	
					%	%	
					%	%	
					%	%	

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



Map Lot U02-077

Account 1387

Location 15 WARREN STREET

Card 1 Of 1 10/05/2023

WISCASSET, TOWN OF
MAINE ART GALLERY
WISCASSET ME 04578

B70P14

Inspection Witnessed By:

X

Date

No./Date	Description	Date Insp.

Notes:

WISCASSET

Property Data

Neighborhood	101 VILLAGE		
Tree Growth Year	0		
FARM LAND YEAR	0		
OPEN SPACE YEAR	0		
Zone/Land Use	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.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	112,500	129,700	242,200	0
2011	112,500	129,700	242,200	0
2012	112,500	76,200	188,700	0
2013	112,500	76,200	188,700	0
2014	112,500	76,200	188,700	0
2015	112,500	76,200	188,700	0
2016	112,500	76,200	188,700	0
2017	112,500	76,200	188,700	0
2018	112,500	76,200	188,700	0
2019	112,500	76,200	188,700	0
2020	112,500	76,200	188,700	0
2021	112,500	76,200	188,700	0
2022	112,500	76,200	188,700	0
2023	140,700	95,200	235,900	0

Land Data

Front Foot	Type	Effective		Influence		Influence Codes
		Frontage	Depth	Factor	Code	
11.Regular Lot				%		1.Open Space
12.Delta Triangle				%		2.Neighborhood A
13.Nabla Triangle				%		3.Topography
14.Rear Land				%		4.Size/Shape
15.Front Foot				%		5.Access
				%		6.Restriction
				%		7.Corner/Locatio
				%		8.View/Environ
				%		9.Fract Share
				%		Acres
				%		30.Rear 20+
				%		31.Waterfront Rea
				%		32.Open Space
				%		33.RestrictEsm
				%		34.PASTURE 1
				%		35.HORTICULTURAL-
				%		36.Pasture 3
				%		37.Softwood
				%		38.Mixed Wood
				%		39.Hardwood
				%		40.Wasteland
				%		41.CAMP SITE
				%		42.Mobile Home Si
				%		43.Condo Site
				%		44.Site Improve
				%		45.CAMP SITE
				%		46.PAVING/00
Total Acreage		0.23				

WISCASSET

Map Lot U02-077

Account 1387

Location 15 WARREN STREET

Card 1 Of 1 10/05/2023

Building Style			9 Other			SF Bsmt Living			0			Layout			1 Typical											
1.Conv.			5.Colonial			9.Other			Fin Bsmt Grade			0 0			1.Typical			4.			7.					
2.Ranch			6.Split			10.Double			HEARTH			0			2.Inadeq			5.			8.					
3.R Ranch			7.Mod/Cont			11.Multi			Heat Type			100%			9 Not Heated			3.			6.			9.		
4.Cape			8.Log			12.Cot.			1.HWBB			5.FWA			9.No Heat			Attic			9 None					
Dwelling Units			0						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			4 Minimal					
2.2			5.1.75			8.			1.Refrig			4.W&C Air			7.			1.Full			4.Minimal			7.		
3.3			6.2.5			9.			2.Evapor			5.			8.			2.Heavy			5.Unknown			8.		
Exterior Walls			6 BRICK/STONE						3.H Pump			6.			9.None			3.Capped			6.			9.None		
1.CLAP			5.T-111			9.OTHER			Kitchen Style			4 Obsolete						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			4 Obsolete						3.C Grade			6.AA Grade			9.Same		
1.Asphalt			4.Composit			7.			1.GOOD			4.Obsolete			7.			SQFT (Footprint)			1200					
2.Slate			5.Wood			8.			2.TYPICAL			5.			8.			Condition			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			0						3.Avg-			6.Good			9.Same		
OPEN-4-CUSTOM			0						# Full Baths			0						Phys. % Good			0%					
Year Built			1807						# 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.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			5 Estimated					
Wet Basement			2 Damp Basement															1.Interior			4.Vacant			7.		
1.Dry			4.			7.												2.Refusal			5.Estimate			8.		
2.Damp			5.			8.												3.Informed			6.			9.		
3.Wet			6.			9.												Information Code			5 Estimate					

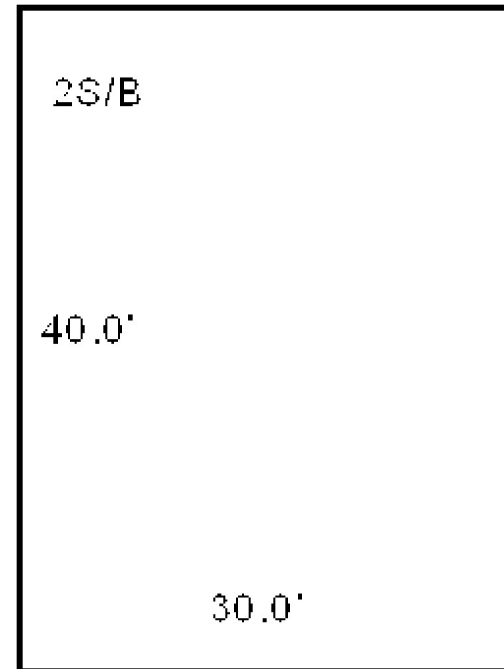
TRIO

Software

A Division of Harris Computer Systems

Date Inspected 11/20/2006

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 U02-078

Account 1388

Location WARREN STREET

Card 1 Of 1 10/05/2023

THE WISCASSET GROUP, LLC
BATH ME 04530

B3428P8

Previous Owner
DAIGLE, JOHN A.
DAIGLE, NANCY M.

BATH ME 04530
Sale Date: 1/06/2005

Inspection Witnessed By:

X

Date

No./Date	Description	Date Insp.

Notes:

2005-FORMER OWNER: JOHN A. & NANCY M. DAIGLE
BK1843 PG299. SOLD BOTH LOT 62 & 78 FOR \$199,493.76.
2008-This lot has been added to lot 62 for tax purposes only.

WISCASSET

Property Data

Neighborhood	101 VILLAGE		
Tree Growth Year	0		
FARM LAND YEAR	0		
OPEN SPACE YEAR	0		
Zone/Land Use	19 COMMERCIAL		
Secondary Zone			
Topography	1 Level		
1.Level	4.Below St	7.Steep	
2.Rolling	5.Low	8.Rough	
3.Above St	6.Swampy	9.	
Utilities	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	1/06/2005		
Price	132,000		
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 Arms Length Sale		
1.Valid	4.Split	7.Renovate	
2.Related	5.Partial	8.Other	
3.Distress	6.Exempt	9.Foreclose	
Verified			
1.Buyer	4.Agent	7.Family	
2.Seller	5.Pub Rec	8.Other	
3.Lender	6.MLS	9.	

Assessment Record

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

Land Data

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

WISCASSET

Map Lot U02-078

Account 1388

Location WARREN STREET

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 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 11/20/2006

Additions, Outbuildings & Improvements

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

Map Lot		U02-079		Account		1389		Location		7 WARREN STREET		Card		1		Of		1		10/05/2023	
EDDY JR., DAVID K J/T EDDY, ANGELA J WISCASSET ME 04578 B5843P15								Property Data				Assessment Record									
								Neighborhood 101 VILLAGE				Year		Land		Buildings		Exempt		Total	
								Tree Growth Year 0				2010		113,300		87,600		0		200,900	
								FARM LAND YEAR 0				2011		113,300		87,600		0		200,900	
								OPEN SPACE YEAR 0				2012		113,300		87,600		10,000		190,900	
Previous Owner NYERGES, JOANNE H. C/O DAVID K. EDDY & ANGELA J. MATHIS 7 WARREN STREET WISCASSET ME 04578 Sale Date: 2/27/2009								Zone/Land Use 16 RESIDENTIAL				2013		113,300		87,600		10,000		190,900	
								Secondary Zone				2014		113,300		87,600		10,000		190,900	
												2015		113,300		87,600		10,000		190,900	
								Topography 1 Level				2016		113,300		89,100		15,000		187,400	
								Previous Owner SMITH, NATHANIEL B. & PRISCILLA C/O JOANNE H. NYERGES 26865 SLEEPY HOLLOW LANE WESTLAKE OH 44145 Sale Date: 8/12/2002								1.Level 4.Below St 7.Steep 2.Rolling 5.Low 8.Rough 3.Above St 6.Swampy 9.				2017	
Utilities 1 All Public				2018		113,300										89,100		20,000		182,400	
1.Public 4.Dr Well 7.Cesspool 2.Water 5.DUG/LAKE 8. 3.Sewer 6.Septic 9.None				2019		113,300										89,100		20,000		182,400	
Street 1 Paved 1.Paved 4.Proposed 7. 2.Semi Imp 5.Private 8. 3.Gravel 6.Pub Eas 9.NoStreet				2020		113,300										89,100		25,000		177,400	
				2021		113,300										89,100		25,000		177,400	
Inspection Witnessed By: X Date								TREE GROWTH PLAN 0 CONSERV EASE 0				2022		113,300		89,100		24,000		178,400	
								Sale Data				2023		141,600		111,400		25,000		228,000	
								Sale Date 2/27/2009				Front Foot		Type		Effective		Influence		Influence Codes	
								Price 155,000								Frontage		Depth			
								Sale Type 2 Land & Buildings				11.Regular Lot									
1.Land 4.Mobile 7.				12.Delta Triangle										2.Neighborhood A							
2.L & B 5.Other 8.				13.Nabla Triangle										3.Topography							
3.Building 6. 9.				14.Rear Land										4.Size/Shape							
Financing 9 Unknown				15.Front Foot										5.Access							
1.Convent 4.Seller 7.				Square Foot				Square Feet						6.Restriction							
2.FHA/VA 5.Private 8.														7.Corner/Locatio							
3.Assumed 6.Cash 9.Unknown				16.Regular Lot										8.View/Environ							
Validity 1 Arms Length Sale				17.Secondary Site										9.Fract Share							
1.Valid 4.Split 7.Renovate				18.Secondary Site										Acres							
2.Related 5.Partial 8.Other				19.Condominium										30.Rear 20+							
3.Distress 6.Exempt 9.Foreclose				20.Base Homesite										31.Waterfront Rea							
Verified 5 Public Record				Fract. Acre				Acreage/Sites						32.Open Space							
1.Buyer 4.Agent 7.Family														33.RestrictEsm							
1.Buyer 4.Agent 7.Family				21.HS Size Adj		20		1.00		100 %		0		34.PASTURE 1							
2.Seller 5.Pub Rec 8.Other				22.Base Waterfron		21		0.30		100 %		0		35.HORTICULTURAL-							
3.Lender 6.MLS 9.				23.Deep WF Size A										36.Pasture 3							
				Acres										37.Softwood							
				24.Base Waterfron										38.Mixed Wood							
				25.Shallow WF Siz										39.Hardwood							
				26.Base Water Inf										40.Wasteland							
				27.Influence W Si										41.CAMP SITE							
				28.Rear Land 1-10										42.Mobile Home Si							
				29.Rear Land 11-2										43.Condo Site							
														44.Site Improve							
														45.CAMP SITE							
														46.PAVING/00							

