

Map Lot U16-001

Account 1751

Location 596 BATH ROAD

Card 1 Of 3 9/19/2022

WISCASSET WOODS REALTY TRUST
139 CHARLES STREET UNIT 216
BOSTON MA 02114

B5853P249

Previous Owner
NEPERUD, ERIC
NEPERUD, SANDRA
596 BATH ROAD
WISCASSET ME 04578
Sale Date: 3/01/2022

Previous Owner
GILLIES, WILLIAM R.
GILLIES, NANCY A.

WISCASSET ME 04578
Sale Date: 12/11/2015

Inspection Witnessed By:

X

Date

No./Date	Description	Date Insp.

Notes:

'21 dot took 0.06 acres . Adjust

'18 remod of card #3 adjust functional

'17 Per review it appears that this lot is 6.5 acres. (never got reduced when lot 2 was split out years ago. remod of cd#3 2013-Put 2007 addition function from 50% to 75% like the rest of the newer motel.

WISCASSET**Property Data**

Neighborhood 200 U.S. RTE 1		
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 3/01/2022		
Price 1,000,000		
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
2009	523,200	125,970	13,000	636,170
2010	523,200	126,000	10,000	639,200
2011	523,200	126,000	10,000	639,200
2012	523,200	126,000	10,000	639,200
2013	523,200	126,000	10,000	639,200
2014	523,200	126,000	10,000	639,200
2015	523,200	126,000	10,000	639,200
2016	523,200	126,000	0	649,200
2017	502,500	126,000	0	628,500
2018	502,500	126,000	0	628,500
2019	502,500	126,000	0	628,500
2020	502,500	126,000	0	628,500
2021	501,600	126,000	0	627,600
2022	501,600	126,000	0	627,600

Land Data

Front Foot	Type	Effective		Influence		Influence Codes
		Frontage	Depth	Factor	Code	
11.Regular Lot				%		1.Open Space
12.Delta Triangle				%		2.Neighborhood A
13.Nabla Triangle				%		3.Topography
14.Rear Land				%		4.Size/Shape
15.Front Foot				%		5.Access
				%		6.Restriction
				%		7.Corner/Locatio
				%		8.View/Environ
				%		9.Fract Share
				%		Acres
				%		30.Rear 20+
				%		31.Waterfront Rea
				%		32.Open Space
				%		33.RestrictEsm
				%		34.PASTURE 1
				%		35.HORTICULTURAL-
				%		36.Pasture 3
				%		37.Softwood
				%		38.Mixed Wood
				%		39.Hardwood
				%		40.Wasteland
				%		41.CAMP SITE
				%		42.Mobile Home Si
				%		43.Condo Site
				%		44.Site Improve
				%		45.CAMP SITE
				%		46.PAVING/00
Total Acreage		6.44				

WISCASSET

Map Lot U16-001


Account 1751

Location 596 BATH ROAD

Card 1

Of 3

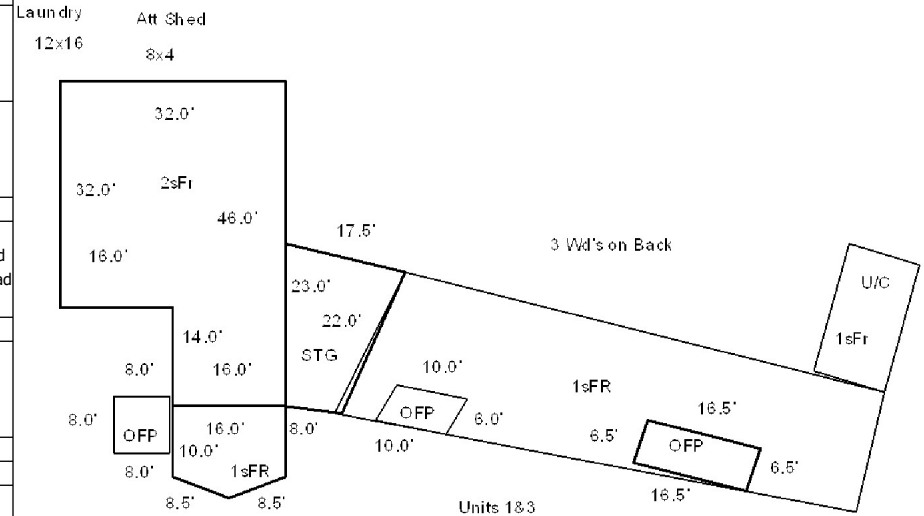
9/19/2022

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

Date Inspected

Additions, Outbuildings & Improvements

Type	Year	Units	Grade	Cond	Phys.	Funct.	Sound Value	
211 MOTEL.....	1950	2512	4 100	4	0 %	100 %		1.ONE STORY FRAM
21 Open Frame	0	48	3 100	4	0 %	75 %		2.TWO STORY FRAM
21 Open Frame	0	96	3 100	4	0 %	75 %		3.THREE STORY FR
24 Frame Shed	0	248	3 100	4	0 %	75 %		4.1 & 1/2 STORY
24 Frame Shed	2006	209	3 100	4	0 %	50 %		5.1 & 3/4 STORY
24 Frame Shed	0	192	2 100	4	0 %	75 %		6.2 & 1/2 STORY
24 Frame Shed	0	32	2 100	4	0 %	75 %		21.Open Frame Por
21 Open Frame	0	64	3 100	4	0 %	75 %		22.Encl 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 U16-001

Account 1751

Location 596 BATH ROAD

Card 2 Of 3 9/19/2022

WISCASSET WOODS REALTY TRUST
139 CHARLES STREET UNIT 216
BOSTON MA 02114

B5853P249

Previous Owner
NEPERUD, ERIC
NEPERUD, SANDRA
596 BATH ROAD
WISCASSET ME 04578
Sale Date: 3/01/2022

Previous Owner
GILLIES, WILLIAM R.
GILLIES, NANCY A.

WISCASSET ME 04578
Sale Date: 12/11/2015

Inspection Witnessed By:

X

Date

No./Date	Description	Date Insp.

Notes:

WISCASSET

Property Data

Neighborhood	108 SOUTHWEST		
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		3/01/2022	
Price		1,000,000	
Sale Type		2 Land & Buildings	
1.Land	4.Mobile	7.	
2.L & B	5.Other	8.	
3.Building	6.	9.	
Financing		9 Unknown	
1.Convert	4.Seller	7.	
2.FHA/VA	5.Private	8.	
3.Assumed	6.Cash	9.Unknown	
Validity		1 Arms Length Sale	
1.Valid	4.Split	7.Renovate	
2.Related	5.Partial	8.Other	
3.Distress	6.Exempt	9.Foreclose	
Verified		5 Public Record	
1.Buyer	4.Agent	7.Family	
2.Seller	5.Pub Rec	8.Other	
3.Lender	6.MLS	9.	

Assessment Record

Year	Land	Buildings	Exempt	Total
2009	0	131,800	0	131,800
2010	0	131,800	0	131,800
2011	0	131,800	0	131,800
2012	0	131,800	0	131,800
2013	0	131,800	0	131,800
2014	0	131,800	0	131,800
2015	0	131,800	0	131,800
2016	0	131,800	0	131,800
2017	0	131,800	0	131,800
2018	0	131,800	0	131,800
2019	0	131,800	0	131,800
2020	0	131,800	0	131,800
2021	0	131,800	0	131,800
2022	0	131,800	0	131,800

Land Data

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

WISCASSET

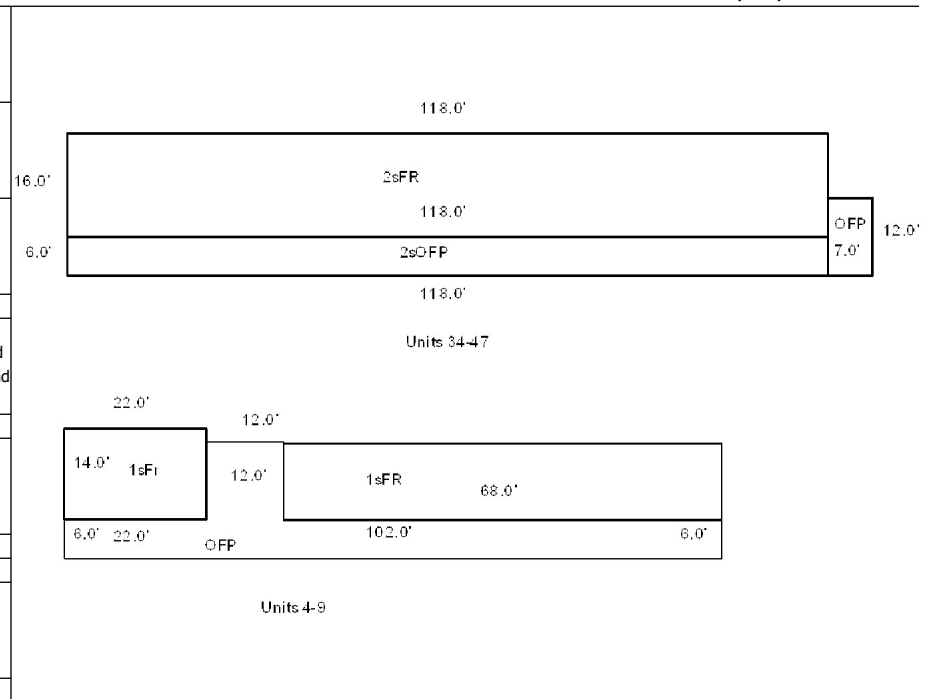
Map Lot U16-001

Account 1751

Location 596 BATH ROAD

Card 2 Of 3 9/19/2022

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



Additions, Outbuildings & Improvements								Sound Value
Type	Year	Units	Grade	Cond	Phys.	Funct.		
211 MOTEL.....	1950	3776	3 100	4	0 %	75 %		1.ONE STORY FRAM
41 2S Open Fr Porch	1950	708	3 100	4	0 %	75 %		2.TWO STORY FRAM
21 Open Frame	1950	84	3 100	4	0 %	75 %		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 U16-001

Account 1751

Location 596 BATH ROAD

Card 3 Of 3 9/19/2022

WISCASSET WOODS REALTY TRUST
139 CHARLES STREET UNIT 216
BOSTON MA 02114

B5853P249

Previous Owner
NEPERUD, ERIC
NEPERUD, SANDRA
596 BATH ROAD
WISCASSET ME 04578
Sale Date: 3/01/2022

Previous Owner
GILLIES, WILLIAM R.
GILLIES, NANCY A.

WISCASSET ME 04578
Sale Date: 12/11/2015

Inspection Witnessed By:

X

Date

No./Date	Description	Date Insp.

Notes:

WISCASSET

Property Data

Neighborhood	108 SOUTHWEST		
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	3/01/2022		
Price	1,000,000		
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
2009	0	40,050	0	40,050
2010	0	52,700	0	52,700
2011	0	52,700	0	52,700
2012	0	52,700	0	52,700
2013	0	63,900	0	63,900
2014	0	63,900	0	63,900
2015	0	63,900	0	63,900
2016	0	63,900	0	63,900
2017	0	73,600	0	73,600
2018	0	88,000	0	88,000
2019	0	88,000	0	88,000
2020	0	88,000	0	88,000
2021	0	88,000	0	88,000
2022	0	88,000	0	88,000

Land Data

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

WISCASSET

Map Lot U16-001

Account 1751

Location 596 BATH ROAD

Card 3

Of 3

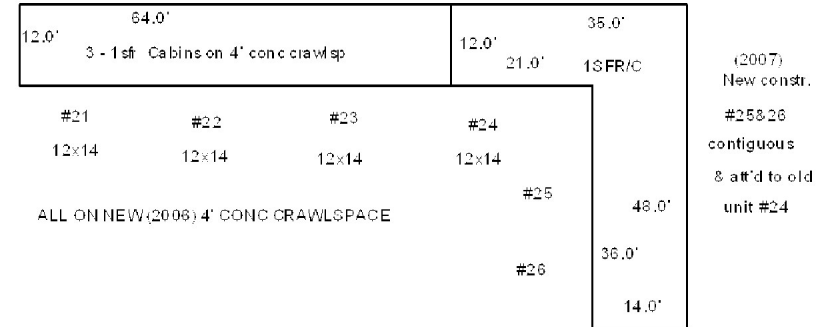
9/19/2022

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

Date Inspected

Additions, Outbuildings & Improvements

Type	Year	Units	Grade	Cond	Phys.	Funct.	Sound Value	
211 MOTEL.....	1950	252	3 100	7	0 %	75 %		1.ONE STORY FRAM
211 MOTEL.....	1950	252	3 100	7	0 %	75 %		2.TWO STORY FRAM
211 MOTEL.....	1950	252	3 100	7	0 %	75 %		3.THREE STORY FR
211 MOTEL.....	1950	252	3 100	7	0 %	75 %		4.1 & 1/2 STORY
21 Open Frame	1950	224	3 100	7	0 %	100 %		5.1 & 3/4 STORY
21 Open Frame	2009	96	3 100	4	0 %	75 %		6.2 & 1/2 STORY
211 MOTEL.....	2007	756	3 100	7	0 %	75 %		21.Open Frame Por
27 Unfin Basement	2006	1692	2 90	4	0 %	100 %		22.Encl Frame Por
					%	%		23.Frame Garage
					%	%		24.Frame Shed
					%	%		25.Frame Bay Wind
					%	%		26.1SFr Overhang
					%	%		27.Unfin Basement
					%	%		28.Unfinished Att
					%	%		29.Finished Attic



SKETCH CALCULATIONS		Area
Outbuilding Area		
211 MOTEL.....	A1 : 64.0 x 12.0 =	768.0
		768.0
121 CAMP OR CABIN...	A2 : 36.0 x 12.0 =	420.0
	A3 : 14.0 x 36.0 =	504.0
		924.0
Total Outbuilding Area		1692.0