WISCASSET

Map Lot U02-079

Account 1389

Location 7 WARREN STREET

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 100% 1 Hot Water BB	3. 6. 9.
4.Cape 8.Log 12.Cot.	1.HWBB 5.FWA 9.No Heat	Attic 9 None
Dwelling Units 1	2.HWCI 6.GravWA 10.	1.1/4 Fin 4.Full Fin 7.
Other Units 0	3.H Pump 7.Electric 11.	2.1/2 Fin 5.F/Stair 8.
Stories 4 One & 1/2 Story	4.Steam 8.F/Wall 12.	3.3/4 Fin 6. 9.None
1.1 4.1.5 7.	Cool Type 0% 9 None	Insulation 1 Full
2.2 5.1.75 8.	1.Refrig 4.W&C Air 7.	1.Full 4.Minimal 7.
3.3 6.2.5 9.	2.Evapor 5. 8.	2.Heavy 5.Unknown 8.
Exterior Walls 1 CLAPBOARD	3.H Pump 6. 9.None	3.Capped 6. 9.None
1.CLAP 5.T-111 9.OTHER	Kitchen Style 2 TYPICAL	Unfinished % 0%
2.WD SH 6.BR/STONE 10.	1.GOOD 4.Obsolete 7.	Grade & Factor 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) 480
2.Slate 5.Wood 8.	2.TYPICAL 5. 8.	Condition 4 Average
3.Metal 6.Other 9.	3.Old Type 6. 9.None	1.Poor 4.Avg 7.V G
SF Masonry Trim 0	# Rooms 7	2.Fair 5.Avg+ 8.Exc
OPEN-3-CUSTOM 0	# Bedrooms 4	3.Avg- 6.Good 9.Same
OPEN-4-CUSTOM 0	# Full Baths 2	Phys. % Good 0%
Year Built 1850	# Half Baths 1	Funct. % Good 100%
Year Remodeled 0	# Addn Fixtures 0	Functional Code 9 None
Foundation 3 Brick &/or Stone	# Fireplaces 1	1.Incomp 4.SMALL 7.LAYOUT
1.Concrete 4.Wood 7.		2.O-Built 5.CDU 8.OTHER
2.C Block 5.Slab 8.		3.Defmaint 6.STYLE 9.None
3.Br/Stone 6.Piers 9.		Econ. % Good 100%
Basement 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 11/20/2006

Additions, Outbuildings & Improvements

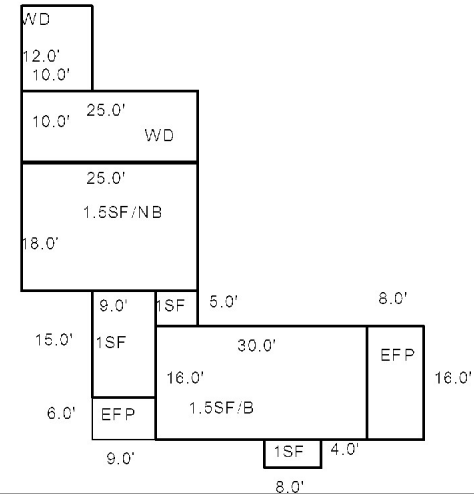
Type	Year	Units	Grade	Cond	Phys.	Funct.	Sound Value
1 ONE STORY	1850	32	0 0	0	0 %	0 %	
4 1 & 1/2 STORY FR	1850	450	0 0	0	0 %	0 %	
1 ONE STORY	1850	90	0 0	0	0 %	0 %	
22 Encl Frame Porch	1850	128	0 0	0	0 %	0 %	
11 1	1850	30	0 0	0	0 %	0 %	
22 Encl Frame Porch	1980	54	0 0	0	0 %	0 %	
63 Swimming Pool	1988	1	3 100	4	99 %	100 %	
68 Wood Deck	1980	250	3 100	3	0 %	100 %	
68 Wood Deck	2015	120	2 100	4	0 %	100 %	
24 Frame Shed	2015	80	2 100	4	0 %	100 %	

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

IGPOO_ 15X30

Shed

8.0'
10.0'



Map Lot U02-080

Account 1390

Location 62 FEDERAL STREET

Card 1 Of 1 10/05/2023

TALCOTT, WILLIAM
MCGOVERN-TALCOT, WENDY
62 FEDERAL STREET
WISCASSET ME 04578

B5470P60

Previous Owner
GAGNON, PETER M
GAGNON, BETHANY M
62 FEDERAL STREET
WISCASSET ME 04578
Sale Date: 12/13/2019

Previous Owner
LEVENSON, THOMAS J.
LEVENSON, LINDA K.

WILMINGTON NY 12997
Sale Date: 5/22/2015

Inspection Witnessed By:

X

Date

No./Date	Description	Date Insp.

Notes:

'17 nah appears complete

'16 w/ owners kitchen remod started but gutted on 4/1/16.
Adjust condition and inc

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			
			1 Level
1.Level	4.Below St	7.Steep	
2.Rolling	5.Low	8.Rough	
3.Above St	6.Swampy	9.	
Utilities			1 All Public
1.Public	4.Dr Well	7.Cesspool	
2.Water	5.DUG/LAKE	8.	
3.Sewer	6.Septic	9.None	
Street			1 Paved
1.Paved	4.Proposed	7.	
2.Semi Imp	5.Private	8.	
3.Gravel	6.Pub Eas	9.NoStreet	
TREE GROWTH PLAN			0
CONSERV EASE			0
Sale Data			
Sale Date			12/13/2019
Price			280,000
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	115,900	137,400	0	253,300
2011	115,900	137,400	0	253,300
2012	115,900	137,400	0	253,300
2013	115,900	137,400	0	253,300
2014	115,900	137,400	0	253,300
2015	115,900	137,400	0	253,300
2016	115,900	133,400	0	249,300
2017	115,900	144,000	20,000	239,900
2018	115,900	144,000	20,000	239,900
2019	115,900	144,000	20,000	239,900
2020	115,900	144,000	0	259,900
2021	115,900	144,000	0	259,900
2022	115,900	144,000	0	259,900
2023	144,900	180,000	0	324,900

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		0.54				

WISCASSET

Map Lot U02-080


Account 1390

Location 62 FEDERAL STREET

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 100% 1 Hot Water BB	3. 6. 9.
4.Cape 8.Log 12.Cot.	1.HWBB 5.FWA 9.No Heat	Attic 9 None
Dwelling Units 1	2.HWCI 6.GravWA 10.	1.1/4 Fin 4.Full Fin 7.
Other Units 0	3.H Pump 7.Electric 11.	2.1/2 Fin 5.F/Stair 8.
Stories 2 Two Story	4.Steam 8.F/Wall 12.	3.3/4 Fin 6. 9.None
1.1 4.1.5 7.	Cool Type 0% 9 None	Insulation 1 Full
2.2 5.1.75 8.	1.Refrig 4.W&C Air 7.	1.Full 4.Minimal 7.
3.3 6.2.5 9.	2.Evapor 5. 8.	2.Heavy 5.Unknown 8.
Exterior Walls 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) 672
2.Slate 5.Wood 8.	2.TYPICAL 5. 8.	Condition 6 Good
3.Metal 6.Other 9.	3.Old Type 6. 9.None	1.Poor 4.Avg 7.V G
SF Masonry Trim 0	# Rooms 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 1925	# Half Baths 0	Funct. % Good 100%
Year Remodeled 0	# Addn Fixtures 0	Functional Code 9 None
Foundation 1 Concrete	# Fireplaces 1	1.Incomp 4.SMALL 7.LAYOUT
1.Concrete 4.Wood 7.		2.O-Built 5.CDU 8.OTHER
2.C Block 5.Slab 8.		3.Defmaint 6.STYLE 9.None
3.Br/Stone 6.Piers 9.		Econ. % Good 100%
Basement 4 Full Basement		Economic Code None
1.1/4 Bmt 4.Full Bmt 7.		0.None 3.Services 9.None
2.1/2 Bmt 5.None 8.		1.Location 4.Traffic 8.
3.3/4 Bmt 6. 9.None		2.Encroach 8.Other 9.
Bsmt Gar # Cars 0		Entrance Code 1 Interior Inspect
Wet Basement 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 11/21/2006

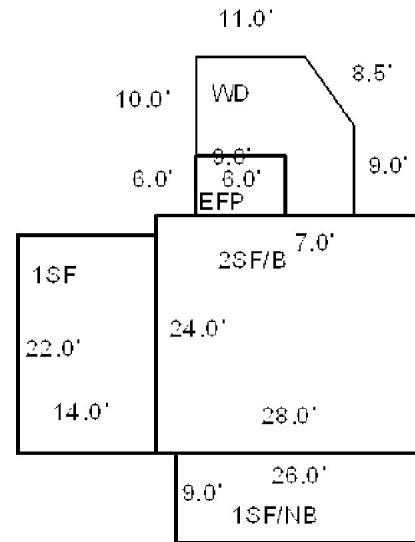
Additions, Outbuildings & Improvements

Type	Year	Units	Grade	Cond	Phys.	Funct.	Sound Value
1 ONE STORY	0	234	0 0	0	0 %	0 %	
22 Encl Frame Porch	0	54	0 0	0	0 %	0 %	
68 Wood Deck	1999	184	4 100	5	0 %	100 %	
23 Frame Garage	1940	500	3 100	4	0 %	100 %	
24 Frame Shed	1950	171	3 100	4	0 %	100 %	
68 Wood Deck	1999	72	4 100	5	0 %	100 %	
11 1	1999	308	4 100	5	0 %	100 %	
					%	%	
					%	%	
					%	%	

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

SHED 9X19

GARAGE 20X25



Map Lot U02-080-A

Account 1391

Location HODGE STREET

Card 1 Of 1 10/05/2023

MATTSON, HEIDI F
MATTSON, GREG
C/O THOMAS ROSS
WISCASSET ME 04578

B2337P48

Inspection Witnessed By:

X

Date

No./Date	Description	Date Insp.

Notes:

WISCASSET

Property Data

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

Assessment Record

Year	Land	Buildings	Exempt	Total
2010	61,500	0	0	61,500
2011	61,500	0	0	61,500
2012	61,500	0	0	61,500
2013	61,500	0	0	61,500
2014	61,500	0	0	61,500
2015	61,500	0	0	61,500
2016	61,500	0	0	61,500
2017	61,500	0	0	61,500
2018	61,500	0	0	61,500
2019	61,500	0	0	61,500
2020	61,500	0	0	61,500
2021	61,500	0	0	61,500
2022	61,500	0	0	61,500
2023	76,900	0	0	76,900

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		0.59				

WISCASSET

Map Lot U02-080-A

Account 1391

Location HODGE STREET

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.			Entrance Code 4 Unoccupied		
Bsmt Gar # Cars						1.Interior 4.Vacant 7.		
Wet Basement						2.Refusal 5.Estimate 8.		
1.Dry	4.	7.				3.Informed 6. 9.		
2.Damp	5.	8.				Information Code 5 Estimate		
3.Wet	6.	9.				1.Owner 4.Agent 7.		
						2.Relative 5.Estimate 8.		
						3.Tenant 6.Other 9.		
Date Inspected 11/21/2006								
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 U02-081

Account 1392

Location 68 FEDERAL STREET

Card 1 Of 1 10/05/2023

AVRON(TRUSTEE), NEIL J
HOLLAND(TRUSTEE), CHERYL A
68 FEDERAL STREET
WISCASSET ME 04578

B5901P259

Previous Owner
CHANEY(TRUSTEE), LAURA S
PETERSON(TRUSTEE), IDA COOPER
C/O NEAL AVRON
WISCASSET ME 04578
Sale Date: 6/30/2022

Previous Owner
COOPER, VIRGINIA STICKNEY

68 FEDERAL STREET
WISCASSET ME 04578
Sale Date: 1/20/2021

Inspection Witnessed By:

X

Date

No./Date	Description	Date Insp.

Notes:

WISCASSET

Property Data

Neighborhood 101 VILLAGE		
Tree Growth Year 0		
FARM LAND YEAR 0		
OPEN SPACE YEAR 0		
Zone/Land Use 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.Public	4.Dr Well	7.Cesspool
2.Water	5.DUG/LAKE	8.
3.Sewer	6.Septic	9.None
Street 1 Paved		
1.Paved	4.Proposed	7.
2.Semi Imp	5.Private	8.
3.Gravel	6.Pub Eas	9.NoStreet
TREE GROWTH PLAN 0		
CONSERV EASE 0		
Sale Data		
Sale Date 6/30/2022		
Price 420,000		
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	114,300	156,700	10,000	261,000
2011	114,300	156,700	10,000	261,000
2012	114,300	156,700	10,000	261,000
2013	114,300	156,700	10,000	261,000
2014	114,300	156,700	10,000	261,000
2015	114,300	156,700	10,000	261,000
2016	114,300	156,700	15,000	256,000
2017	114,300	156,700	20,000	251,000
2018	114,300	156,700	20,000	251,000
2019	114,300	156,700	20,000	251,000
2020	114,300	156,700	25,000	246,000
2021	114,300	156,700	0	271,000
2022	114,300	156,700	0	271,000
2023	142,900	195,800	0	338,700

Land Data

Front Foot	Type	Effective		Influence		Influence Codes
		Frontage	Depth	Factor	Code	
11.Regular Lot				%		1.Open Space
12.Delta Triangle				%		2.Neighborhood A
13.Nabla Triangle				%		3.Topography
14.Rear Land				%		4.Size/Shape
15.Front Foot				%		5.Access
				%		6.Restriction
				%		7.Corner/Locatio
				%		8.View/Environ
				%		9.Fract Share
				%		Acres
				%		30.Rear 20+
				%		31.Waterfront Rea
				%		32.Open Space
				%		33.RestrictEsm
				%		34.PASTURE 1
				%		35.HORTICULTURAL-
				%		36.Pasture 3
				%		37.Softwood
				%		38.Mixed Wood
				%		39.Hardwood
				%		40.Wasteland
				%		41.CAMP SITE
				%		42.Mobile Home Si
				%		43.Condo Site
				%		44.Site Improve
				%		45.CAMP SITE
				%		46.PAVING/00
Total Acreage		0.39				

WISCASSET

Map Lot U02-081



Account 1392

Location 68 FEDERAL STREET

Card 1

Of 1

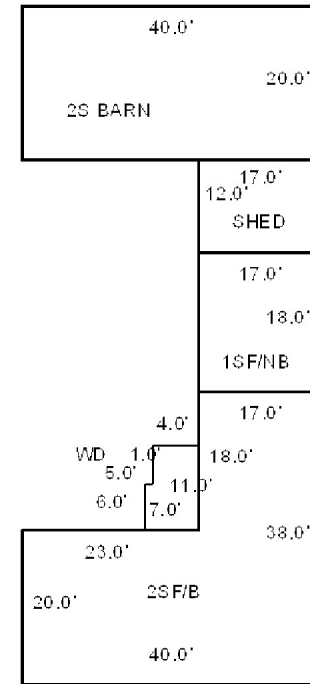
10/05/2023

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 9 None
Dwelling Units 1	2.HWCI 6.GravWA 10.	1.1/4 Fin 4.Full Fin 7.
Other Units 0	3.H Pump 7.Electric 11.	2.1/2 Fin 5.F/Stair 8.
Stories 2 Two Story	4.Steam 8.F/Wall 12.	3.3/4 Fin 6. 9.None
1.1 4.1.5 7.	Cool Type 0% 9 None	Insulation 4 Minimal
2.2 5.1.75 8.	1.Refrig 4.W&C Air 7.	1.Full 4.Minimal 7.
3.3 6.2.5 9.	2.Evapor 5. 8.	2.Heavy 5.Unknown 8.
Exterior Walls 2 WOOD SHINGLE	3.H Pump 6. 9.None	3.Capped 6. 9.None
1.CLAP 5.T-111 9.OTHER	Kitchen Style 2 TYPICAL	Unfinished % 0%
2.WD SH 6.BR/STONE 10.	1.GOOD 4.Obsolete 7.	Grade & Factor 4 Good 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) 1106
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 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 1810	# Half Baths 2	Funct. % Good 100%
Year Remodeled 0	# Addn Fixtures 0	Functional Code 9 None
Foundation 3 Brick &/or Stone	# Fireplaces 1	1.Incomp 4.SMALL 7.LAYOUT
1.Concrete 4.Wood 7.		2.O-Built 5.CDU 8.OTHER
2.C Block 5.Slab 8.		3.Defmaint 6.STYLE 9.None
3.Br/Stone 6.Piers 9.		Econ. % Good 100%
Basement 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 11/21/2006

Additions, Outbuildings & Improvements

Type	Year	Units	Grade	Cond	Phys.	Funct.	Sound Value	
1 ONE STORY	0	306	0 0	0	0 %	0 %		1.ONE STORY FRAM
24 Frame Shed	0	204	0 0	0	0 %	0 %		2.TWO STORY FRAM
159 2.00 ST	1900	800	3 100	4	0 %	75 %		3.THREE STORY FR
68 Wood Deck	0	62	3 100	4	0 %	100 %		4.1 & 1/2 STORY
					%	%		5.1 & 3/4 STORY
					%	%		6.2 & 1/2 STORY
					%	%		21.Open Frame Por
					%	%		22.Encl Frame Por
					%	%		23.Frame Garage
					%	%		24.Frame Shed
					%	%		25.Frame Bay Wind
					%	%		26.1SFr Overhang
					%	%		27.Unfin Basement
					%	%		28.Unfinished Att
					%	%		29.Finished Attic



Map Lot U02-082

Account 1393

Location 72 FEDERAL STREET

Card 1 Of 1 10/05/2023

KOLLER-CHAPMAN, IDA R
BURHOE, LESLIE A
72 FEDERAL STREET APT B
WISCASSET ME 04578

B5595P5

Previous Owner
POPE, DAVID M
POPE, LINDA L
73 FEDERAL STREET
WISCASSET ME 04578
Sale Date: 9/29/2020

Previous Owner
KITFIELD III, EDWARD B.

98 CROSS POINT ROAD
EDGEComb ME 04556
Sale Date: 3/27/2017

Inspection Witnessed By:

X

Date

No./Date	Description	Date Insp.