Map Lot U16-002

Account 1752

Location 608 BATH ROAD

Card 1 Of 1 9/19/2022

WISCASSET WOODS REALTY TRUST 139 CHARLES STREET UNIT 216 BOSTON MA 02114			Property Data			Assessment Record						
			Neighborhood 200 U.S. RTE 1			Year	Land	Buildings	Exempt	Total		
			Tree Growth Year 0			2009	155,700	23,760	0	179,460		
			FARM LAND YEAR 0			2010	155,700	23,800	0	179,500		
B5853P249			OPEN SPACE YEAR 0			2011	155,700	23,800	0	179,500		
Previous Owner NEPERUD, ERIC NEPERUD, SANDRA 596 BATH ROAD WISCASSET ME 04578 Sale Date: 3/01/2022			Zone/Land Use 19 COMMERCIAL			2012	155,700	23,800	0	179,500		
			Secondary Zone			2013	155,700	23,800	0	179,500		
						2014	155,700	23,800	0	179,500		
			Topography 1 Level			2015	155,700	23,800	0	179,500		
Previous Owner GILLIES, WILLIAM R. GILLIES, NANCY A.			1.Level 4.Below St 7.Steep	2016	155,700	23,800	0	179,500				
			2.Rolling 5.Low 8.Rough	2017	155,700	23,800	0	179,500				
			3.Above St 6.Swampy 9.	2018	155,700	23,800	0	179,500				
			Utilities 1 All Public			2019	155,700	23,800	0	179,500		
WISCASSET ME 04578 Sale Date: 12/01/2015			1.Public 4.Dr Well 7.Cesspool	2020	155,700	23,800	0	179,500				
			2.Water 5.DUG/LAKE 8.	2021	154,200	23,800	0	178,000				
			3.Sewer 6.Septic 9.None	2022	154,200	23,800	0	178,000				
			Street 1 Paved			Land Data						
Inspection Witnessed By:			Front Foot		Type	Effective		Influence		Influence Codes		
						Frontage	Depth	Factor	Code			
X			11.Regular Lot							1.Open Space		
			12.Delta Triangle							2.Neighborhood A		
			13.Nabla Triangle							3.Topography		
			14.Rear Land							4.Size/Shape		
Date			15.Front Foot							5.Access		
										6.Restriction		
										7.Corner/Locatio		
										8.View/Environ		
No./Date			Sale Type		Square Feet				9.Fract Share			
			1.Land 4.Mobile 7.						Acres			
			2.L & B 5.Other 8.						30.Rear 20+			
			3.Building 6. 9.						31.Waterfront Rea			
Notes:			Financing 9 Unknown						32.Open Space			
			1.Convent 4.Seller 7.						33.RestrictEsm			
			2.FHA/VA 5.Private 8.						34.PASTURE 1			
			3.Assumed 6.Cash 9.Unknown						35.HORTICULTURAL-			
'21 dot took 0.10 acres . Adjust '17 error this lot was to be conveyed to Neperud. Abate & supplement.			Validity 1 Arms Length Sale		Fract. Acre		Acreage/Sites		36.Pasture 3			
			1.Valid 4.Split 7.Renovate		21.HS Size Adj		47	1.00	100	%	0	37.Softwood
			2.Related 5.Partial 8.Other		22.Base Waterfron		48	1.00	100	%	0	38.Mixed Wood
			3.Distress 6.Exempt 9.Foreclose		23.Deep WF Size A		50	0.28	100	%	0	39.Hardwood
WISCASSET			Verified 5 Public Record		Acres				40.Wasteland			
			1.Buyer 4.Agent 7.Family		24.Base Waterfron						41.CAMP SITE	
			2.Seller 5.Pub Rec 8.Other		25.Shallow WF Siz						42.Mobile Home Si	
			3.Lender 6.MLS 9.		26.Base Water Inf						43.Condo Site	
					27.Influence W Si		Total Acreage 1.28		44.Site Improve			
					28.Rear Land 1-10				45.CAMP SITE			
					29.Rear Land 11-2				46.PAVING/00			

WISCASSET

WISCASSET

Map Lot U16-002

Account 1752

Location 608 BATH ROAD

Card 1 Of 1 9/19/2022

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

Date Inspected

Additions, Outbuildings & Improvements

Type	Year	Units	Grade	Cond	Phys.	Funct.	Sound Value	
91 1S AD/GAR.....	1950	728	3 100	4	0 %	75 %		1.ONE STORY FRAM
					%	%		2.TWO STORY FRAM
					%	%		3.THREE STORY FR
					%	%		4.1 & 1/2 STORY
					%	%		5.1 & 3/4 STORY
					%	%		6.2 & 1/2 STORY
					%	%		21.Open Frame Por
					%	%		22.Encl Frame Por
					%	%		23.Frame Garage
					%	%		24.Frame Shed
					%	%		25.Frame Bay Wind
					%	%		26.1SFr Overhang
					%	%		27.Unfin Basement
					%	%		28.Unfinished Att
					%	%		29.Finished Attic

28.0

1SFR/FRG

26.0



Map Lot U16-003

Account 1753

Location 10 OXHORN ROAD

Card 1 Of 1 9/19/2022

AKABU, LTD.
WISCASSET ME 04578

B3089P116 B5431P260

Previous Owner
HAGGETT, CRAIG T., TRUSTEES
HAGGETT, BARBARA T.

WISCASSET ME 04578

Previous Owner
HAGGETT REVOCABLE TRUST, HARRY B.
C/O HAGGETT, TRUSTEE, BARBARA T.
PO BOX 75
WISCASSET ME 04578

Inspection Witnessed By:

X		Date
No./Date	Description	Date Insp.

Notes:
2003-PREVIOUS BK2395 PG84 CHANGED NAMES TO BE CRAIG & BARBARA HAGGETT, TRUSTEES OF HARRY B. HAGGETT REVOCABLE TRUST DATED FEBRUARY 14, 1996
2004-PREVIOUS OWNER: BARBARA HAGGETT BK2992 PG136
2004-NEW OWNER: AKABU-DELETED OLD CARD #2126 AND PUT ALL ON THIS ACCOUNT. PUT BUILDING AT 100% FUNCTIONAL.

WISCASSET

Property Data			Assessment Record							
Neighborhood 200 U.S. RTE 1			Year	Land		Buildings		Exempt	Total	
			2009	318,900		312,220		0	631,120	
Tree Growth Year 0			2010	318,900		312,200		0	631,100	
FARM LAND YEAR 0			2011	318,900		312,200		0	631,100	
OPEN SPACE YEAR 0			2012	318,900		312,200		0	631,100	
Zone/Land Use 19 COMMERCIAL			2013	318,900		312,200		0	631,100	
Secondary Zone			2014	318,900		312,200		0	631,100	
			2015	318,900		312,200		0	631,100	
Topography 1 Level			2016	318,900		312,200		0	631,100	
1.Level	4.Below St	7.Steep	2017	318,900		312,200		0	631,100	
2.Rolling	5.Low	8.Rough	2018	318,900		312,200		0	631,100	
3.Above St	6.Swampy	9.	2019	318,900		312,200		0	631,100	
Utilities 1 All Public			2020	318,900		312,200		0	631,100	
1.Public	4.Dr Well	7.Cesspool	2021	318,900		312,200		0	631,100	
2.Water	5.DUG/LAKE	8.	2022	318,900		312,200		0	631,100	
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 6/27/2003							%			
Price 335,000					%					
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			47	1.00	100	%		0
2.Related	5.Partial	8.Other			48	1.00	100	%		0
3.Distress	6.Exempt	9.Foreclose			49	1.00	100	%		0
Verified 5 Public Record					50	1.26	100	%		0
1.Buyer	4.Agent	7.Family						%		
2.Seller	5.Pub Rec	8.Other						%		
3.Lender	6.MLS	9.	Total Acreage 3.26					44.Site Improve		
								45.CAMP SITE		

WISCASSET

Map Lot U16-003


Account 1753

Location 10 OXHORN ROAD

Card 1

Of 1

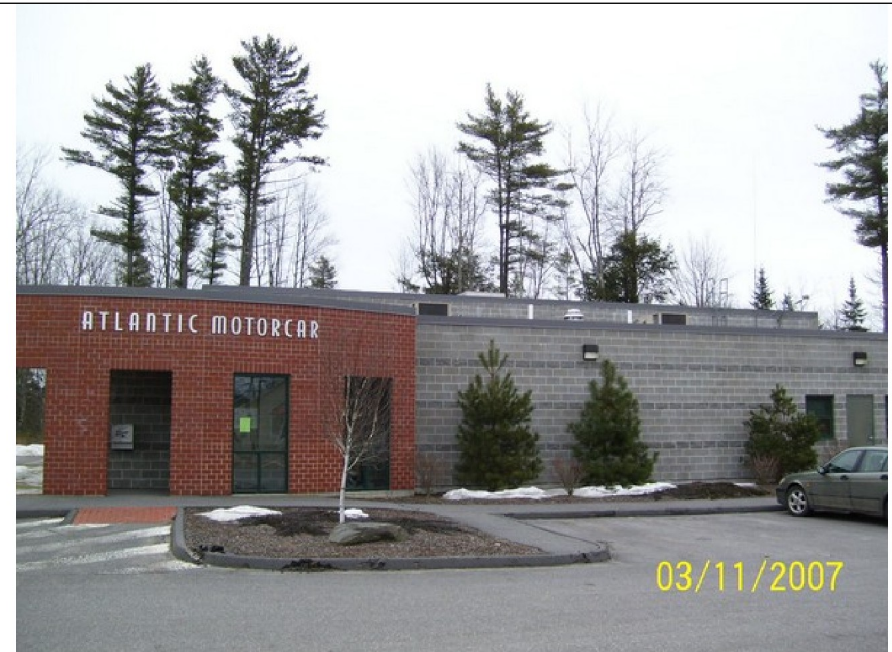
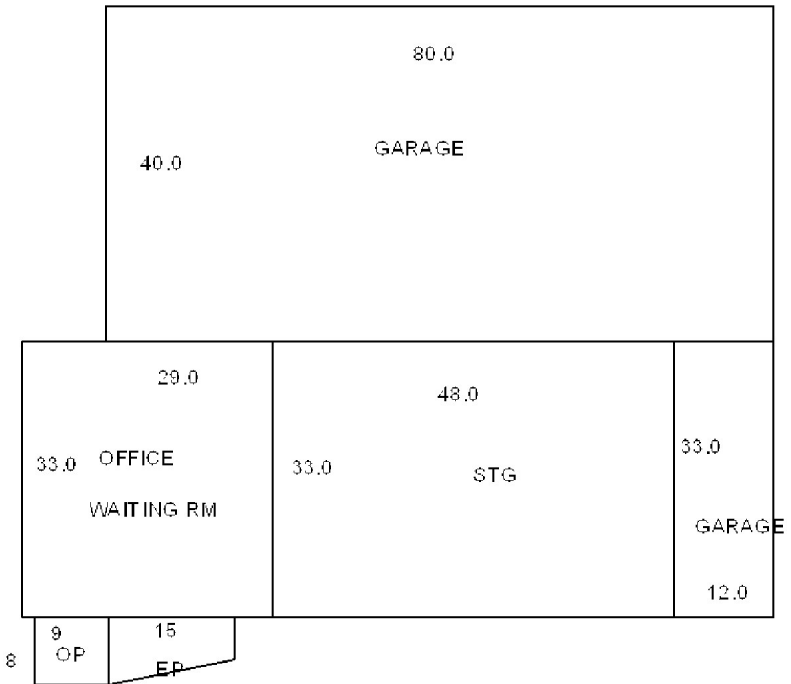
9/19/2022

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

Date Inspected 3/16/2006

Additions, Outbuildings & Improvements

Type	Year	Units	Grade	Cond	Phys.	Funct.	Sound Value	
229 GARAGE MAS	1994	3596	3 100	4	0 %	100 %		1.ONE STORY FRAM
291 OFFICE	1994	957	3 100	4	0 %	100 %		2.TWO STORY FRAM
344 PAVING.....	1994	16000	3 100	4	0 %	50 %		3.THREE STORY FR
22 Encl Frame Porch	1994	97	3 100	4	0 %	100 %		4.1 & 1/2 STORY
264 WAREHOUSE	1994	1584	3 100	4	0 %	100 %		5.1 & 3/4 STORY
21 Open Frame	1994	72	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 U16-004