Notes:

08/09/2018 bldg is vacant and under remodel (inc by 4/1/18).
Adjust condition and functional

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			
			1 Level
1.Level	4.Below St	7.Steep	
2.Rolling	5.Low	8.Rough	
3.Above St	6.Swampy	9.	
Utilities			
			1 All Public
1.Public	4.Dr Well	7.Cesspool	
2.Water	5.DUG/LAKE	8.	
3.Sewer	6.Septic	9.None	
Street			
			1 Paved
1.Paved	4.Proposed	7.	
2.Semi Imp	5.Private	8.	
3.Gravel	6.Pub Eas	9.NoStreet	
TREE GROWTH PLAN			0
CONSERV EASE			0
Sale Data			
Sale Date			9/29/2020
Price			295,000
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	112,500	183,300	0	295,800
2011	112,500	183,300	0	295,800
2012	112,500	183,300	0	295,800
2013	112,500	183,300	0	295,800
2014	112,500	183,300	0	295,800
2015	112,500	183,300	0	295,800
2016	112,500	183,300	0	295,800
2017	112,500	183,300	0	295,800
2018	112,500	170,400	0	282,900
2019	112,500	170,800	0	283,300
2020	112,500	170,800	0	283,300
2021	112,500	170,800	0	283,300
2022	112,500	170,800	0	283,300
2023	140,700	213,500	0	354,200

Land Data

Front Foot	Type	Effective		Influence		Influence Codes
		Frontage	Depth	Factor	Code	
11.Regular Lot				%		1.Open Space
12.Delta Triangle				%		2.Neighborhood A
13.Nabla Triangle				%		3.Topography
14.Rear Land				%		4.Size/Shape
15.Front Foot				%		5.Access
				%		6.Restriction
				%		7.Corner/Locatio
				%		8.View/Environ
				%		9.Fract Share
				%		Acres
				%		30.Rear 20+
				%		31.Waterfront Rea
				%		32.Open Space
				%		33.RestrictEsm
				%		34.PASTURE 1
				%		35.HORTICULTURAL-
				%		36.Pasture 3
				%		37.Softwood
				%		38.Mixed Wood
				%		39.Hardwood
				%		40.Wasteland
				%		41.CAMP SITE
				%		42.Mobile Home Si
				%		43.Condo Site
				%		44.Site Improve
				%		45.CAMP SITE
				%		46.PAVING/00
Total Acreage		0.23				

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 U02-082

Account 1393

Location 72 FEDERAL STREET

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	100%	1 Hot Water BB	3.	6.	9.	
4.Cape	8.Log	12.Cot.	1.HWB	5.FWA	9.No Heat	Attic	5 Floor & Stairs		
Dwelling Units	2		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.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 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)	1620		
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	12		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	0		Funct. % Good	75%		
Year Remodeled	2018		# 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		

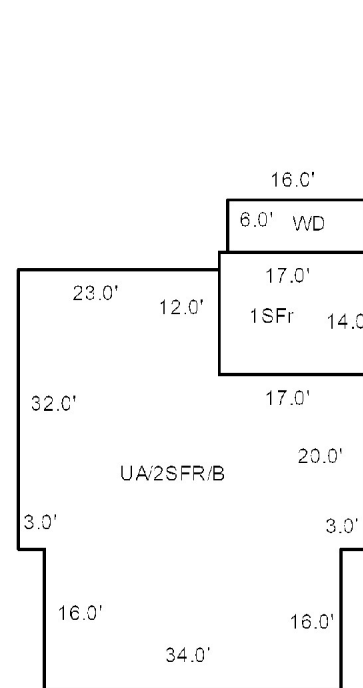
TRIO

Software

A Division of Harris Computer Systems

Date Inspected 3/29/2007

Additions, Outbuildings & Improvements								1.ONE STORY FRAM
Type	Year	Units	Grade	Cond	Phys.	Funct.	Sound Value	2.TWO STORY FRAM
1 ONE STORY	1820	238	0 0	0	0 %	0 %		3.THREE STORY FR
68 Wood Deck	2006	96	4 100	4	0 %	100 %		4.1 & 1/2 STORY
24 Frame Shed	2018	96	2 100	4	0 %	100 %		5.1 & 3/4 STORY
					%	%		6.2 & 1/2 STORY
					%	%		21.Open Frame Por
					%	%		22.Encl Frame Por
					%	%		23.Frame Garage
					%	%		24.Frame Shed
					%	%		25.Frame Bay Wind
					%	%		26.1SFr Overhang
					%	%		27.Unfin Basement
					%	%		28.Unfinished Att
					%	%		29.Finished Attic



Map Lot U02-083

Account 1394

Location 74 FEDERAL STREET

Card 1 Of 1 10/05/2023

FOWLES, ROBERT B
FOWLES, JOY C
WISCASSET ME 04578

B1208P297

Inspection Witnessed By:

X

Date

No./Date	Description	Date Insp.

Notes:

WISCASSET

Property Data

Neighborhood	101 VILLAGE		
Tree Growth Year	0		
FARM LAND YEAR	0		
OPEN SPACE YEAR	0		
Zone/Land Use	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.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	113,100	114,000	0	227,100
2011	113,100	114,000	0	227,100
2012	85,600	114,000	0	199,600
2013	85,600	114,000	0	199,600
2014	85,600	114,000	0	199,600
2015	85,600	114,000	0	199,600
2016	85,600	114,000	0	199,600
2017	85,600	114,000	0	199,600
2018	85,600	114,000	0	199,600
2019	85,600	114,000	0	199,600
2020	85,600	114,000	0	199,600
2021	85,600	114,000	0	199,600
2022	85,600	114,000	0	199,600
2023	107,000	142,500	0	249,500

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		0.28				

WISCASSET

Map Lot U02-083

Account 1394

Location 74 FEDERAL STREET

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 9 None								
Dwelling Units			1						2.HWCI			6.GravWA			10.			1.1/4 Fin			4.Full Fin			7.		
Other Units			0						3.H Pump			7.Electric			11.			2.1/2 Fin			5.F/Stair			8.		
Stories			2 Two Story						4.Steam			8.F/Wall			12.			3.3/4 Fin			6.			9.None		
1.1			4.1.5			7.			Cool Type			0% 9 None						Insulation			4 Minimal					
2.2			5.1.75			8.			1.Refrig			4.W&C Air			7.			1.Full			4.Minimal			7.		
3.3			6.2.5			9.			2.Evapor			5.			8.			2.Heavy			5.Unknown			8.		
Exterior Walls			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)			928					
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			1						Phys. % Good			0%					
Year Built			1810						# Half Baths			1						Funct. % Good			90%					
Year Remodeled			0						# Addn Fixtures			0						Functional Code			5 COND/DES/UTIL					
Foundation			3 Brick &/or Stone						# Fireplaces			5						1.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					

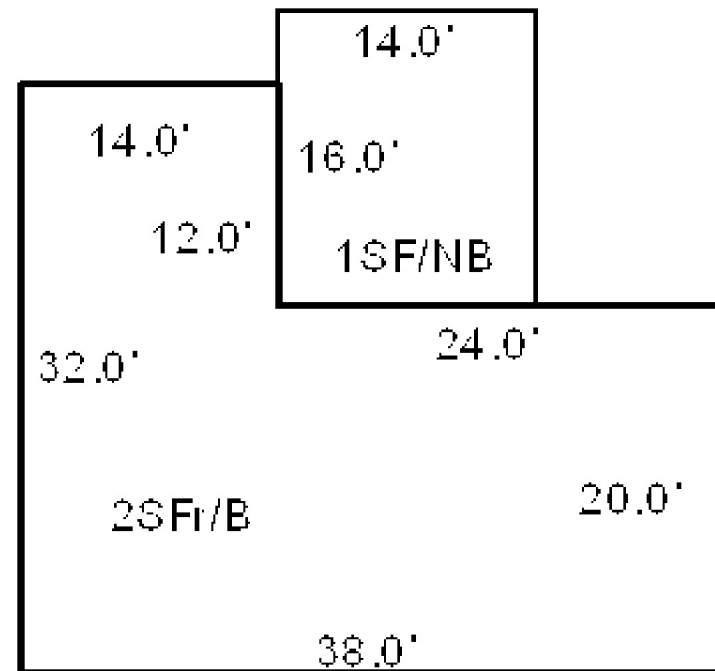
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Software

A Division of Harris Computer Systems

Date Inspected 11/21/2006

Additions, Outbuildings & Improvements								1.ONE STORY FRAM
Type	Year	Units	Grade	Cond	Phys.	Funct.	Sound Value	2.TWO STORY FRAM
1 ONE STORY	1810	224	0 0	0	0 %	0 %		3.THREE STORY FR
					%	%		4.1 & 1/2 STORY
					%	%		5.1 & 3/4 STORY
					%	%		6.2 & 1/2 STORY
					%	%		21.Open Frame Por
					%	%		22.Encl Frame Por
					%	%		23.Frame Garage
					%	%		24.Frame Shed
					%	%		25.Frame Bay Wind
					%	%		26.1SFr Overhang
					%	%		27.Unfin Basement
					%	%		28.Unfinished Att
					%	%		29.Finished Attic



Map Lot U02-084

Account 1395

Location 6 HOOPER STREET

Card 1 Of 1 10/05/2023

MAREAN, KARL J
88 WABAN PARK
NEWTON MA 02458

B3013P273 B4629P215 B5303P91

Previous Owner
JOHNSON, DEREK S.
P.O. BOX 148

BRISTOL ME 04539
Sale Date: 1/03/2003

Inspection Witnessed By:

X

Date

No./Date	Description	Date Insp.

Notes:

2003-FORMER OWNER: DEREK S. JOHNSON BK1973 PG67
08/2008-Changed address to Hooper Street.
2013-Release deed recorded.

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	1 Level		
1.Level	4.Below St	7.Steep	
2.Rolling	5.Low	8.Rough	
3.Above St	6.Swampy	9.	
Utilities	1 All Public		
1.Public	4.Dr Well	7.Cesspool	
2.Water	5.DUG/LAKE	8.	
3.Sewer	6.Septic	9.None	
Street	1 Paved		
1.Paved	4.Proposed	7.	
2.Semi Imp	5.Private	8.	
3.Gravel	6.Pub Eas	9.NoStreet	
TREE GROWTH PLAN	0		
CONSERV EASE	0		
Sale Data			
Sale Date	1/03/2003		
Price	65,000		
Sale Type	2 Land & Buildings		
1.Land	4.Mobile	7.	
2.L & B	5.Other	8.	
3.Building	6.	9.	
Financing	5 Private Finance		
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	9		
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	84,200	32,400	10,000	106,600
2011	84,200	32,400	10,000	106,600
2012	84,200	32,400	10,000	106,600
2013	84,200	32,400	10,000	106,600
2014	84,200	32,400	10,000	106,600
2015	84,200	32,400	10,000	106,600
2016	84,200	32,400	15,000	101,600
2017	84,200	32,400	20,000	96,600
2018	84,200	32,400	20,000	96,600
2019	84,200	32,400	20,000	96,600
2020	84,200	32,400	25,000	91,600
2021	84,200	32,400	25,000	91,600
2022	84,200	32,400	24,000	92,600
2023	105,200	40,500	25,000	120,700

Land Data

Front Foot	Type	Effective		Influence		Influence Codes
		Frontage	Depth	Factor	Code	
11.Regular Lot				%		1.Open Space
12.Delta Triangle				%		2.Neighborhood A
13.Nabla Triangle				%		3.Topography
14.Rear Land				%		4.Size/Shape
15.Front Foot				%		5.Access
				%		6.Restriction
				%		7.Corner/Locatio
				%		8.View/Environ
				%		9.Fract Share
				%		Acres
				%		30.Rear 20+
				%		31.Waterfront Rea
				%		32.Open Space
				%		33.RestrictEsm
				%		34.PASTURE 1
				%		35.HORTICULTURAL-
				%		36.Pasture 3
				%		37.Softwood
				%		38.Mixed Wood
				%		39.Hardwood
				%		40.Wasteland
				%		41.CAMP SITE
				%		42.Mobile Home Si
				%		43.Condo Site
				%		44.Site Improve
				%		45.CAMP SITE
				%		46.PAVING/00
Total Acreage		0.15				

WISCASSET

Map Lot U02-084

Account 1395

Location 6 HOOPER STREET

Card 1

Of 1

10/05/2023

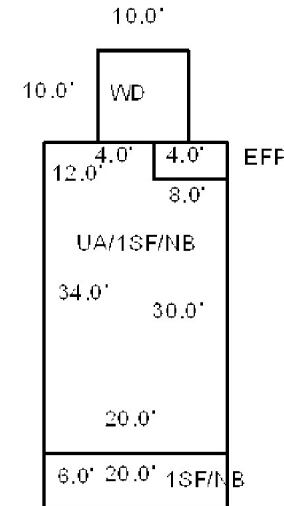
Building Style 1 Conventional	SF Bsmt Living 0	Layout 1 Typical
1.Conv. 5.Colonial 9.Other	Fin Bsmt Grade 0 0	1.Typical 4. 7.
2.Ranch 6.Split 10.Double	HEARTH 0	2.Inadeq 5. 8.
3.R Ranch 7.Mod/Cont 11.Multi	Heat Type 100% 8 Floor/Wall Unit	3. 6. 9.
4.Cape 8.Log 12.Cot.	1.HWBB 5.FWA 9.No Heat	Attic 5 Floor & Stairs
Dwelling Units 1	2.HWCI 6.GravWA 10.	1.1/4 Fin 4.Full Fin 7.
Other Units 0	3.H Pump 7.Electric 11.	2.1/2 Fin 5.F/Stair 8.
Stories 1 One Story	4.Steam 8.F/Wall 12.	3.3/4 Fin 6. 9.None
1.1 4.1.5 7.	Cool Type 0% 9 None	Insulation 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 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) 648
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 1900	# Half Baths 0	Funct. % Good 90%
Year Remodeled 0	# Addn Fixtures 0	Functional Code 9 None
Foundation 6 Piers	# Fireplaces 0	1.Incomp 4.SMALL 7.LAYOUT
1.Concrete 4.Wood 7.		2.O-Built 5.CDU 8.OTHER
2.C Block 5.Slab 8.		3.Defmaint 6.STYLE 9.None
3.Br/Stone 6.Piers 9.		Econ. % Good 100%
Basement 9 No Basement		Economic Code None
1.1/4 Bmt 4.Full Bmt 7.		0.None 3.Services 9.None
2.1/2 Bmt 5.None 8.		1.Location 4.Traffic 8.
3.3/4 Bmt 6. 9.None		2.Encroach 8.Other 9.
Bsmt Gar # Cars 0		Entrance Code 5 Estimated
Wet Basement 9 No Basement		1.Interior 4.Vacant 7.
1.Dry 4. 7.		2.Refusal 5.Estimate 8.
2.Damp 5. 8.		3.Informed 6. 9.
3.Wet 6. 9.		Information Code 5 Estimate
		1.Owner 4.Agent 7.
		2.Relative 5.Estimate 8.
		3.Tenant 6.Other 9.

Date Inspected 11/21/2006

Additions, Outbuildings & Improvements

Type	Year	Units	Grade	Cond	Phys.	Funct.	Sound Value	
1 ONE STORY	1900	120	2 100	4	0 %	100 %		1.ONE STORY FRAM
23 Frame Garage	1900	216	2 100	1	0 %	50 %		2.TWO STORY FRAM
24 Frame Shed	1940	104	3 100	1	0 %	100 %		3.THREE STORY FR
68 Wood Deck	2006	200	3 100	4	0 %	100 %		4.1 & 1/2 STORY
					%	%		5.1 & 3/4 STORY
					%	%		6.2 & 1/2 STORY
					%	%		21.Open Frame Por
					%	%		22.Encl Frame Por
					%	%		23.Frame Garage
					%	%		24.Frame Shed
					%	%		25.Frame Bay Wind
					%	%		26.1SFr Overhang
					%	%		27.Unfin Basement
					%	%		28.Unfinished Att
					%	%		29.Finished Attic

STORAGE 8X12



SHED 13X8



Map Lot U02-085

Account 1396

Location 8 HOOPER STREET

Card 1 Of 1 10/05/2023

WEEKS, VIRGINIA 29 QUAIL ROAD PORTSMOUTH NH 02871			Property Data			Assessment Record																																																																																														
			Neighborhood 101 VILLAGE			Year	Land	Buildings	Exempt	Total																																																																																										
			Tree Growth Year 0			2010	85,600	49,800	10,000	125,400																																																																																										
			FARM LAND YEAR 0			2011	85,600	63,100	10,000	138,700																																																																																										
			OPEN SPACE YEAR 0			2012	85,600	63,100	10,000	138,700																																																																																										
B1076P213 B5287P284			Zone/Land Use 16 RESIDENTIAL			2013	85,600	63,100	10,000	138,700																																																																																										
Previous Owner FAIRSERVICE, PAULINE C/O VIRGINIA WEEKS 29 QUAIL ROAD PORTSMOUTH RI 02871 Sale Date: 7/13/2018			Secondary Zone			2014	85,600	63,100	10,000	138,700																																																																																										
			Topography 1 Level			2015	85,600	63,100	10,000	138,700																																																																																										
			1.Level 4.Below St 7.Steep			2016	85,600	63,100	15,000	133,700																																																																																										
			2.Rolling 5.Low 8.Rough			2017	85,600	63,100	20,000	128,700																																																																																										
			3.Above St 6.Swampy 9.			2018	85,600	63,100	20,000	128,700																																																																																										
Previous Owner FAIRSERVICE, FRANKLIN C. FAIRSERVICE, PAULINE			Utilities 1 All Public			2019	85,600	63,100	0	148,700																																																																																										
			1.Public 4.Dr Well 7.Cesspool			2020	85,600	63,100	0	148,700																																																																																										
			2.Water 5.DUG/LAKE 8.			2021	85,600	63,100	0	148,700																																																																																										
			3.Sewer 6.Septic 9.None			2022	85,600	63,100	0	148,700																																																																																										
			Street 1 Paved			2023	107,000	78,900	0	185,900																																																																																										
Inspection Witnessed By:			1.Paved 4.Proposed 7.			Land Data																																																																																														
			2.Semi Imp 5.Private 8.																																																																																																	
			3.Gravel 6.Pub Eas 9.NoStreet			Front Foot		Type	Effective		Influence		Influence Codes																																																																																							
			TREE GROWTH PLAN 0						Frontage	Depth	Factor	Code																																																																																								
			CONSERV EASE 0						11.Regular Lot			%			1.Open Space																																																																																					
X			Sale Data			12.Delta Triangle		13.Nabla Triangle		14.Rear Land		15.Front Foot		16.Regular Lot		17.Secondary Site		18.Secondary Site		19.Condominium		20.Base Homesite		Fract. Acre		21.HS Size Adj		22.Base Waterfron		23.Deep WF Size A Acres		24.Base Waterfron		25.Shallow WF Siz		26.Base Water Inf		27.Influence W Si		28.Rear Land 1-10		29.Rear Land 11-2		Total Acreage 0.28		1.Open Space		2.Neighborhood A		3.Topography		4.Size/Shape		5.Access		6.Restriction		7.Corner/Locatio		8.View/Environ		9.Fract Share Acres		30.Rear 20+		31.Waterfront Rea		32.Open Space		33.RestrictEsm		34.PASTURE 1		35.HORTICULTURAL-		36.Pasture 3		37.Softwood		38.Mixed Wood		39.Hardwood		40.Wasteland		41.CAMP SITE		42.Mobile Home Si		43.Condo Site		44.Site Improve		45.CAMP SITE		46.PAVING/00				
																																																																																																		Sale Date 7/13/2018		
																																																																																																		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 8 Other Non Valid																																																																																																				
1.Valid 4.Split 7.Renovate																																																																																																				
2.Related 5.Partial 8.Other																																																																																																				
3.Distress 6.Exempt 9.Foreclose																																																																																																				
Verified 5 Public Record																																																																																																				
1.Buyer 4.Agent 7.Family																																																																																																				
2.Seller 5.Pub Rec 8.Other																																																																																																				
3.Lender 6.MLS 9.																																																																																																				
WISCASSET																																																																																																				