Account 2481

Location OXHORN ROAD

Card 1 Of 1 9/19/2022

JONES, CHRISTOPHER (TRUSTEE) WESTPORT INVESTMENT TRUST 43 READY POINT ROAD WISCASSET ME 04578			Property Data			Assessment Record							
			Neighborhood 109 SOUTHEAST			Year	Land	Buildings	Exempt	Total			
			Tree Growth Year 0			2009	63,130	0	0	63,130			
			FARM LAND YEAR 0			2010	63,100	0	0	63,100			
			OPEN SPACE YEAR 0			2011	63,100	0	0	63,100			
B2753P141 B5086P122			Zone/Land Use 21 RURAL			2012	63,100	0	0	63,100			
			Secondary Zone			2013	63,100	0	0	63,100			
						2014	63,100	0	0	63,100			
			Topography 1 Level			2015	63,100	0	0	63,100			
Previous Owner CURTIS, THOMAS B. CURTIS, DIANE A.			1.Level 4.Below St 7.Steep 2.Rolling 5.Low 8.Rough 3.Above St 6.Swampy 9.			2016	63,100	0	0	63,100			
			Utilities 1 All Public			2017	38,400	0	0	38,400			
			1.Public 4.Dr Well 7.Cesspool 2.Water 5.DUG/LAKE 8. 3.Sewer 6.Septic 9.None			2018	38,400	0	0	38,400			
			Street 1 Paved			2019	38,400	0	0	38,400			
			1.Paved 4.Proposed 7. 2.Semi Imp 5.Private 8. 3.Gravel 6.Pub Eas 9.NoStreet			2020	38,400	0	0	38,400			
NEWCASTLE ME 04553 Sale Date: 12/08/2016			TREE GROWTH PLAN 0			2021	38,400	0	0	38,400			
			CONSERV EASE 0			2022	38,400	0	0	38,400			
			Sale Data			Land Data							
			Sale Date 12/08/2016			Front Foot		Type	Effective		Influence		Influence Codes
			Price 15,000						Frontage	Depth	Factor	Code	
Inspection Witnessed By:			Sale Type 1 Land Only			11.Regular Lot 12.Delta Triangle 13.Nabla Triangle 14.Rear Land 15.Front Foot		16.Regular Lot 17.Secondary Site 18.Secondary Site 19.Condominium 20.Base Homesite		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.			Square Feet										
2.L & B 5.Other 8.													
3.Building 6. 9.													
Financing 6 Cash Sale													
Notes: '17 PER REVIEW ADJUST TO 100 % FUNCTIONAL LIKE DIRECT NEIGHBORS.			1.Convent 4.Seller 7.			Fract. Acre		Acreage/Sites					
			2.FHA/VA 5.Private 8.										
			3.Assumed 6.Cash 9.Unknown										
			Validity 8 Other Non Valid										
			1.Valid 4.Split 7.Renovate										
2007-Sold 2.26 acres and house. This lot has 355' frontage.			2.Related 5.Partial 8.Other			21.HS Size Adj 22.Base Waterfron 23.Deep WF Size A Acres 24.Base Waterfron 25.Shallow WF Siz 26.Base Water Inf 27.Influence W Si 28.Rear Land 1-10 29.Rear Land 11-2		20 1.00 100 % 0 21 1.00 100 % 0 28 1.04 100 % 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 2.04										
WISCASSET													

WISCASSET

WISCASSET

Map Lot U16-004

Account 2481

Location OXHORN ROAD

Card 1 Of 1 9/19/2022

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			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			Insulation		
2.2	5.1.75	8.	1.Refrig	4.W&C Air	7.	1.Full	4.Minimal	7.
3.3	6.2.5	9.	2.Evapor	5.	8.	2.Heavy	5.Unknown	8.
Exterior Walls			3.H Pump	6.	9.None	3.Capped	6.	9.None
1.CLAP	5.T-111	9.OTHER	Kitchen Style			Unfinished %		
2.WD SH	6.BR/STONE	10.	1.GOOD	4.Obsolete	7.	Grade & Factor		
3.COMP	7.NOV	11.	2.TYPICAL	5.	8.	1.E Grade	4.B Grade	7.AA+ Grad
4.ASB/ASP	8.AL/VIN	12.	3.OLD TYPE	6.	9.None	2.D Grade	5.A Grade	8.AA++Grad
Roof Surface			Bath(s) Style			3.C Grade	6.AA Grade	9.Same
1.Asphalt	4.Composit	7.	1.GOOD	4.Obsolete	7.	SQFT (Footprint)		
2.Slate	5.Wood	8.	2.TYPICAL	5.	8.	Condition		
3.Metal	6.Other	9.	3.Old Type	6.	9.None	1.Poor	4.Avg	7.V G
SF Masonry Trim			# Rooms			2.Fair	5.Avg+	8.Exc
OPEN-3-CUSTOM			# Bedrooms			3.Avg-	6.Good	9.Same
OPEN-4-CUSTOM			# Full Baths			Phys. % Good		
Year Built			# Half Baths			Funct. % Good		
Year Remodeled			# Addn Fixtures			Functional Code		
Foundation			# Fireplaces			1.Incomp	4.SMALL	7.LAYOUT
1.Concrete	4.Wood	7.				2.O-Built	5.CDU	8.OTHER
2.C Block	5.Slab	8.				3.Defmoint	6.STYLE	9.None
3.Br/Stone	6.Piers	9.				Econ. % Good		
Basement						Economic Code		
1.1/4 Bmt	4.Full Bmt	7.				0.None	3.Services	9.None
2.1/2 Bmt	5.None	8.				1.Location	4.Traffic	8.
3.3/4 Bmt	6.	9.None				2.Encroach	8.Other	9.
Bsmt Gar # Cars						Entrance Code 0		
Wet Basement						1.Interior	4.Vacant	7.
1.Dry	4.	7.				2.Refusal	5.Estimate	8.
2.Damp	5.	8.				3.Informed	6.	9.
3.Wet	6.	9.				Information Code 0		
Date Inspected						1.Owner	4.Agent	7.
						2.Relative	5.Estimate	8.
						3.Tenant	6.Other	9.
Additions, Outbuildings & Improvements								
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 U16-004-A

Account 1754

Location 56 OXHORN ROAD

Card 1 Of 1 9/19/2022

ATKINSON, MARY ANN
WISCASSET ME 04578

B3712P74

Previous Owner
CURTIS, THOMAS B.
CURTIS, DIANE A.
C/O MARY ANN ATKINSON
CAPE ELIZABETH ME 04107
Sale Date: 7/27/2006

Inspection Witnessed By:

X

Date

No./Date	Description	Date Insp.

Notes:

'16 nah adjust condition add wd

FOR 2002- 8/30/01 SOLD TO DENNIS LORENZEN FOR \$65,000. 11/1/01 SOLD TO CURTIS FOR \$40,000. PREVIOUS BK2196 PG0096

7/25/02-changed cond. to fair #2 and grade to D100 based on exterior inspection.

Adjusted function code to 3 (def. maint.) @50%

2002-UPON INSPECTION - dining room stripped & gutted, 1st floor covered, room to left of front door, stripped & floor sags to middle. no power to the well or the house.

Property DataNeighborhood **109 SOUTHEAST**Tree Growth Year **0**FARM LAND YEAR **0**OPEN SPACE YEAR **0**Zone/Land Use **21 RURAL**

Secondary Zone

Topography **1 Level**

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

Utilities **1 All Public**

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

Street **1 Paved**

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

TREE GROWTH PLAN **0**CONSERV EASE **0****Sale Data**Sale Date **7/27/2006**Price **67,500**Sale Type **2 Land & Buildings**

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

Financing **9 Unknown**

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

Validity **1 Arms Length Sale**

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

Verified **5 Public Record**

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

Assessment Record

Year	Land	Buildings	Exempt	Total
2009	63,570	67,890	0	131,460
2010	63,600	81,600	0	145,200
2011	63,600	98,700	0	162,300
2012	63,600	98,700	0	162,300
2013	63,600	98,700	0	162,300
2014	63,600	113,300	0	176,900
2015	63,600	113,300	0	176,900
2016	63,600	120,600	0	184,200
2017	63,600	120,600	0	184,200
2018	63,600	120,600	0	184,200
2019	63,600	120,600	20,000	164,200
2020	63,600	120,600	25,000	159,200
2021	63,600	120,600	25,000	159,200
2022	63,600	120,600	24,000	160,200

Land Data

Front Foot	Type	Effective		Influence		Influence Codes
		Frontage	Depth	Factor	Code	
11.Regular Lot				%		1.Open Space
12.Delta Triangle				%		2.Neighborhood A
13.Nabla Triangle				%		3.Topography
14.Rear Land				%		4.Size/Shape
15.Front Foot				%		5.Access
				%		6.Restriction
				%		7.Corner/Locatio
				%		8.View/Environ
				%		9.Fract Share
				%		Acres
				%		30.Rear 20+
				%		31.Waterfront Rea
				%		32.Open Space
				%		33.RestrictEsm
				%		34.PASTURE 1
				%		35.HORTICULTURAL-
				%		36.Pasture 3
				%		37.Softwood
				%		38.Mixed Wood
				%		39.Hardwood
				%		40.Wasteland
				%		41.CAMP SITE
				%		42.Mobile Home Si
				%		43.Condo Site
				%		44.Site Improve
				%		45.CAMP SITE
				%		46.PAVING/00
Total Acreage		2.26				

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****Square Feet****%****%****%****%****%****%****%****%****%****%****%****%****%****%****%****%****%****%**

WISCASSET

Map Lot U16-004-A



Account 1754

Location 56 OXHORN ROAD

Card 1

Of 1

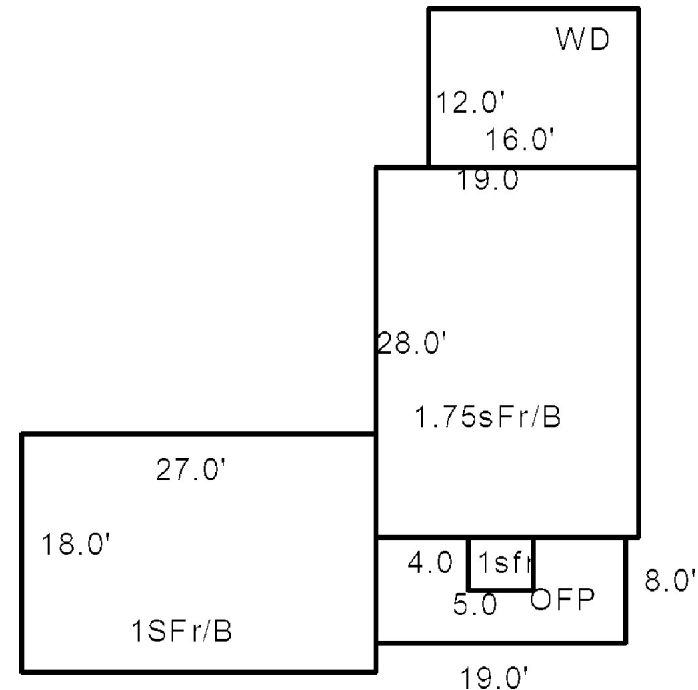
9/19/2022

Building Style 4 Cape Cod	SF Bsmt Living 0	Layout 1 Typical
1.Conv. 5.Colonial 9.Other	Fin Bsmt Grade 0 0	1.Typical 4. 7.
2.Ranch 6.Split 10.Double	HEARTH 0	2.Inadeq 5. 8.
3.R Ranch 7.Mod/Cont 11.Multi	Heat Type 100% 5 Forced Warm Air	3. 6. 9.
4.Cape 8.Log 12.Cot.	1.HWBB 5.FWA 9.No Heat	Attic 5 Floor & Stairs
Dwelling Units 1	2.HWCI 6.GravWA 10.	1.1/4 Fin 4.Full Fin 7.
Other Units 0	3.H Pump 7.Electric 11.	2.1/2 Fin 5.F/Stair 8.
Stories 1 One Story	4.Steam 8.F/Wall 12.	3.3/4 Fin 6. 9.None
1.1 4.1.5 7.	Cool Type 0% 9 None	Insulation 1 Full
2.2 5.1.75 8.	1.Refrig 4.W&C Air 7.	1.Full 4.Minimal 7.
3.3 6.2.5 9.	2.Evapor 5. 8.	2.Heavy 5.Unknown 8.
Exterior Walls 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) 486
2.Slate 5.Wood 8.	2.TYPICAL 5. 8.	Condition 5 Above Average
3.Metal 6.Other 9.	3.Old Type 6. 9.None	1.Poor 4.Avg 7.V G
SF Masonry Trim 0	# Rooms 4	2.Fair 5.Avg+ 8.Exc
OPEN-3-CUSTOM 0	# Bedrooms 2	3.Avg- 6.Good 9.Same
OPEN-4-CUSTOM 0	# Full Baths 1	Phys. % Good 0%
Year Built 1825	# Half Baths 1	Funct. % Good 100%
Year Remodeled 2007	# Addn Fixtures 0	Functional Code 9 None
Foundation 3 Brick &/or Stone	# Fireplaces 1	1.Incomp 4.SMALL 7.LAYOUT
1.Concrete 4.Wood 7.		2.O-Built 5.CDU 8.OTHER
2.C Block 5.Slab 8.		3.Defmaint 6.STYLE 9.None
3.Br/Stone 6.Piers 9.		Econ. % Good 100%
Basement 2 1/2 Basement		Economic Code None
1.1/4 Bmt 4.Full Bmt 7.		0.None 3.Services 9.None
2.1/2 Bmt 5.None 8.		1.Location 4.Traffic 8.
3.3/4 Bmt 6. 9.None		2.Encroach 8.Other 9.
Bsmt Gar # Cars 0		Entrance Code 3 Information Only
Wet Basement 3 Wet Basement		1.Interior 4.Vacant 7.
1.Dry 4. 7.		2.Refusal 5.Estimate 8.
2.Damp 5. 8.		3.Informed 6. 9.
3.Wet 6. 9.		Information Code 5 Estimate
		1.Owner 4.Agent 7.
		2.Relative 5.Estimate 8.
		3.Tenant 6.Other 9.

Date Inspected 6/01/2010

Additions, Outbuildings & Improvements

Type	Year	Units	Grade	Cond	Phys.	Funct.	Sound Value	
15 1.75 Story/BSMT	2006	532	4 100	4	0 %	100 %		1.ONE STORY FRAM
1 ONE STORY	2007	20	3 100	4	0 %	100 %		2.TWO STORY FRAM
21 Open Frame	2007	132	3 100	4	0 %	100 %		3.THREE STORY FR
201 APT	2013	450	4 95	4	0 %	60 %		4.1 & 1/2 STORY
68 Wood Deck	2015	192	3 100	4	0 %	100 %		5.1 & 3/4 STORY
					%	%		6.2 & 1/2 STORY
					%	%		21.Open Frame Por
					%	%		22.Encl Frame Por
					%	%		23.Frame Garage
					%	%		24.Frame Shed
					%	%		25.Frame Bay Wind
					%	%		26.1SFr Overhang
					%	%		27.Unfin Basement
					%	%		28.Unfinished Att
					%	%		29.Finished Attic



Map Lot U16-005

Account 1755

Location 632 BATH ROAD

Card 1 Of 1 9/19/2022

MJD PROPERTIES LLC
BRUNSWICK ME 04011 2207

B3533P224

Previous Owner
HAWKES, JR., EDWARD G.
HAWKES, MARJORIE

WISCASSET ME 04578
Sale Date: 8/12/2005

Inspection Witnessed By:

X

Date

No./Date	Description	Date Insp.