WISCASSET

Map Lot U02-085


Account 1396

Location 8 HOOPER STREET

Card 1

Of 1

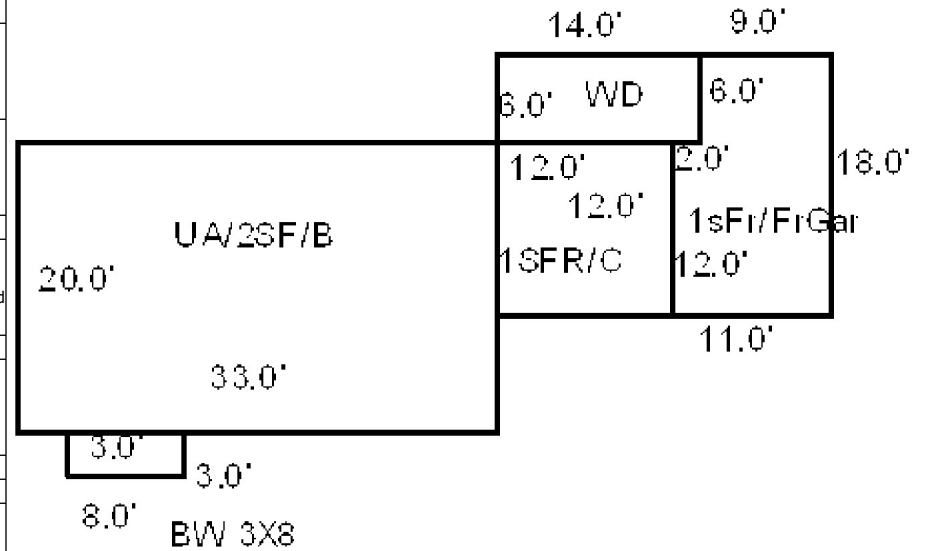
10/05/2023

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 100% 5 Forced Warm Air	3. 6. 9.
4.Cape 8.Log 12.Cot.	1.HWBB 5.FWA 9.No Heat	Attic 5 Floor & Stairs
Dwelling Units 1	2.HWCI 6.GravWA 10.	1.1/4 Fin 4.Full Fin 7.
Other Units 0	3.H Pump 7.Electric 11.	2.1/2 Fin 5.F/Stair 8.
Stories 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 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 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 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 1840	# Half Baths 0	Funct. % Good 85%
Year Remodeled 0	# Addn Fixtures 0	Functional Code 5 COND/DES/UTIL
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 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 6/07/2010

Additions, Outbuildings & Improvements

Type	Year	Units	Grade	Cond	Phys.	Funct.	Sound Value	
25 Frame Bay	1840	24	0 0	0	0 %	85 %		1.ONE STORY FRAM
155 1 ST BARN.....	1840	276	0 0	0	0 %	50 %		2.TWO STORY FRAM
24 Frame Shed	1840	100	0 0	0	0 %	50 %		3.THREE STORY FR
1 ONE STORY	2009	144	3 100	4	0 %	100 %		4.1 & 1/2 STORY
91 1S AD/GAR.....	2009	186	3 100	4	0 %	100 %		5.1 & 3/4 STORY
68 Wood Deck	2009	84	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



Map Lot	U02-086	Account	1397	Location	61 HODGE STREET	Card	1	Of	1	10/05/2023
G. LEE PROPERTIES, LLC. 487 CROSS POINT ROAD EDGECOMB ME 04556 B5406P166				Property Data		Assessment Record				
				Neighborhood 101 VILLAGE		Year	Land	Buildings	Exempt	Total
				Tree Growth Year 0		2010	56,100	48,700	0	104,800
				FARM LAND YEAR 0		2011	56,100	48,700	0	104,800
				OPEN SPACE YEAR 0		2012	56,100	48,700	0	104,800
Previous Owner COLLINS, JAMES R C/O WENDY NICHOLS 489 CROSS POINT ROAD EDGECOMB ME 04556 Sale Date: 7/11/2019				Zone/Land Use 16 RESIDENTIAL		2013	56,100	48,700	0	104,800
				Secondary Zone		2014	56,100	48,700	0	104,800
						2015	56,100	48,700	0	104,800
				Topography 1 Level		2016	56,100	48,700	0	104,800
				Previous Owner SEWELL, ANNE THORNDIKE (J/T) WILLIAMS, ROGER WISCASSET ME 04578		1.Level 4.Below St 7.Steep	2017	56,100	48,700	0
2.Rolling 5.Low 8.Rough	2018	56,100	48,700			0	104,800			
3.Above St 6.Swampy 9.	2019	56,100	48,700			0	104,800			
Utilities 1 All Public	2020	56,100	48,700			0	104,800			
1.Public 4.Dr Well 7.Cesspool	2021	56,100	48,700			0	104,800			
				2.Water 5.DUG/LAKE 8.	2022	56,100	48,700	0	104,800	
				3.Sewer 6.Septic 9.None	2023	70,100	60,900	0	131,000	
				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				
Square Foot	Square Feet					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-				
Fract. Acre	Acreage/Sites					36.Pasture 3				
		20	1.00	50	%	0	37.Softwood			
		21	0.10	100	%	0	38.Mixed Wood			
				%		39.Hardwood				
				%		40.Wasteland				
				%		41.CAMP SITE				
				%		42.Mobile Home Si				
				%		43.Condo Site				
				%		44.Site Improve				
				%		45.CAMP SITE				
Total Acreage					0.10			46.PAVING/00		

Inspection Witnessed By:		
X		Date
No./Date	Description	Date Insp.

Notes:
2002 FORMER OWNER: GEORGE & EDITH FLANDERS BK1145 PG0168
2003-FORMER OWNER: ROBERT WILLIAMS & ANNE THORNDIKE SEWELL PREVIOUS BK2719 PG60
2003-WILLIAMS SOLD TO JAMES & JUDITH COLLINS WHO DIVORCED LEAVING THE PROPERTY TO JAMES COLLINS BK2877 PG313, BK2926 PG104 AND BK2978 PG215
8/19/05-PER OWNER CHANGED FROM 1 SF HOUSE WITH ATTIC TO 1 1/2 SF AS SEEN.
WISCASSET RECEIVED VALUATION REPORT BACK FROM MR. COLLINS ASKING WHY THE CHANGE THE HOUSE WAS

WISCASSET

Map Lot U02-086


Account 1397

Location 61 HODGE STREET

Card 1

Of 1

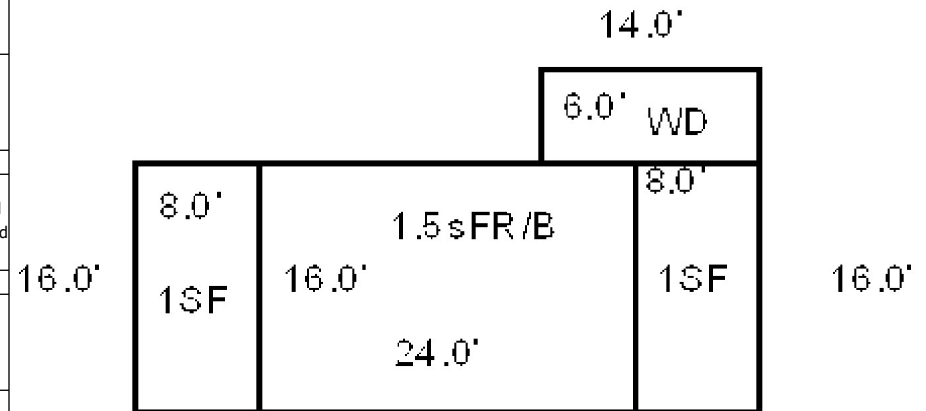
10/05/2023

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 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 4 Minimal
2.2 5.1.75 8.	1.Refrig 4.W&C Air 7.	1.Full 4.Minimal 7.
3.3 6.2.5 9.	2.Evapor 5. 8.	2.Heavy 5.Unknown 8.
Exterior Walls 2 WOOD SHINGLE	3.H Pump 6. 9.None	3.Capped 6. 9.None
1.CLAP 5.T-111 9.OTHER	Kitchen Style 2 TYPICAL	Unfinished % 0%
2.WD SH 6.BR/STONE 10.	1.GOOD 4.Obsolete 7.	Grade & Factor 3 Average 100%
3.COMP 7.NOV 11.	2.TYPICAL 5. 8.	1.E Grade 4.B Grade 7.AA+ Grad
4.ASB/ASP 8.AL/VIN 12.	3.OLD TYPE 6. 9.None	2.D Grade 5.A Grade 8.AA++Grad
Roof Surface 1 Asphalt Shingles	Bath(s) Style 2 TYPICAL	3.C Grade 6.AA Grade 9.Same
1.Asphalt 4.Composit 7.	1.GOOD 4.Obsolete 7.	SQFT (Footprint) 384
2.Slate 5.Wood 8.	2.TYPICAL 5. 8.	Condition 5 Above Average
3.Metal 6.Other 9.	3.Old Type 6. 9.None	1.Poor 4.Avg 7.V G
SF Masonry Trim 0	# Rooms 5	2.Fair 5.Avg+ 8.Exc
OPEN-3-CUSTOM 0	# Bedrooms 2	3.Avg- 6.Good 9.Same
OPEN-4-CUSTOM 0	# Full Baths 1	Phys. % Good 0%
Year Built 1880	# Half Baths 0	Funct. % Good 100%
Year Remodeled 2001	# Addn Fixtures 0	Functional Code 9 None
Foundation 1 Concrete	# Fireplaces 0	1.Incomp 4.SMALL 7.LAYOUT
1.Concrete 4.Wood 7.		2.O-Built 5.CDU 8.OTHER
2.C Block 5.Slab 8.		3.Defmaint 6.STYLE 9.None
3.Br/Stone 6.Piers 9.		Econ. % Good 100%
Basement 2 1/2 Basement		Economic Code None
1.1/4 Bmt 4.Full Bmt 7.		0.None 3.Services 9.None
2.1/2 Bmt 5.None 8.		1.Location 4.Traffic 8.
3.3/4 Bmt 6. 9.None		2.Encroach 8.Other 9.
Bsmt Gar # Cars 0		Entrance Code 5 Estimated
Wet Basement 1 Dry Basement		1.Interior 4.Vacant 7.
1.Dry 4. 7.		2.Refusal 5.Estimate 8.
2.Damp 5. 8.		3.Informed 6. 9.
3.Wet 6. 9.		Information Code 5 Estimate
		1.Owner 4.Agent 7.
		2.Relative 5.Estimate 8.
		3.Tenant 6.Other 9.