Notes:

'17 W/ Christine(MNGR) adjust condition
3/26/03-changed building from vacant land to commercial
building
12/29/2005-deleted buildings from this account as no longer
on property. (Taken down fall 2005)
2006-FORMER OWNER: EDWARD G. & MARJORIE HAWKES
BK760 PG291. ALSO NEW DUNKIN DONUTS BUILDING
ADDED WINTER 2006-ASSESS IN 2006.

WISCASSET**Property Data**

Neighborhood 200 U.S. RTE 1		
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 8/12/2005		
Price 275,000		
Sale Type 1 Land Only		
1.Land	4.Mobile	7.
2.L & B	5.Other	8.
3.Building	6.	9.
Financing 9 Unknown		
1.Convent	4.Seller	7.
2.FHA/VA	5.Private	8.
3.Assumed	6.Cash	9.Unknown
Validity 1 Arms Length Sale		
1.Valid	4.Split	7.Renovate
2.Related	5.Partial	8.Other
3.Distress	6.Exempt	9.Foreclose
Verified 5 Public Record		
1.Buyer	4.Agent	7.Family
2.Seller	5.Pub Rec	8.Other
3.Lender	6.MLS	9.

Assessment Record

Year	Land	Buildings	Exempt	Total
2009	254,550	372,950	0	627,500
2010	254,600	373,000	0	627,600
2011	254,600	373,000	0	627,600
2012	254,600	373,000	0	627,600
2013	254,600	373,000	0	627,600
2014	254,600	373,000	0	627,600
2015	254,600	373,000	0	627,600
2016	254,600	373,000	0	627,600
2017	254,600	379,600	0	634,200
2018	254,600	379,600	0	634,200
2019	254,600	379,600	0	634,200
2020	254,600	379,600	0	634,200
2021	254,600	379,600	0	634,200
2022	254,600	379,600	0	634,200

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		1.47				

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****Code**

WISCASSET

Map Lot U16-005


Account 1755

Location 632 BATH ROAD

Card 1

Of 1

9/19/2022

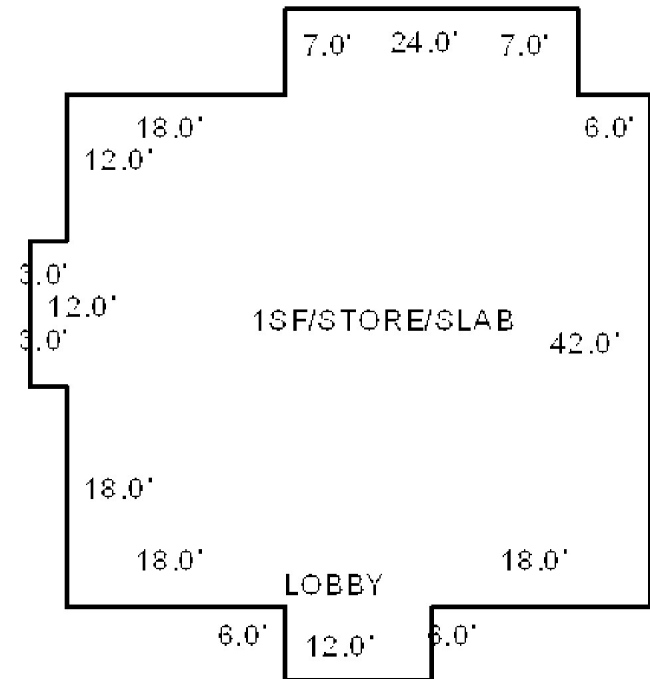
Building Style	SF Bsmt Living	Layout
1.Conv. 5.Colonial 9.Other	Fin Bsmt Grade	1.Typical 4. 7.
2.Ranch 6.Split 10.Double	HEARTH	2.Inadeq 5. 8.
3.R Ranch 7.Mod/Cont 11.Multi	Heat Type 100%	3. 6. 9.
4.Cape 8.Log 12.Cot.	1.HWBB 5.FWA 9.No Heat	Attic
Dwelling Units	2.HWCI 6.GravWA 10.	1.1/4 Fin 4.Full Fin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

Date Inspected

Additions, Outbuildings & Improvements

Type	Year	Units	Grade	Cond	Phys.	Funct.	Sound Value	
231 FAST FOOD	2006	2052	4 100	8	0 %	100 %		1.ONE STORY FRAM
371 CONCRETE	2006	2092	4 100	4	0 %	100 %		2.TWO STORY FRAM
22 Encl Frame Porch	2006	72	4 100	5	0 %	100 %		3.THREE STORY FR
337 COOLER.....	2006	168	4 100	4	0 %	100 %		4.1 & 1/2 STORY
371 CONCRETE	2006	30	4 100	4	0 %	100 %		5.1 & 3/4 STORY
371 CONCRETE	2006	110	4 100	4	0 %	100 %		6.2 & 1/2 STORY
344 PAVING.....	2006	14000	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

DRIVE
UP



Map Lot U16-005-A

Account 1756

Location 19 OXHORN ROAD

Card 1 Of 1 9/19/2022

DECOSTA, JOHN
19 OXHORN ROAD
WISCASSET ME 04578

B5566P73

Previous Owner
MISNER, MILTON W
MISNER, SUZANNE H

WESTPORT ISLAND ME 04578
Sale Date: 8/12/2020

Inspection Witnessed By:

X

Date

No./Date	Description	Date Insp.

Notes:

WISCASSET

Property Data			Assessment Record						
Neighborhood 109 SOUTHEAST			Year	Land		Buildings		Exempt	Total
			2009	61,490		83,090		0	144,580
Tree Growth Year 0			2010	61,500		83,100		0	144,600
FARM LAND YEAR 0			2011	61,500		83,100		0	144,600
OPEN SPACE YEAR 0			2012	61,500		83,100		0	144,600
Zone/Land Use 21 RURAL			2013	61,500		83,100		0	144,600
			2014	61,500		83,100		0	144,600
Secondary Zone			2015	61,500		83,100		0	144,600
Topography 1 Level			2016	61,500		83,100		0	144,600
			2017	61,500		83,100		0	144,600
1.Level 4.Below St 7.Steep			2018	61,500		83,100		0	144,600
2.Rolling 5.Low 8.Rough			2019	61,500		83,100		0	144,600
3.Above St 6.Swampy 9.			2020	61,500		83,100		0	144,600
Utilities 3 Public Sewer			2021	61,500		83,100		0	144,600
1.Public 4.Dr Well 7.Cesspool			2022	61,500		83,100		29,760	114,840
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	
11.Regular Lot							%		
12.Delta Triangle							%		
13.Nabla Triangle							%		
14.Rear Land							%		
15.Front Foot							%		
							%		
TREE GROWTH PLAN 0			Square Foot		Square Feet				
CONSERV EASE 0						%			
Sale Data						%			
						%			
Sale Date 8/12/2020						%			
Price 84,000						%			
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			Fract. Acre		Acreage/Sites				
1.Valid 4.Split 7.Renovate					20	1.00	175 %	2	
2.Related 5.Partial 8.Other					21	1.00	100 %	0	
3.Distress 6.Exempt 9.Foreclose					28	0.22	100 %	0	
							%		
							%		
							%		
							%		
Verified 5 Public Record			Acres		Total Acreage 1.22				
1.Buyer 4.Agent 7.Family									
2.Seller 5.Pub Rec 8.Other									
3.Lender 6.MLS 9.									


WISCASSET

Map Lot U16-005-A

Account 1756

Location 19 OXHORN ROAD

Card 1 Of 1 9/19/2022

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.Fl/Stair	8.
Stories 4 One & 1/2 Story			4.Steam	8.Fl/Wall	12.	3.3/4 Fin	6.	9.None
1.1	4.1.5	7.	Cool Type 0% 9 None			Insulation 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 9 OTHER			3.H Pump	6.	9.None	3.Capped	6.	9.None
1.CLAP	5.T-111	9.OTHER	Kitchen Style 2 TYPICAL			Unfinished % 0%		
2.WD SH	6.BR/STONE	10.	1.GOOD	4.Obsolete	7.	Grade & Factor 4 Good 95%		
3.COMP	7.NOV	11.	2.TYPICAL	5.	8.	1.E Grade	4.B Grade	7.AA+ Grad
4.ASB/ASP	8.AL/VIN	12.	3.OLD TYPE	6.	9.None	2.D Grade	5.A Grade	8.AA++Grad
Roof Surface 1 Asphalt Shingles			Bath(s) Style 2 TYPICAL			3.C Grade	6.AA Grade	9.Same
1.Asphalt	4.Composit	7.	1.GOOD	4.Obsolete	7.	SQFT (Footprint) 800		
2.Slate	5.Wood	8.	2.TYPICAL	5.	8.	Condition 3 Below Average		
3.Metal	6.Other	9.	3.Old Type	6.	9.None	1.Poor	4.Avg	7.V G
SF Masonry Trim 0			# Rooms 4			2.Fair	5.Avg+	8.Exc
OPEN-3-CUSTOM 0			# Bedrooms 1			3.Avg-	6.Good	9.Same
OPEN-4-CUSTOM 0			# Full Baths 1			Phys. % Good 0%		
Year Built 1810			# 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.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 3 Wet Basement								
1.Dry	4.	7.						
2.Damp	5.	8.						
3.Wet	6.	9.						
						Entrance Code 3 Information Only		
						1.Interior	4.Vacant	7.
						2.Refusal	5.Estimate	8.
						3.Informed	6.	9.
						Information Code 3 Tenant		
						1.Owner	4.Agent	7.
						2.Relative	5.Estimate	8.
						3.Tenant	6.Other	9.

Date Inspected 12/05/2006

garage 24x36

18.0'	32.0'
13.0'	
UA/1\$Fi	25.0'
	1.5\$Fi/B



Map Lot		U16-006	Account	1757	Location	646 BATH ROAD		Card	1	Of	1	9/19/2022
AKABU, LTD 10 OXHORN ROAD WISCASSET ME 04578 B5742P223 Previous Owner SHERMAN, NORMAN P 10 OXHORN ROAD WISCASSET ME 04578 Sale Date: 7/15/2021 Previous Owner GETTY PETROLEUM MARKETING, INC. LEEMILT'S PETROLEUM C/O GETTY REALTY CORP. JERICO NY 11753 Sale Date: 9/17/2012					Property Data		Assessment Record					
					Neighborhood 200 U.S. RTE 1		Year	Land	Buildings	Exempt	Total	
					Tree Growth Year 0		2009	242,330	79,060	0	321,390	
					FARM LAND YEAR 0		2010	242,300	79,100	0	321,400	
					OPEN SPACE YEAR 0		2011	242,300	79,100	0	321,400	
Previous Owner SHERMAN, NORMAN P 10 OXHORN ROAD WISCASSET ME 04578 Sale Date: 7/15/2021 Previous Owner GETTY PETROLEUM MARKETING, INC. LEEMILT'S PETROLEUM C/O GETTY REALTY CORP. JERICO NY 11753 Sale Date: 9/17/2012					Zone/Land Use 19 COMMERCIAL		2012	242,300	79,100	0	321,400	
					Secondary Zone		2013	146,600	103,600	0	250,200	
							2014	146,600	103,600	0	250,200	
					Topography 1 Level		2015	146,600	103,600	0	250,200	
					1.Level 4.Below St 7.Steep 2.Rolling 5.Low 8.Rough 3.Above St 6.Swampy 9.		2016	146,600	103,600	0	250,200	
2017	146,600	103,600	0	250,200								
2018	146,600	103,600	0	250,200								
Utilities 1 All Public 1.Public 4.Dr Well 7.Cesspool 2.Water 5.DUG/LAKE 8. 3.Sewer 6.Septic 9.None					2019	146,600	103,600	0	250,200			
					2020	146,600	103,600	0	250,200			
					2021	146,600	103,600	0	250,200			
Inspection Witnessed By: X Date No./Date Description Date Insp.					2022	146,600	124,000	0	270,600			
					Land Data							
					Front Foot 11.Regular Lot 12.Delta Triangle 13.Nabla Triangle 14.Rear Land 15.Front Foot	Type	Effective		Influence		Influence Codes 1.Open Space 2.Neighborhood A 3.Topography 4.Size/Shape 5.Access 6.Restriction 7.Corner/Location 8.View/Environ 9.Fract Share Acres 30.Rear 20+ 31.Waterfront Rea 32.Open Space 33.RestrictEsm 34.PASTURE 1 35.HORTICULTURAL- 36.Pasture 3 37.Softwood 38.Mixed Wood 39.Hardwood 40.Wasteland 41.CAMP SITE 42.Mobile Home Si 43.Condo Site 44.Site Improve 45.CAMP SITE 46.PAVING/00	
							Frontage	Depth	Factor	Code		
									%			
		%										
		%										
Square Foot 16.Regular Lot 17.Secondary Site 18.Secondary Site 19.C Condominium 20.Base Homesite	Square Feet											
			%									
			%									
			%									
			%									
Fract. Acre 21.HS Size Adj 22.Base Waterfron 23.Deep WF Size A Acres 24.Base Waterfron 25.Shallow WF Siz 26.Base Water Inf 27.Influence W Si 28.Rear Land 1-10 29.Rear Land 11-2	Acreage/Sites											
	47	1.00	100	%	0							
	48	0.77	100	%	0							
				%								
				%								
Total Acreage		0.77										

WISCASSET

Map Lot U16-006


Account 1757

Location 646 BATH ROAD

Card 1

Of 1

9/19/2022

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 3/16/2007

Additions, Outbuildings & Improvements

Type	Year	Units	Grade	Cond	Phys.	Funct.	Sound Value	
228 GARAGE FRAME	2013	1292	5 100	4	0 %	100 %		1.ONE STORY FRAM
287 OFFICE	2013	952	3 100	4	0 %	100 %		2.TWO STORY FRAM
24 Frame Shed	2021				%	%	7,500	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

Base:\$19.75

WHT: X.921

Per: X1.252

Local X 1.05

Current: X1.02

Cert Ratio: X.96

= S 23.41 Per SqFt

LC "D" Service Garage Shed

"M&S" Sect 14 Pg 32

Ave 10' Posted
10.0' 32.0'

16' Posted Repair Garage

1sFr (Office/Showroom)

34.0'

34.0'

38.0'

28.0'



Map Lot U16-007

Account 1758

Location 647 BATH ROAD

Card 1 Of 1 9/19/2022

IRVING OIL LIMITED
ATTN: CORPORATE REAL ESTATE
CALAIS ME 04619

B4755P250

Previous Owner
COBALT PROPERTIES LLC
55 UNION STREET, SUITE 700
SAINT JOHN NEW BRUNSWICK
CANADA E2L 5BL
Sale Date: 1/24/2014

Previous Owner
IRVING OIL CORPORATION

PO BOX 839
CALAIS ME 04619 9998
Sale Date: 12/22/2008

Inspection Witnessed By:

X

Date

No./Date	Description	Date Insp.

Notes:

2009-Previous owner: Irving Oil Corporation BK1074 PG277.
2014-Previous owner: Cobalt Properties, LLC BK4432 PG206.
Sold this lot and lot 8 for \$2,083,333.

WISCASSET

Property Data

Neighborhood	200 U.S. RTE 1	
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	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	1/24/2014	
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.Convert	4.Seller	7.
2.FHA/VA	5.Private	8.
3.Assumed	6.Cash	9.Unknown
Validity	1 Arms Length Sale	
1.Valid	4.Split	7.Renovate
2.Related	5.Partial	8.Other
3.Distress	6.Exempt	9.Foreclose
Verified	5 Public Record	
1.Buyer	4.Agent	7.Family
2.Seller	5.Pub Rec	8.Other
3.Lender	6.MLS	9.

Assessment Record

Year	Land	Buildings	Exempt	Total
2009	345,000	38,590	0	383,590
2010	345,000	38,600	0	383,600
2011	345,000	38,600	0	383,600
2012	345,000	38,600	0	383,600
2013	345,000	38,600	0	383,600
2014	345,000	38,600	0	383,600
2015	345,000	38,600	0	383,600
2016	345,000	38,600	0	383,600
2017	345,000	38,600	0	383,600
2018	345,000	38,600	0	383,600
2019	345,000	38,600	0	383,600
2020	345,000	38,600	0	383,600
2021	345,000	38,600	0	383,600
2022	345,000	38,600	0	383,600

Land Data

Front Foot	Type	Effective		Influence		Influence Codes
		Frontage	Depth	Factor	Code	
11.Regular Lot				%		1.Open Space
12.Delta Triangle				%		2.Neighborhood A
13.Nabla Triangle				%		3.Topography
14.Rear Land				%		4.Size/Shape
15.Front Foot				%		5.Access
				%		6.Restriction
				%		7.Corner/Locatio
				%		8.View/Environ
				%		9.Fract Share
				%		Acres
				%		30.Rear 20+
				%		31.Waterfront Rea
				%		32.Open Space
				%		33.RestrictEsm
				%		34.PASTURE 1
				%		35.HORTICULTURAL-
				%		36.Pasture 3
				%		37.Softwood
				%		38.Mixed Wood
				%		39.Hardwood
				%		40.Wasteland
				%		41.CAMP SITE
				%		42.Mobile Home Si
				%		43.Condo Site
				%		44.Site Improve
				%		45.CAMP SITE
				%		46.PAVING/00
Total Acreage		2.30				

Front Foot

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

Square Foot

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

Fract. Acre

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

Acres

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

Type

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 U16-007

Account 1758

Location 647 BATH ROAD

Card 1 Of 1 9/19/2022

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

Date Inspected

Additions, Outbuildings & Improvements

Type	Year	Units	Grade	Cond	Phys.	Funct.	Sound Value	
309 CANOPY AV.....	1992	1104	3 100	4	0 %	100 %		1.ONE STORY FRAM
344 PAVING.....	1992	25000	3 100	4	0 %	50 %		2.TWO STORY FRAM
					%	%		3.THREE STORY FR
					%	%		4.1 & 1/2 STORY
					%	%		5.1 & 3/4 STORY
					%	%		6.2 & 1/2 STORY
					%	%		21.Open Frame Por
					%	%		22.Encl Frame Por
					%	%		23.Frame Garage
					%	%		24.Frame Shed
					%	%		25.Frame Bay Wind
					%	%		26.1SFr Overhang
					%	%		27.Unfin Basement
					%	%		28.Unfinished Att
					%	%		29.Finished Attic



Map Lot U16-008

Account 1759

Location 639 BATH ROAD

Card 1 Of 1 9/19/2022

IRVING OIL LIMITED
ATTN: CORPORATE REAL ESTATE
CALAIS ME 04619

B4755P250

Previous Owner
COBALT PROPERTIES LLC
55 UNION STREET, SUITE 700
SAINT JOHN NEW BRUNSWICK
CANADA E2L 5BL
Sale Date: 1/24/2014

Previous Owner
IRVING OIL CORPORATION

PO BOX 839
CALAIS ME 04619 9998
Sale Date: 12/22/2008

Inspection Witnessed By:

X

Date

No./Date	Description	Date Insp.

Notes:

'15 complete interior remod adjust grade & condition.
2009-Former owner: Irving Oil Corporation BK1628 PG276.
2014-Former owner: Cobalt Properties, LLC BK4432 PG206.
1/24/2014-Sold this lot and lot 7 for \$2,083,333.

WISCASSET

Property Data

Neighborhood 200 U.S. RTE 1		
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 1/24/2014		
Price 2,083,333		
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
2009	334,500	511,090	0	845,590
2010	334,500	530,600	0	865,100
2011	334,500	530,600	0	865,100
2012	334,500	530,600	0	865,100
2013	334,500	530,600	0	865,100
2014	334,500	530,600	0	865,100
2015	334,500	722,800	0	1,057,300
2016	334,500	722,800	0	1,057,300
2017	334,500	722,800	0	1,057,300
2018	334,500	722,800	0	1,057,300
2019	334,500	722,800	0	1,057,300
2020	334,500	722,800	0	1,057,300
2021	334,500	722,800	0	1,057,300
2022	334,500	722,800	0	1,057,300

Land Data

Front Foot	Type	Effective		Influence		Influence Codes
		Frontage	Depth	Factor	Code	
11.Regular Lot				%		1.Open Space
12.Delta Triangle				%		2.Neighborhood A
13.Nabla Triangle				%		3.Topography
14.Rear Land				%		4.Size/Shape
15.Front Foot				%		5.Access
				%		6.Restriction
				%		7.Corner/Locatio
				%		8.View/Environ
				%		9.Fract Share
				%		Acres
				%		30.Rear 20+
				%		31.Waterfront Rea
				%		32.Open Space
				%		33.RestrictEsm
				%		34.PASTURE 1
				%		35.HORTICULTURAL-
				%		36.Pasture 3
				%		37.Softwood
				%		38.Mixed Wood
				%		39.Hardwood
				%		40.Wasteland
				%		41.CAMP SITE
				%		42.Mobile Home Si
				%		43.Condo Site
				%		44.Site Improve
				%		45.CAMP SITE
				%		46.PAVING/00
Total Acreage		1.58				

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****Acres****Acres****Acres****Acres****Acres****Acres****Acres****Acres****Acres****Acres****Acres****Acres****Acres****Acres****Acres****Acres****Acres**

WISCASSET

Map Lot U16-008

Account 1759

Location 639 BATH ROAD

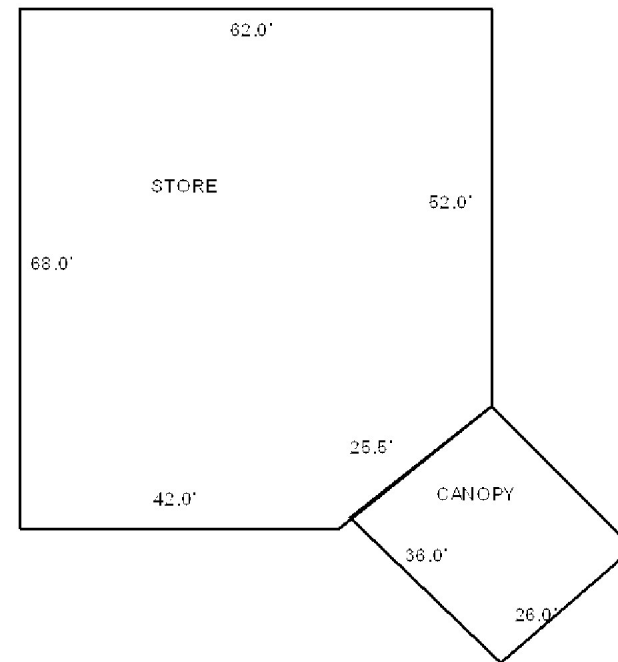
Card 1 Of 1 9/19/2022

Building Style	SF Bsmt Living	Layout
1.Conv. 5.Colonial 9.Other	Fin Bsmt Grade	1.Typical 4. 7.
2.Ranch 6.Split 10.Double	HEARTH	2.Inadeq 5. 8.
3.R Ranch 7.Mod/Cont 11.Multi	Heat Type 100%	3. 6. 9.
4.Cape 8.Log 12.Cot.	1.HWBB 5.FWA 9.No Heat	Attic
Dwelling Units	2.HWCI 6.GravWA 10.	1.1/4 Fin 4.Full Fin 7.
Other Units	3.H Pump 7.Electric 11.	2.1/2 Fin 5.F/Stair 8.
Stories	4.Steam 8.F/Wall 12.	3.3/4 Fin 6. 9.None
1.1 4.1.5 7.	Cool Type 0%	Insulation
2.2 5.1.75 8.	1.Refrig 4.W&C Air 7.	1.Full 4.Minimal 7.
3.3 6.2.5 9.	2.Evapor 5. 8.	2.Heavy 5.Unknown 8.
Exterior Walls	3.H Pump 6. 9.None	3.Capped 6. 9.None
1.CLAP 5.T-111 9.OTHER	Kitchen Style	Unfinished %
2.WD SH 6.BR/STONE 10.	1.GOOD 4.Obsolete 7.	Grade & Factor
3.COMP 7.NOV 11.	2.TYPICAL 5. 8.	1.E Grade 4.B Grade 7.AA+ Grad
4.ASB/ASP 8.AL/VIN 12.	3.OLD TYPE 6. 9.None	2.D Grade 5.A Grade 8.AA++Grad
Roof Surface	Bath(s) Style	3.C Grade 6.AA Grade 9.Same
1.Asphalt 4.Composit 7.	1.GOOD 4.Obsolete 7.	SQFT (Footprint)
2.Slate 5.Wood 8.	2.TYPICAL 5. 8.	Condition
3.Metal 6.Other 9.	3.Old Type 6. 9.None	1.Poor 4.Avg 7.V G
SF Masonry Trim	# Rooms	2.Fair 5.Avg+ 8.Exc
OPEN-3-CUSTOM	# Bedrooms	3.Avg- 6.Good 9.Same
OPEN-4-CUSTOM	# Full Baths	Phys. % Good
Year Built	# Half Baths	Funct. % Good
Year Remodeled	# Addn Fixtures	Functional Code
Foundation	# Fireplaces	1.Incomp 4.SMALL 7.LAYOUT
1.Concrete 4.Wood 7.		2.O-Built 5.CDU 8.OTHER
2.C Block 5.Slab 8.		3.Defmaint 6.STYLE 9.None
3.Br/Stone 6.Piers 9.		Econ. % Good
Basement		Economic Code
1.1/4 Bmt 4.Full Bmt 7.		0.None 3.Services 9.None
2.1/2 Bmt 5.None 8.		1.Location 4.Traffic 8.
3.3/4 Bmt 6. 9.None		2.Encroach 8.Other 9.
Bsmt Gar # Cars		Entrance Code 1 Interior Inspect
Wet Basement		1.Interior 4.Vacant 7.
1.Dry 4. 7.		2.Refusal 5.Estimate 8.
2.Damp 5. 8.		3.Informed 6. 9.
3.Wet 6. 9.		Information Code 6 Other
		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	
233 CONVENIENCE	1992	4096	6 100	8	0 %	100 %		1.ONE STORY FRAM
309 CANOPY AV.....	1992	936	4 100	0	0 %	100 %		2.TWO STORY FRAM
309 CANOPY AV.....	1992	2784	4 100	0	0 %	100 %		3.THREE STORY FR
309 CANOPY AV.....	1992	1104	3 100	0	0 %	100 %		4.1 & 1/2 STORY
344 PAVING.....	1992	60000	3 100	4	0 %	100 %		5.1 & 3/4 STORY
337 COOLER.....	2010	224	3 100	4	0 %	100 %		6.2 & 1/2 STORY
337 COOLER.....	2008	270	3 100	4	0 %	100 %		21.Open Frame Por
337 COOLER.....	2011	144	3 100	4	0 %	100 %		22.Encl Frame Por
					%	%		23.Frame Garage
					%	%		24.Frame Shed
					%	%		25.Frame Bay Wind
					%	%		26.1SFr Overhang
					%	%		27.Unfin Basement
					%	%		28.Unfinished Att
					%	%		29.Finished Attic



CANOPY 24X116



Map Lot U16-009-A

Account 1761

Location 611 BATH ROAD

Card 1 Of 1 9/19/2022

GREEN, ROBERT A
611 BATH ROAD
WISCASSET ME 04578 2196

B1455P305 B4880P75

Previous Owner
GREEN, DOUGLAS M.
C/O ROBERT GREEN
605 BATH ROAD
WISCASSET ME 04578 2196
Sale Date: 4/14/2015

Inspection Witnessed By:

X

Date

No./Date	Description	Date Insp.