Date Inspected 11/21/2006

Additions, Outbuildings & Improvements

Type	Year	Units	Grade	Cond	Phys.	Funct.	Sound Value	
1 ONE STORY	2001	128	3 100	4	0 %	100 %		1.ONE STORY FRAM
68 Wood Deck	2001	84	3 100	4	0 %	100 %		2.TWO STORY FRAM
1 ONE STORY	2004	128	3 100	4	0 %	100 %		3.THREE STORY FR
					%	%		4.1 & 1/2 STORY
					%	%		5.1 & 3/4 STORY
					%	%		6.2 & 1/2 STORY
					%	%		21.Open Frame Por
					%	%		22.Encl Frame Por
					%	%		23.Frame Garage
					%	%		24.Frame Shed
					%	%		25.Frame Bay Wind
					%	%		26.1SFr Overhang
					%	%		27.Unfin Basement
					%	%		28.Unfinished Att
					%	%		29.Finished Attic



Map Lot U02-087

Account 1398

Location 57 HODGE STREET

Card 1 Of 1 10/05/2023

SAWYER, BRENDA J
PO BOX 197
WISCASSET ME 04578

B3739P35 B5162P110

Previous Owner
CURTIS, DIANE A. J/T
CURTIS, THOMAS B.

NEWCASTLE ME 04553
Sale Date: 7/31/2017

Previous Owner
CHASE, DONALD R. J/T
CHASE, ANNA JEAN

WISCASSET ME 04578
Sale Date: 9/15/2006

Previous Owner
ECKERT, AGNES V.

57 HODGE STREET
WISCASSET ME 04578
Sale Date: 11/04/2004

Inspection Witnessed By:

X

Date

No./Date	Description	Date Insp.

Notes:

FORMER OWNER: WILLIAM H. COOMBS & KATHLEEN A. SMITH BK2381 PG0317
2005-FOMER OWNER: AGNES V. ECKERT BK2615 PG139 \$85,000
2007-FORMER OWNER: DONALD & ANNA CHASE BK3389 PG268-PURCHASED 11/04 FOR \$112,000.

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	1 Level		
1.Level	4.Below St	7.Steep	
2.Rolling	5.Low	8.Rough	
3.Above St	6.Swampy	9.	
Utilities	1 All Public		
1.Public	4.Dr Well	7.Cesspool	
2.Water	5.DUG/LAKE	8.	
3.Sewer	6.Septic	9.None	
Street	1 Paved		
1.Paved	4.Proposed	7.	
2.Semi Imp	5.Private	8.	
3.Gravel	6.Pub Eas	9.NoStreet	
TREE GROWTH PLAN	0		
CONSERV EASE	0		
Sale Data			
Sale Date	7/31/2017		
Price	119,900		
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	56,000	65,500	0	121,500
2011	56,000	65,500	0	121,500
2012	56,000	65,500	0	121,500
2013	56,000	65,500	0	121,500
2014	56,000	65,500	0	121,500
2015	56,000	65,500	0	121,500
2016	56,000	65,500	0	121,500
2017	56,000	65,500	0	121,500
2018	56,000	65,500	20,000	101,500
2019	56,000	65,500	20,000	101,500
2020	56,000	65,500	25,000	96,500
2021	56,000	65,500	25,000	96,500
2022	56,000	65,500	24,000	97,500
2023	70,000	81,800	25,000	126,800

Land Data

Front Foot	Type	Effective		Influence		Influence Codes
		Frontage	Depth	Factor	Code	
11.Regular Lot				%		1.Open Space
12.Delta Triangle				%		2.Neighborhood A
13.Nabla Triangle				%		3.Topography
14.Rear Land				%		4.Size/Shape
15.Front Foot				%		5.Access
				%		6.Restriction
				%		7.Corner/Locatio
				%		8.View/Environ
				%		9.Fract Share
				%		Acres
				%		30.Rear 20+
				%		31.Waterfront Rea
				%		32.Open Space
				%		33.RestrictEsm
				%		34.PASTURE 1
				%		35.HORTICULTURAL-
				%		36.Pasture 3
				%		37.Softwood
				%		38.Mixed Wood
				%		39.Hardwood
				%		40.Wasteland
				%		41.CAMP SITE
				%		42.Mobile Home Si
				%		43.Condo Site
				%		44.Site Improve
				%		45.CAMP SITE
				%		46.PAVING/00
		Total Acreage		0.09		

Front Foot

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

Square Foot

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

Fract. Acre

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

Acres

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

Type

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

Square Feet

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

Fract. Acre

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

Acres

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

Effective

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

Square Feet

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

Fract. Acre

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

Acres

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

Influence

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

Square Feet

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

Fract. Acre

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

Acres

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

Influence Codes

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

WISCASSET

Map Lot U02-087

Account 1398


Location 57 HODGE STREET

Card 1

Of 1

10/05/2023

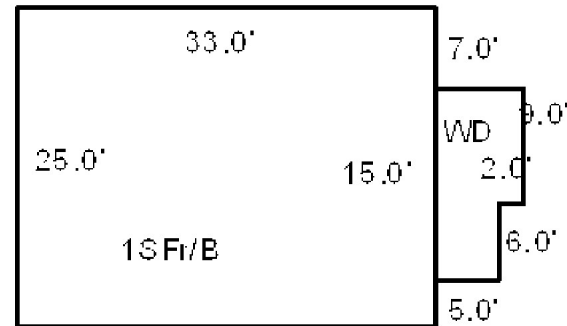
SHED 8X10

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 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) 825
2.Slate 5.Wood 8.	2.TYPICAL 5. 8.	Condition 7 Very Good
3.Metal 6.Other 9.	3.Old Type 6. 9.None	1.Poor 4.Avg 7.V G
SF Masonry Trim 0	# Rooms 5	2.Fair 5.Avg+ 8.Exc
OPEN-3-CUSTOM 0	# Bedrooms 2	3.Avg- 6.Good 9.Same
OPEN-4-CUSTOM 0	# Full Baths 1	Phys. % Good 0%
Year Built 1957	# Half Baths 0	Funct. % Good 100%
Year Remodeled 0	# Addn Fixtures 0	Functional Code 9 None
Foundation 1 Concrete	# Fireplaces 0	1.Incomp 4.SMALL 7.LAYOUT
1.Concrete 4.Wood 7.		2.O-Built 5.CDU 8.OTHER
2.C Block 5.Slab 8.		3.Defmaint 6.STYLE 9.None
3.Br/Stone 6.Piers 9.		Econ. % Good 100%
Basement 4 Full Basement		Economic Code None
1.1/4 Bmt 4.Full Bmt 7.		0.None 3.Services 9.None
2.1/2 Bmt 5.None 8.		1.Location 4.Traffic 8.
3.3/4 Bmt 6. 9.None		2.Encroach 8.Other 9.
Bsmt Gar # Cars 0		Entrance Code 3 Information Only
Wet Basement 1 Dry Basement		1.Interior 4.Vacant 7.
1.Dry 4. 7.		2.Refusal 5.Estimate 8.
2.Damp 5. 8.		3.Informed 6. 9.
3.Wet 6. 9.		Information Code 3 Tenant
		1.Owner 4.Agent 7.
		2.Relative 5.Estimate 8.
		3.Tenant 6.Other 9.

Date Inspected 11/21/2006

Additions, Outbuildings & Improvements

Type	Year	Units	Grade	Cond	Phys.	Funct.	Sound Value	
68 Wood Deck	1990	93	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



Property Data			Assessment Record						
Neighborhood 101 VILLAGE			Year	Land	Buildings	Exempt	Total		
			2010	56,700	75,000	0	131,700		
Tree Growth Year 0			2011	56,700	75,000	0	131,700		
FARM LAND YEAR 0			2012	56,700	75,000	0	131,700		
OPEN SPACE YEAR 0			2013	56,700	75,000	0	131,700		
Zone/Land Use 16 RESIDENTIAL			2014	56,700	75,000	0	131,700		
Secondary Zone			2015	56,700	75,000	0	131,700		
			2016	56,700	75,000	0	131,700		
Topography 1 Level			2017	56,700	75,000	0	131,700		
1.Level	4.Below St	7.Steep	2018	56,700	75,000	0	131,700		
2.Rolling	5.Low	8.Rough	2019	56,700	75,000	0	131,700		
3.Above St	6.Swampy	9.	2020	56,700	75,000	0	131,700		
Utilities 1 All Public			2021	56,700	75,000	0	131,700		
1.Public	4.Dr Well	7.Cesspool	2022	56,700	75,000	0	131,700		
2.Water	5.DUG/LAKE	8.	2023	70,800	93,800	0	164,600		
3.Sewer	6.Septic	9.None	Land Data						
Street 1 Paved			Front Foot	Type	Effective		Influence		Influence Codes
1.Paved	4.Proposed	7.			Frontage	Depth	Factor	Code	
2.Semi Imp	5.Private	8.					%		
3.Gravel	6.Pub Eas	9.NoStreet					%		
TREE GROWTH PLAN 0							%		
CONSERV EASE 0							%		
Sale Data							%		
			Sale Date					%	
			Price					%	
Sale Type			Square Foot		Square Feet				
1.Land	4.Mobile	7.					%		
2.L & B	5.Other	8.					%		
3.Building	6.	9.					%		
Financing							%		
1.Convent	4.Seller	7.					%		
2.FHA/VA	5.Private	8.					%		
3.Assumed	6.Cash	9.Unknown			%				
Validity			Fract. Acre		Acreage/Sites				
1.Valid	4.Split	7.Renovate			20	1.00	50	%	2
2.Related	5.Partial	8.Other			21	0.15	100	%	0
3.Distress	6.Exempt	9.Foreclose	Acres					%	
Verified			24.Base Waterfron					%	
1.Buyer	4.Agent	7.Family	25.Shallow WF Siz					%	
2.Seller	5.Pub Rec	8.Other	26.Base Water Inf					%	
3.Lender	6.MLS	9.	27.Influence W Si					%	
			28.Rear Land 1-10	Total Acreage		0.15			
			29.Rear Land 11-2						