Notes:

WISCASSET

Property Data

Neighborhood	108 SOUTHWEST		
Tree Growth Year	0		
FARM LAND YEAR	0		
OPEN SPACE YEAR	0		
Zone/Land Use	21 RURAL		
Secondary Zone			
Topography	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	4/14/2015		
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
2009	33,500	101,750	0	135,250
2010	33,500	65,000	0	98,500
2011	33,500	65,000	0	98,500
2012	33,500	65,000	0	98,500
2013	33,500	65,000	0	98,500
2014	33,500	65,000	0	98,500
2015	33,500	65,000	0	98,500
2016	33,500	65,000	0	98,500
2017	33,500	65,000	0	98,500
2018	33,500	65,000	0	98,500
2019	33,500	65,000	20,000	78,500
2020	33,500	65,000	25,000	73,500
2021	33,500	65,000	25,000	73,500
2022	33,500	65,000	24,000	74,500

Land Data

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


WISCASSET

Map Lot U16-009-A

Account 1761

Location 611 BATH ROAD

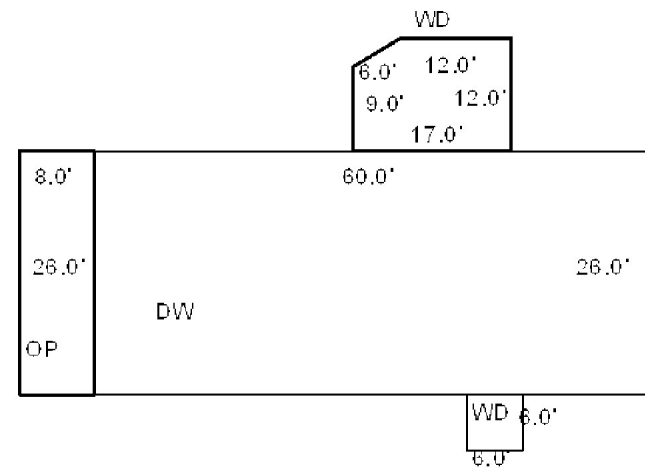
Card 1 Of 1 9/19/2022

Building Style 10 Double Wide	SF Bsmt Living 0	Layout 1 Typical
1.Conv. 5.Colonial 9.Other	Fin Bsmt Grade 0 0	1.Typical 4. 7.
2.Ranch 6.Split 10.Double	HEARTH 0	2.Inadeq 5. 8.
3.R Ranch 7.Mod/Cont 11.Multi	Heat Type 100% 5 Forced Warm Air	3. 6. 9.
4.Cape 8.Log 12.Cot.	1.HWBB 5.FWA 9.No Heat	Attic 9 None
Dwelling Units 1	2.HWCI 6.GravWA 10.	1.1/4 Fin 4.Full Fin 7.
Other Units 0	3.H Pump 7.Electric 11.	2.1/2 Fin 5.F/Stair 8.
Stories 1 One Story	4.Steam 8.F/Wall 12.	3.3/4 Fin 6. 9.None
1.1 4.1.5 7.	Cool Type 0% 9 None	Insulation 4 Minimal
2.2 5.1.75 8.	1.Refrig 4.W&C Air 7.	1.Full 4.Minimal 7.
3.3 6.2.5 9.	2.Evapor 5. 8.	2.Heavy 5.Unknown 8.
Exterior Walls 8 ALUM/VINYL	3.H Pump 6. 9.None	3.Capped 6. 9.None
1.CLAP 5.T-111 9.OTHER	Kitchen Style 2 TYPICAL	Unfinished % 0%
2.WD SH 6.BR/STONE 10.	1.GOOD 4.Obsolete 7.	Grade & Factor 2 Fair 100%
3.COMP 7.NOV 11.	2.TYPICAL 5. 8.	1.E Grade 4.B Grade 7.AA+ Grad
4.ASB/ASP 8.AL/VIN 12.	3.OLD TYPE 6. 9.None	2.D Grade 5.A Grade 8.AA++Grad
Roof Surface 1 Asphalt Shingles	Bath(s) Style 2 TYPICAL	3.C Grade 6.AA Grade 9.Same
1.Asphalt 4.Composit 7.	1.GOOD 4.Obsolete 7.	SQFT (Footprint) 1560
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 2	Phys. % Good 0%
Year Built 1999	# Half Baths 0	Funct. % Good 80%
Year Remodeled 0	# Addn Fixtures 0	Functional Code 9 None
Foundation 5 Concrete Slab	# 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 9 No Basement		Economic Code None
1.1/4 Bmt 4.Full Bmt 7.		0.None 3.Services 9.None
2.1/2 Bmt 5.None 8.		1.Location 4.Traffic 8.
3.3/4 Bmt 6. 9.None		2.Encroach 8.Other 9.
Bsmt Gar # Cars 0		Entrance Code 1 Interior Inspect
Wet Basement 9 No Basement		1.Interior 4.Vacant 7.
1.Dry 4. 7.		2.Refusal 5.Estimate 8.
2.Damp 5. 8.		3.Informed 6. 9.
3.Wet 6. 9.		Information Code 1 Owner
		1.Owner 4.Agent 7.
		2.Relative 5.Estimate 8.
		3.Tenant 6.Other 9.

Date Inspected 12/05/2006

Additions, Outbuildings & Improvements

Type	Year	Units	Grade	Cond	Phys.	Funct.	Sound Value	
21 Open Frame	1999	208	2 100	3	0 %	100 %		1.ONE STORY FRAM
155 1 ST BARN.....	0	320	2 100	4	0 %	50 %		2.TWO STORY FRAM
155 1 ST BARN.....	0	480	2 100	4	0 %	50 %		3.THREE STORY FR
68 Wood Deck	1999	196	2 100	4	0 %	100 %		4.1 & 1/2 STORY
68 Wood Deck	0	36	0 0	0	0 %	100 %		5.1 & 3/4 STORY
					%	%		6.2 & 1/2 STORY
					%	%		21.Open Frame Por
					%	%		22.Encl Frame Por
					%	%		23.Frame Garage
					%	%		24.Frame Shed
					%	%		25.Frame Bay Wind
					%	%		26.1SFr Overhang
					%	%		27.Unfin Basement
					%	%		28.Unfinished Att
					%	%		29.Finished Attic



BARN 20X24

BARN 20X16



Map Lot U16-010

Account 1762

Location 625 BATH ROAD

Card 1 Of 1 9/19/2022

SKILLIN, PEARL J
WISCASSET ME 04578

B545P265 B3899P312

Previous Owner
SKILLIN, ERWIN J/T
SKILLIN, PEARLWISCASSET ME 04578
Sale Date: 8/27/2007

Inspection Witnessed By:

X

Date

No./Date	Description	Date Insp.

Notes:

'17 1.36 ACRES TO JEWELL BECOMES NEW LO R08 LOT22-A
2004-CORRECTED ACREAGE FROM 2.75 AC TO 2.28 PER
REVISITING OF OLD DEED, BK545 PG265, CREATED NEW
LOT #10A WHICH IS .59 AC.
2005-ADDED DECK

2008-Lots 9, 10, & 10A are combined and on this lot now for a
total of 47.3 acres with 405' frontage. No Veteran's Exemption
as Veteran's name is no longer on the property. Previous bk
1049 pg 139 on Lot 9 and bk 545 pg 265 on lot 10 A.

WISCASSET**Property Data**

Neighborhood	200 U.S. RTE 1		
Tree Growth Year	0		
FARM LAND YEAR	0		
OPEN SPACE YEAR	0		
Zone/Land Use	21 RURAL		
Secondary Zone			
Topography		1 Level	
1.Level	4.Below St	7.Steep	
2.Rolling	5.Low	8.Rough	
3.Above St	6.Swampy	9.	
Utilities		1 All Public	
1.Public	4.Dr Well	7.Cesspool	
2.Water	5.DUG/LAKE	8.	
3.Sewer	6.Septic	9.None	
Street	1 Paved		
1.Paved	4.Proposed	7.	
2.Semi Imp	5.Private	8.	
3.Gravel	6.Pub Eas	9.NoStreet	
TREE GROWTH PLAN		0	
CONSERV EASE		0	
Sale Data			
Sale Date		8/27/2007	
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
2009	93,150	86,770	13,000	166,920
2010	93,200	86,800	10,000	170,000
2011	93,200	86,800	10,000	170,000
2012	93,200	86,800	16,000	164,000
2013	93,200	86,800	16,000	164,000
2014	93,200	86,800	16,000	164,000
2015	93,200	86,800	16,000	164,000
2016	93,200	86,800	21,000	159,000
2017	92,500	86,800	26,000	153,300
2018	92,500	86,800	26,000	153,300
2019	92,500	86,800	26,000	153,300
2020	92,500	86,800	31,000	148,300
2021	92,500	86,800	31,000	148,300
2022	92,500	86,800	29,760	149,540

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		45.94				

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 U16-010

Account 1762

Location 625 BATH ROAD

Card 1

Of 1

9/19/2022

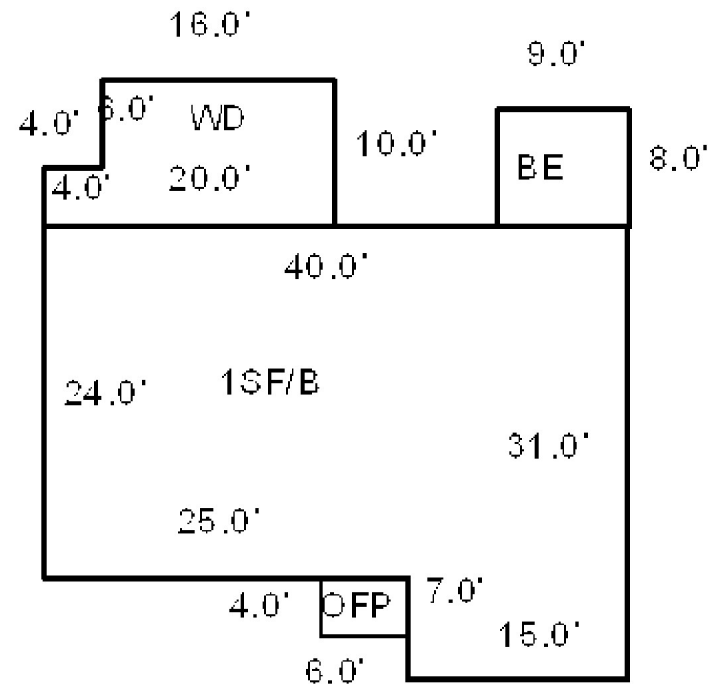
Building Style 2 Ranch	SF Bsmt Living 0	Layout 1 Typical
1.Conv. 5.Colonial 9.Other	Fin Bsmt Grade 0 0	1.Typical 4. 7.
2.Ranch 6.Split 10.Double	HEARTH 0	2.Inadeq 5. 8.
3.R Ranch 7.Mod/Cont 11.Multi	Heat Type 100% 5 Forced Warm Air	3. 6. 9.
4.Cape 8.Log 12.Cot.	1.HWBB 5.FWA 9.No Heat	Attic 9 None
Dwelling Units 1	2.HWCI 6.GravWA 10.	1.1/4 Fin 4.Full Fin 7.
Other Units 0	3.H Pump 7.Electric 11.	2.1/2 Fin 5.F/Stair 8.
Stories 1 One Story	4.Steam 8.F/Wall 12.	3.3/4 Fin 6. 9.None
1.1 4.1.5 7.	Cool Type 0% 9 None	Insulation 1 Full
2.2 5.1.75 8.	1.Refrig 4.W&C Air 7.	1.Full 4.Minimal 7.
3.3 6.2.5 9.	2.Evapor 5. 8.	2.Heavy 5.Unknown 8.
Exterior Walls 2 WOOD SHINGLE	3.H Pump 6. 9.None	3.Capped 6. 9.None
1.CLAP 5.T-111 9.OTHER	Kitchen Style 2 TYPICAL	Unfinished % 0%
2.WD SH 6.BR/STONE 10.	1.GOOD 4.Obsolete 7.	Grade & Factor 3 Average 105%
3.COMP 7.NOV 11.	2.TYPICAL 5. 8.	1.E Grade 4.B Grade 7.AA+ Grad
4.ASB/ASP 8.AL/VIN 12.	3.OLD TYPE 6. 9.None	2.D Grade 5.A Grade 8.AA++Grad
Roof Surface 1 Asphalt Shingles	Bath(s) Style 2 TYPICAL	3.C Grade 6.AA Grade 9.Same
1.Asphalt 4.Composit 7.	1.GOOD 4.Obsolete 7.	SQFT (Footprint) 1065
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 1956	# 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 3/16/2007

Additions, Outbuildings & Improvements

Type	Year	Units	Grade	Cond	Phys.	Funct.	Sound Value
21 Open Frame	0	20	0 0	0	0 %	0 %	
23 Frame Garage	1978	560	2 100	3	0 %	100 %	
24 Frame Shed	0	64	2 100	2	0 %	100 %	
68 Wood Deck	2005	160	3 100	4	0 %	100 %	
90 BSMT ENTRY.....	0	72	0 0	0	0 %	100 %	
					%	%	
					%	%	
					%	%	
					%	%	
					%	%	

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



Map Lot U16-011

Account 1763

Location 605 BATH ROAD

Card 1 Of 1 9/19/2022

GL GREEN ENTERPRISES, INC.
605 BATH ROAD
WISCASSET ME 04578

B829P114 B5301P133 B5301P136

Inspection Witnessed By:

X

Date

No./Date	Description	Date Insp.

Notes:

'21 DOT taking .13 acres

2005-LAND AND BUILDINGS WERE FOUND TO BE CODED AS
RESIDENTIAL LAND & BUILDINGS. CHANGED TO
COMMERCIAL LAND & BUILDING USE (WHICH AFFECTED
LAND VALUES MOSTLY.)

4/18/06-CODED LAND 90% FACTOR TO BE CONSISTENT
WITH OPPOSITE CORNER LOCATION.

4/2010-THIS LAND HAS AT LEAST 3 CURB CUTS ONTO
ROUTE #1.

WISCASSET greenhouse, coded as low grade shed.

Property Data

Neighborhood	200 U.S. RTE 1		
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			
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
2009	319,500	133,560	0	453,060
2010	319,500	133,600	0	453,100
2011	319,500	133,600	0	453,100
2012	319,500	133,600	0	453,100
2013	319,500	133,600	0	453,100
2014	319,500	136,700	0	456,200
2015	319,500	136,700	0	456,200
2016	319,500	136,700	0	456,200
2017	319,500	136,700	0	456,200
2018	319,500	136,700	0	456,200
2019	319,500	136,700	0	456,200
2020	319,500	136,700	0	456,200
2021	317,600	136,700	0	454,300
2022	317,600	136,700	0	454,300

Land Data

Front Foot	Type	Effective		Influence		Influence Codes
		Frontage	Depth	Factor	Code	
11.Regular Lot				%		1.Open Space
12.Delta Triangle				%		2.Neighborhood A
13.Nabla Triangle				%		3.Topography
14.Rear Land				%		4.Size/Shape
15.Front Foot				%		5.Access
				%		6.Restriction
				%		7.Corner/Locatio
				%		8.View/Environ
				%		9.Fract Share
Square Foot		Square Feet				Acres
16.Regular Lot				%		30.Rear 20+
17.Secondary Site				%		31.Waterfront Rea
18.Secondary Site				%		32.Open Space
19.Condominium				%		33.RestrictEsm
20.Base Homesite				%		34.PASTURE 1
				%		35.HORTICULTURAL-
				%		36.Pasture 3
				%		37.Softwood
				%		38.Mixed Wood
				%		39.Hardwood
				%		40.Wasteland
				%		41.CAMP SITE
				%		42.Mobile Home Si
				%		43.Condo Site
				%		44.Site Improve
				%		45.CAMP SITE
				%		46.PAVING/00
Total Acreage		3.17				

WISCASSET

Map Lot U16-011


Account 1763

Location 605 BATH ROAD

Card 1

Of 1

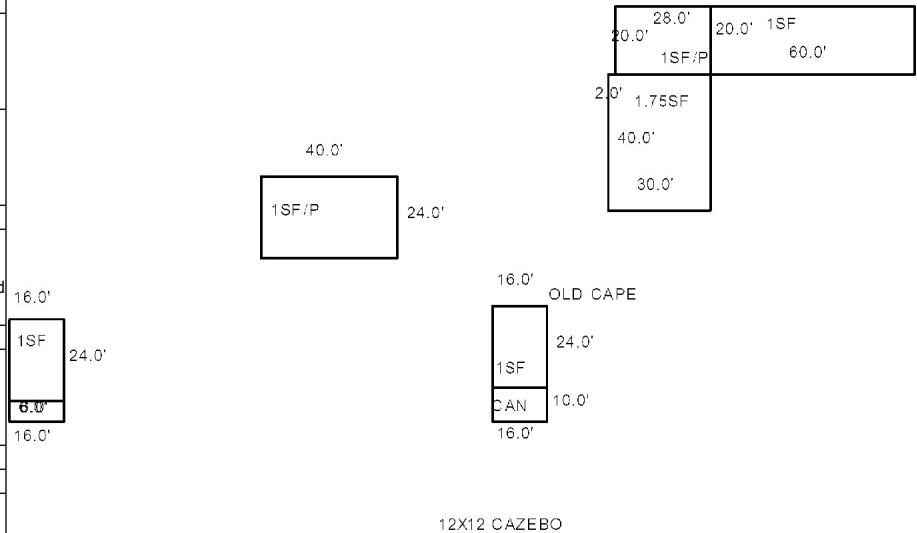
9/19/2022

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

Date Inspected 3/16/2007

Additions, Outbuildings & Improvements

Type	Year	Units	Grade	Cond	Phys.	Funct.	Sound Value	
159 2.00 ST	1900	2960	3 100	3	0 %	100 %		1.ONE STORY FRAM
155 1 ST BARN.....	1975	384	3 100	3	0 %	100 %		2.TWO STORY FRAM
156 1.25 ST	1975	960	3 100	3	0 %	100 %		3.THREE STORY FR
155 1 ST BARN.....	1975	384	3 100	3	0 %	100 %		4.1 & 1/2 STORY
309 CANOPY AV.....	0	14	3 100	4	0 %	100 %		5.1 & 3/4 STORY
21 Open Frame	0	144	2 100	2	0 %	100 %		6.2 & 1/2 STORY
24 Frame Shed	2014	1960	2 100	1	0 %	50 %		21.Open Frame Por
					%	%		22.Encl 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 U16-013

Account 1765

Location 26 OXHORN ROAD

Card 1 Of 1 9/19/2022

REED, RANDY S
REED, JEANETTE M
WISCASSET ME 04578

B2016P238

Inspection Witnessed By:

X

Date

No./Date	Description	Date Insp.

Notes:

2009-screen house added

WISCASSET

Property Data

Neighborhood 109 SOUTHEAST		
Tree Growth Year 0		
FARM LAND YEAR 0		
OPEN SPACE YEAR 0		
Zone/Land Use 21 RURAL		
Secondary Zone		
Topography 1 Level		
1.Level	4.Below St	7.Steep
2.Rolling	5.Low	8.Rough
3.Above St	6.Swampy	9.
Utilities 1 All Public		
1.Public	4.Dr Well	7.Cesspool
2.Water	5.DUG/LAKE	8.
3.Sewer	6.Septic	9.None
Street 1 Paved		
1.Paved	4.Proposed	7.
2.Semi Imp	5.Private	8.
3.Gravel	6.Pub Eas	9.NoStreet
TREE GROWTH PLAN 0		
CONSERV EASE 0		
Sale Data		
Sale Date 10/01/1994		
Price 22,000		
Sale Type 1 Land Only		
1.Land	4.Mobile	7.
2.L & B	5.Other	8.
3.Building	6.	9.
Financing 9 Unknown		
1.Convent	4.Seller	7.
2.FHA/VA	5.Private	8.
3.Assumed	6.Cash	9.Unknown
Validity 1 Arms Length Sale		
1.Valid	4.Split	7.Renovate
2.Related	5.Partial	8.Other
3.Distress	6.Exempt	9.Foreclose
Verified 5 Public Record		
1.Buyer	4.Agent	7.Family
2.Seller	5.Pub Rec	8.Other
3.Lender	6.MLS	9.

Assessment Record

Year	Land	Buildings	Exempt	Total
2009	36,300	46,230	13,000	69,530
2010	36,300	42,200	10,000	68,500
2011	36,300	42,200	10,000	68,500
2012	36,300	42,200	10,000	68,500
2013	36,300	42,200	10,000	68,500
2014	36,300	42,200	10,000	68,500
2015	36,300	42,200	10,000	68,500
2016	36,300	42,200	15,000	63,500
2017	36,300	42,200	20,000	58,500
2018	36,300	42,200	20,000	58,500
2019	36,300	42,200	20,000	58,500
2020	36,300	42,200	25,000	53,500
2021	36,300	42,200	25,000	53,500
2022	36,300	42,200	24,000	54,500

Land Data

Front Foot	Type	Effective		Influence		Influence Codes
		Frontage	Depth	Factor	Code	
11.Regular Lot				%		1.Open Space
12.Delta Triangle				%		2.Neighborhood A
13.Nabla Triangle				%		3.Topography
14.Rear Land				%		4.Size/Shape
15.Front Foot				%		5.Access
				%		6.Restriction
				%		7.Corner/Locatio
				%		8.View/Environ
				%		9.Fract Share
				%		Acres
				%		30.Rear 20+
				%		31.Waterfront Rea
				%		32.Open Space
				%		33.RestrictEsm
				%		34.PASTURE 1
				%		35.HORTICULTURAL-
				%		36.Pasture 3
				%		37.Softwood
				%		38.Mixed Wood
				%		39.Hardwood
				%		40.Wasteland
				%		41.CAMP SITE
				%		42.Mobile Home Si
				%		43.Condo Site
				%		44.Site Improve
				%		45.CAMP SITE
				%		46.PAVING/00
Total Acreage		1.00				

WISCASSET

Map Lot U16-013


Account 1765

Location 26 OXHORN ROAD

Card 1

Of 1

9/19/2022

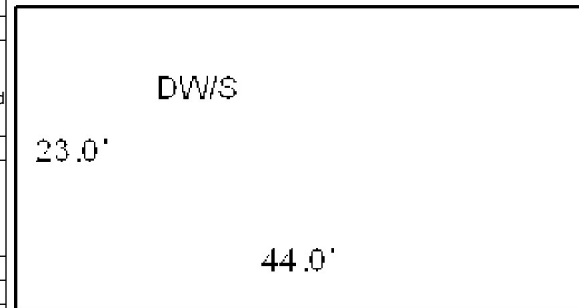
Building Style 10 Double Wide	SF Bsmt Living 0	Layout 1 Typical
1.Conv. 5.Colonial 9.Other	Fin Bsmt Grade 0 0	1.Typical 4. 7.
2.Ranch 6.Split 10.Double	HEARTH 0	2.Inadeq 5. 8.
3.R Ranch 7.Mod/Cont 11.Multi	Heat Type 100% 5 Forced Warm Air	3. 6. 9.
4.Cape 8.Log 12.Cot.	1.HWBB 5.FWA 9.No Heat	Attic 9 None
Dwelling Units 1	2.HWCI 6.GravWA 10.	1.1/4 Fin 4.Full Fin 7.
Other Units 0	3.H Pump 7.Electric 11.	2.1/2 Fin 5.F/Stair 8.
Stories 1 One Story	4.Steam 8.F/Wall 12.	3.3/4 Fin 6. 9.None
1.1 4.1.5 7.	Cool Type 0% 9 None	Insulation 4 Minimal
2.2 5.1.75 8.	1.Refrig 4.W&C Air 7.	1.Full 4.Minimal 7.
3.3 6.2.5 9.	2.Evapor 5. 8.	2.Heavy 5.Unknown 8.
Exterior Walls 8 ALUM/VINYL	3.H Pump 6. 9.None	3.Capped 6. 9.None
1.CLAP 5.T-111 9.OTHER	Kitchen Style 2 TYPICAL	Unfinished % 0%
2.WD SH 6.BR/STONE 10.	1.GOOD 4.Obsolete 7.	Grade & Factor 2 Fair 100%
3.COMP 7.NOV 11.	2.TYPICAL 5. 8.	1.E Grade 4.B Grade 7.AA+ Grad
4.ASB/ASP 8.AL/VIN 12.	3.OLD TYPE 6. 9.None	2.D Grade 5.A Grade 8.AA++Grad
Roof Surface 1 Asphalt Shingles	Bath(s) Style 2 TYPICAL	3.C Grade 6.AA Grade 9.Same
1.Asphalt 4.Composit 7.	1.GOOD 4.Obsolete 7.	SQFT (Footprint) 1012
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 2	Phys. % Good 0%
Year Built 1994	# Half Baths 0	Funct. % Good 100%
Year Remodeled 0	# Addn Fixtures 0	Functional Code 9 None
Foundation 5 Concrete Slab	# Fireplaces 0	1.Incomp 4.SMALL 7.LAYOUT
1.Concrete 4.Wood 7.		2.O-Built 5.CDU 8.OTHER
2.C Block 5.Slab 8.		3.Defmaint 6.STYLE 9.None
3.Br/Stone 6.Piers 9.		Econ. % Good 100%
Basement 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 12/05/2006

Additions, Outbuildings & Improvements

Type	Year	Units	Grade	Cond	Phys.	Funct.	Sound Value	
24 Frame Shed	1999	192	3 100	4	0 %	100 %		1.ONE STORY FRAM
21 Open Frame	2009	80	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

8X10 OFF & SHED 12X16



Map Lot U16-014

Account 1766

Location 58 OXHORN ROAD

Card 1 Of 2 9/19/2022

JEWETT, LARRY S
JEWETT, CAROL A
WISCASSET ME 04578

B1986P28

Inspection Witnessed By:

X

Date

No./Date	Description	Date Insp.

Notes:

7/18/22 W/MRS ADD QUONSET GAR
6/9/21 NAH QUONSET INC, EST AFTER 4/1. N/C
2001-ONE STORY OVER GARAGE, (3/4 STORY WITH FULL
DORMER=80% 50% REPRESENTS BARE FLOORS,
UNFINISHED WORK)
2004-CORRECTED HEAT TO FHW
2009-added barn. Combined for tax purposes this lot and lot
16, acreage from 8.82 to 23.82 with 50' frontage
2010-Shed added
~~WISCASSET~~ 20 EFP, no heat.