WISCASSET

Map Lot U02-088

Account 1399

Location 55 HODGE STREET

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.F/Stair 8.		
Stories 1 One Story			4.Steam	8.F/Wall	12.	3.3/4 Fin 6. 9.None		
1.1	4.1.5	7.	Cool Type 0% 9 None			Insulation 1 Full		
2.2	5.1.75	8.	1.Refrig	4.W&C Air	7.	1.Full 4.Minimal 7.		
3.3	6.2.5	9.	2.Evapor	5. 8.		2.Heavy 5.Unknown 8.		
Exterior Walls 2 WOOD SHINGLE			3.H Pump	6. 9.None		3.Capped 6. 9.None		
1.CLAP	5.T-111	9.OTHER	Kitchen Style 2 TYPICAL			Unfinished % 0%		
2.WD SH	6.BR/STONE	10.	1.GOOD	4.Obsolete	7.	Grade & Factor 3 Average 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) 1125		
2.Slate	5.Wood	8.	2.TYPICAL	5. 8.		Condition 4 Average		
3.Metal	6.Other	9.	3.Old Type	6. 9.None		1.Poor 4.Avg 7.V G		
SF Masonry Trim 0			# Rooms 6			2.Fair 5.Avg+ 8.Exc		
OPEN-3-CUSTOM 0			# Bedrooms 3			3.Avg- 6.Good 9.Same		
OPEN-4-CUSTOM 0			# Full Baths 1			Phys. % Good 0%		
Year Built 1964			# 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.C Block	5.Slab	8.						
3.Br/Stone	6.Piers	9.						
Basement 4 Full Basement								
1.1/4 Bmt	4.Full Bmt	7.						
2.1/2 Bmt	5.None	8.						
3.3/4 Bmt	6. 9.None							
Bsmt Gar # Cars 0								
Wet Basement 1 Dry Basement								
1.Dry	4. 7.							
2.Damp	5. 8.							
3.Wet	6. 9.							
Econ. % Good 100%			Economic Code None			0.None 3.Services 9.None		
Entrance Code 1 Interior Inspect			1.Location 4.Traffic			8.		
1.Interior 4.Vacant			7.					
2.Refusal 5.Estimate			8.					
3.Informed 6.			9.					
Information Code 3 Tenant								

Date Inspected 3/21/2007

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



Card 1 Of 1 10/05/2023

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

Front Foot	Type	Effective		Influence		Influence Codes
		Frontage	Depth	Factor	Code	
11.Regular Lot				%		1.Open Space
12.Delta Triangle				%		2.Neighborhood A
13.Nabla Triangle				%		3.Topography
14.Rear Land				%		4.Size/Shape
15.Front Foot				%		5.Access
				%		6.Restriction
				%		7.Corner/Locatio
				%		8.View/Environ
				%		9.Fract Share
Square Foot		Square Feet				Acres
16.Regular Lot				%		30.Rear 20+
17.Secondary Site				%		31.Waterfront Rea
18.Secondary Site				%		32.Open Space
19.Condominium				%		33.RestrictEsm
20.Base Homesite				%		34.PASTURE 1
				%		35.HORTICULTURAL-
Fract. Acre		Acreege/Sites				36.Pasture 3
21.HS Size Adj	20		1.00	50	%	4
22.Base Waterfront	21		0.10	100	%	0
23.Deep WF Size A				%		37.Softwood
Acres				%		38.Mixed Wood
24.Base Waterfront				%		39.Hardwood
25.Shallow WF Siz				%		40.Wasteland
26.Base Water Inf				%		41.CAMP SITE
27.Influence W Si				%		42.Mobile Home Si
28.Rear Land 1-10				%		43.Condo Site
29.Rear Land 11-2				%		44.Site Improveve
		Total Acreage		0.10		45.CAMP SITE

WISCASSET

Map Lot U02-089



Account 1400

Location 7 DANFORTH STREET

Card 1

Of 1

10/05/2023

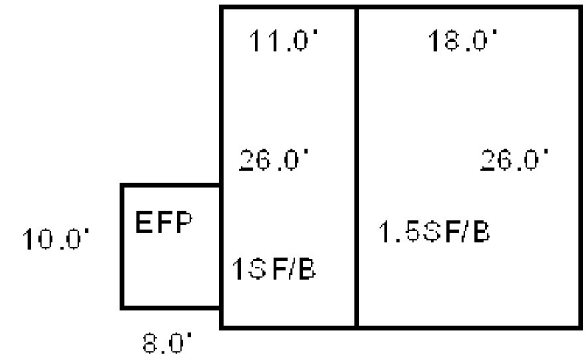
Building Style 4 Cape Cod	SF Bsmt Living 0	Layout 1 Typical
1.Conv. 5.Colonial 9.Other	Fin Bsmt Grade 0 0	1.Typical 4. 7.
2.Ranch 6.Split 10.Double	HEARTH 0	2.Inadeq 5. 8.
3.R Ranch 7.Mod/Cont 11.Multi	Heat Type 100% 5 Forced Warm Air	3. 6. 9.
4.Cape 8.Log 12.Cot.	1.HWBB 5.FWA 9.No Heat	Attic 9 None
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 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) 468
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 1880	# Half Baths 0	Funct. % Good 100%
Year Remodeled 2012	# 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 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 3/28/2007

Additions, Outbuildings & Improvements

Type	Year	Units	Grade	Cond	Phys.	Funct.	Sound Value	
11 1	1880	286	3 105	4	0 %	100 %		1.ONE STORY FRAM
22 Encl Frame Porch	1880	80	3 105	4	0 %	100 %		2.TWO STORY FRAM
23 Frame Garage	1970	864	3 100	4	0 %	100 %		3.THREE STORY FR
					%	%		4.1 & 1/2 STORY
					%	%		5.1 & 3/4 STORY
					%	%		6.2 & 1/2 STORY
					%	%		21.Open Frame Por
					%	%		22.Encl Frame Por
					%	%		23.Frame Garage
					%	%		24.Frame Shed
					%	%		25.Frame Bay Wind
					%	%		26.1SFr Overhang
					%	%		27.Unfin Basement
					%	%		28.Unfinished Att
					%	%		29.Finished Attic

GARAGE 24X36



WISCASSET


WISCASSET

Map Lot U02-090

Account 1401

Location 3 DANFORTH STREET

Card 1 Of 1 10/05/2023

Building Style 0			SF Bsmt Living 0			Layout 0		
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% 0			3. 6. 9.		
4.Cape	8.Log	12.Cot.	1.HWBB 5.FWA 9.No Heat			Attic 0		
Dwelling Units 0			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.Fl/Stair 8.		
Stories 0			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 0		
2.2	5.1.75	8.	1.Refrig 4.W&C Air 7.			1.Full 4.Minimal 7.		
3.3	6.2.5	9.	2.Evapor 5. 8.			2.Heavy 5.Unknown 8.		
Exterior Walls 0			3.H Pump 6. 9.None			3.Capped 6. 9.None		
1.CLAP	5.T-111	9.OTHER	Kitchen Style 0			Unfinished % 0%		
2.WD SH	6.BR/STONE	10.	1.GOOD 4.Obsolete 7.			Grade & Factor 0 0%		
3.COMP	7.NOV	11.	2.TYPICAL 5. 8.			1.E Grade 4.B Grade 7.AA+ Grad		
4.ASB/ASP	8.AL/VIN	12.	3.OLD TYPE 6. 9.None			2.D Grade 5.A Grade 8.AA++ Grad		
Roof Surface 0			Bath(s) Style 0			3.C Grade 6.AA Grade 9.Same		
1.Asphalt	4.Composit	7.	1.GOOD 4.Obsolete 7.			SQFT (Footprint) 0		
2.Slate	5.Wood	8.	2.TYPICAL 5. 8.			Condition 0		
3.Metal	6.Other	9.	3.OLD Type 6. 9.None			1.Poor 4.Avg 7.V G		
SF Masonry Trim 0			# Rooms 0			2.Fair 5.Avg+ 8.Exc		
OPEN-3-CUSTOM 0			# Bedrooms 0			3.Avg- 6.Good 9.Same		
OPEN-4-CUSTOM 0			# Full Baths 0			Phys. % Good 0%		
Year Built 0			# Half Baths 0			Funct. % Good 100%		
Year Remodeled 0			# Addn Fixtures 0			Functional Code 9 None		
Foundation 0			# Fireplaces 0			1.Incomp 4.SMALL 7.LAYOUT		
1.Concrete	4.Wood	7.	<div><p>TRIO Software A Division of Harris Computer Systems</p></div>			2.O-Built 5.CDU 8.OTHER		
2.C Block	5.Slab	8.				3.Defmaint 6.STYLE 9.None		
3.Br/Stone	6.Piers	9.				Econ. % Good 100%		
Basement 0						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 0						1.Interior 4.Vacant 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 11/21/2006

Date Inspected 11/21/2006

Additions, Outbuildings & Improvements

Type	Year	Units	Grade	Cond	Phys.	Funct.	Sound Value	
23 Frame Garage	1970	440	3 100	3	0 %	100 %		2.TWO STORY FRAM
					%	%		3.THREE STORY FR
					%	%		4.1 & 1/2 STORY
					%	%		5.1 & 3/4 STORY
					%	%		6.2 & 1/2 STORY
					%	%		21.Open Frame Por
					%	%		22.Encl Frame Por
					%	%		23.Frame Garage
					%	%		24.Frame Shed
					%	%		25.Frame Bay Wind
					%	%		26.1SFr Overhang
					%	%		27.Unfin Basement
					%	%		28.Unfinished Att
					%	%		29.Finished Attic

GARAGE 20X22