Property Data

Neighborhood	108 SOUTHWEST		
Tree Growth Year	0		
FARM LAND YEAR	0		
OPEN SPACE YEAR	0		
Zone/Land Use	21 RURAL		
Secondary Zone			
Topography			
			2 Rolling
1.Level	4.Below St	7.Steep	
2.Rolling	5.Low	8.Rough	
3.Above St	6.Swampy	9.	
Utilities			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
2009	86,910	333,890	13,000	407,800
2010	86,900	333,900	10,000	410,800
2011	86,900	334,400	10,000	411,300
2012	86,900	334,400	10,000	411,300
2013	86,900	334,400	10,000	411,300
2014	86,900	334,400	10,000	411,300
2015	86,900	334,400	10,000	411,300
2016	86,900	334,400	15,000	406,300
2017	86,900	334,400	20,000	401,300
2018	86,900	334,400	20,000	401,300
2019	86,900	334,400	20,000	401,300
2020	86,900	334,400	25,000	396,300
2021	86,900	334,400	25,000	396,300
2022	86,900	334,400	24,000	397,300

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		23.82				

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 U16-014


Account 1766

Location 58 OXHORN ROAD

Card 1

Of 2

9/19/2022

Building Style 5 Colonial	SF Bsmt Living 504	Layout 1 Typical
1.Conv. 5.Colonial 9.Other	Fin Bsmt Grade 3 100	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 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 1 GOOD	3.C Grade 6.AA Grade 9.Same
1.Asphalt 4.Composit 7.	1.GOOD 4.Obsolete 7.	SQFT (Footprint) 1008
2.Slate 5.Wood 8.	2.TYPICAL 5. 8.	Condition 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 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 3	Phys. % Good 0%
Year Built 1996	# Half Baths 0	Funct. % Good 100%
Year Remodeled 0	# Addn Fixtures 0	Functional Code 9 None
Foundation 1 Concrete	# Fireplaces 0	1.Incomp 4.SMALL 7.LAYOUT
1.Concrete 4.Wood 7.		2.O-Built 5.CDU 8.OTHER
2.C Block 5.Slab 8.		3.Defmaint 6.STYLE 9.None
3.Br/Stone 6.Piers 9.		Econ. % Good 100%
Basement 4 Full Basement		Economic Code None
1.1/4 Bmt 4.Full Bmt 7.		0.None 3.Services 9.None
2.1/2 Bmt 5.None 8.		1.Location 4.Traffic 8.
3.3/4 Bmt 6. 9.None		2.Encroach 8.Other 9.
Bsmt Gar # Cars 0		Entrance Code 1 Interior Inspect
Wet Basement 1 Dry Basement		1.Interior 4.Vacant 7.
1.Dry 4. 7.		2.Refusal 5.Estimate 8.
2.Damp 5. 8.		3.Informed 6. 9.
3.Wet 6. 9.		Information Code 1 Owner
		1.Owner 4.Agent 7.
		2.Relative 5.Estimate 8.
		3.Tenant 6.Other 9.

Date Inspected 12/05/2006

Additions, Outbuildings & Improvements

Type	Year	Units	Grade	Cond	Phys.	Funct.	Sound Value	
78 1.75 ST	0	432	0 0	0	0 %	0 %		1.ONE STORY FRAM
8 FA/1FR	0	210	0 0	0	0 %	0 %		2.TWO STORY FRAM
68 Wood Deck	1998	264	4 100	4	0 %	100 %		3.THREE STORY FR
93 1/2S AD/GAR.....	2000	1080	3 100	4	0 %	100 %		4.1 & 1/2 STORY
63 Swimming Pool	0	1	3 100	4	99 %	100 %		5.1 & 3/4 STORY
24 Frame Shed	2005	48	4 100	4	0 %	100 %		6.2 & 1/2 STORY
21 Open Frame	0	30	0 0	0	0 %	0 %		21.Open Frame Por
11 1	0	56	0 0	0	0 %	0 %		22.Encl Frame Por
96 1.50 S Barn	2008	660	3 100	4	0 %	100 %		23.Frame Garage
24 Frame Shed	2010	80	4 100	4	0 %	100 %		24.Frame Shed
								25.Frame Bay Wind
								26.1SFr Overhang
								27.Unfin Basement
								28.Unfinished Att
								29.Finished Attic

IG POOL 18X30

BARN 22X30

1.75SFGARAGE 30X36

25x42 QUONSET GAR/S



Map Lot U16-014

Account 1766

Location 58 OXHORN ROAD

Card 2 Of 2 9/19/2022

JEWETT, LARRY S
JEWETT, CAROL A
WISCASSET ME 04578

B1986P28

Inspection Witnessed By:

X

Date

No./Date	Description	Date Insp.

Notes:

WISCASSET

Property Data

Neighborhood	108 SOUTHWEST		
Tree Growth Year	0		
FARM LAND YEAR	0		
OPEN SPACE YEAR	0		
Zone/Land Use	21 RURAL		
Secondary Zone			
Topography	2 Rolling		
1.Level	4.Below St	7.Steep	
2.Rolling	5.Low	8.Rough	
3.Above St	6.Swampy	9.	
Utilities	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
2012	0	17,000	0	17,000
2013	0	17,000	0	17,000
2014	0	17,000	0	17,000
2015	0	17,000	0	17,000
2016	0	17,000	0	17,000
2017	0	17,000	0	17,000
2018	0	17,000	0	17,000
2019	0	17,000	0	17,000
2020	0	17,000	0	17,000
2021	0	17,000	0	17,000
2022	0	33,600	0	33,600

Land Data

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


WISCASSET

Map Lot U16-014

Account 1766

Location 58 OXHORN ROAD

Card 2 Of 2 9/19/2022

Building Style			SF Bsmt Living			Layout		
1.Conv.	5.Colonial	9.Other	Fin Bsmt Grade			1.Typical 4. 7.		
2.Ranch	6.Split	10.Double	HEARTH			2.Inadeq 5. 8.		
3.R Ranch	7.Mod/Cont	11.Multi	Heat Type 100%			3. 6. 9.		
4.Cape	8.Log	12.Cot.	1.HWBB 5.FWA 9.No Heat			Attic		
Dwelling Units			2.HWCI 6.GravWA 10.			1.1/4 Fin 4.Full Fin 7.		
Other Units			3.H Pump 7.Electric 11.			2.1/2 Fin 5.F/Stair 8.		
Stories			4.Steam 8.F/Wall 12.			3.3/4 Fin 6. 9.None		
1.1	4.1.5	7.	Cool Type 0%			Insulation		
2.2	5.1.75	8.	1.Refrig 4.W&C Air 7.			1.Full 4.Minimal 7.		
3.3	6.2.5	9.	2.Evapor 5. 8.			2.Heavy 5.Unknown 8.		
Exterior Walls			3.H Pump 6. 9.None			3.Capped 6. 9.None		
1.CLAP	5.T-111	9.OTHER	Kitchen Style			Unfinished %		
2.WD SH	6.BR/STONE	10.	1.GOOD 4.Obsolete 7.			Grade & Factor		
3.COMP	7.NOV	11.	2.TYPICAL 5. 8.			1.E Grade 4.B Grade 7.AA+ Grad		
4.ASB/ASP	8.AL/VIN	12.	3.OLD TYPE 6. 9.None			2.D Grade 5.A Grade 8.AA++Grad		
Roof Surface			Bath(s) Style			3.C Grade 6.AA Grade 9.Same		
1.Asphalt	4.Composit	7.	1.GOOD 4.Obsolete 7.			SQFT (Footprint)		
2.Slate	5.Wood	8.	2.TYPICAL 5. 8.			Condition		
3.Metal	6.Other	9.	3.Old Type 6. 9.None			1.Poor 4.Avg 7.V G		
SF Masonry Trim			# Rooms			2.Fair 5.Avg+ 8.Exc		
OPEN-3-CUSTOM			# Bedrooms			3.Avg- 6.Good 9.Same		
OPEN-4-CUSTOM			# Full Baths			Phys. % Good		
Year Built			# Half Baths			Funct. % Good		
Year Remodeled			# Addn Fixtures			Functional Code		
Foundation			# Fireplaces			1.Incomp 4.SMALL 7.LAYOUT		
1.Concrete	4.Wood	7.				2.O-Built 5.CDU 8.OTHER		
2.C Block	5.Slab	8.				3.Defmoint 6.STYLE 9.None		
3.Br/Stone	6.Piers	9.				Econ. % Good		
Basement						Economic Code		
1.1/4 Bmt	4.Full Bmt	7.				0.None 3.Services 9.None		
2.1/2 Bmt	5.None	8.				1.Location 4.Traffic 8.		
3.3/4 Bmt	6.	9.None				2.Encroach 8.Other 9.		
Bsmt Gar # Cars						Entrance Code 0		
Wet Basement						1.Interior 4.Vacant 7.		
1.Dry	4.	7.				2.Refusal 5.Estimate 8.		
2.Damp	5.	8.				3.Informed 6. 9.		
3.Wet	6.	9.				Information Code 0		
						1.Owner 4.Agent 7.		
						2.Relative 5.Estimate 8.		
						3.Tenant 6.Other 9.		
Date Inspected 12/05/2006								
Additions, Outbuildings & Improvements								1.ONE STORY FRAM
Type	Year	Units	Grade	Cond	Phys.	Funct.	Sound Value	2.TWO STORY FRAM
1 ONE STORY	2011	240	4 100	6	0 %	100 %		3.THREE STORY FR
312 QUONSET	2021	1050	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 U16-015

Account 1767

Location 60 OXHORN ROAD

Card 1 Of 1 9/19/2022

MOBIUS, INC.
319 MAIN STREET
DAMARISCOTTA ME 04543

B2094P64 B4922P293

Previous Owner
CURTIS, THOMAS B.
CURTIS, DIANE A.

WISCASSET ME 04578
Sale Date: 8/20/2015

Inspection Witnessed By:

X

Date

No./Date	Description	Date Insp.

Notes:

'17 Per review late filing caused by misunderstanding
exemption granted.

'16 W/ house manager add Apt in Basement.

'15 nah call 1sfr complete and remove one wd and add one
out back.

2011-OFP now 1SF @ 70%, check in 2012. 16 x 20 deck not
there yet, check in 2012.

WISCASSET

Property Data

Neighborhood 108 SOUTHWEST		
Tree Growth Year 0		
FARM LAND YEAR 0		
OPEN SPACE YEAR 0		
Zone/Land Use 21 RURAL		
Secondary Zone		
Topography 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 8/20/2015		
Price 369,000		
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
2009	63,500	253,350	13,000	303,850
2010	63,500	253,300	10,000	306,800
2011	63,500	259,700	10,000	313,200
2012	63,500	259,700	10,000	313,200
2013	63,500	259,700	10,000	313,200
2014	63,500	259,700	10,000	313,200
2015	63,500	267,700	10,000	321,200
2016	63,500	317,400	0	380,900
2017	63,500	317,400	380,900	0
2018	63,500	317,400	380,900	0
2019	63,500	317,400	380,900	0
2020	63,500	317,400	380,900	0
2021	63,500	317,400	380,900	0
2022	63,500	317,400	380,900	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		5.00		

WISCASSET

Map Lot U16-015





Account 1767

Location 60 OXHORN ROAD

Card 1

Of 1

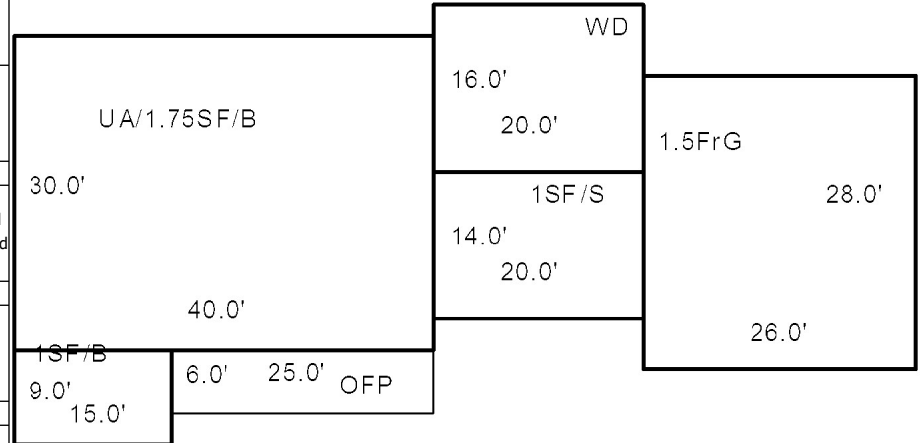
9/19/2022

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 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 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 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) 1200
2.Slate 5.Wood 8.	2.TYPICAL 5. 8.	Condition 4 Average
3.Metal 6.Other 9.	3.Old Type 6. 9.None	1.Poor 4.Avg 7.V G
SF Masonry Trim 0	# Rooms 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 1998	# Half Baths 1	Funct. % Good 100%
Year Remodeled 0	# Addn Fixtures 0	Functional Code 9 None
Foundation 1 Concrete	# Fireplaces 1	1.Incomp 4.SMALL 7.LAYOUT
1.Concrete 4.Wood 7.		2.O-Built 5.CDU 8.OTHER
2.C Block 5.Slab 8.		3.Defmaint 6.STYLE 9.None
3.Br/Stone 6.Piers 9.		Econ. % Good 100%
Basement 4 Full Basement		Economic Code None
1.1/4 Bmt 4.Full Bmt 7.		0.None 3.Services 9.None
2.1/2 Bmt 5.None 8.		1.Location 4.Traffic 8.
3.3/4 Bmt 6. 9.None		2.Encroach 8.Other 9.
Bsmt Gar # Cars 0		Entrance Code 1 Interior Inspect
Wet Basement 1 Dry Basement		1.Interior 4.Vacant 7.
1.Dry 4. 7.		2.Refusal 5.Estimate 8.
2.Damp 5. 8.		3.Informed 6. 9.
3.Wet 6. 9.		Information Code 2 Relative
		1.Owner 4.Agent 7.
		2.Relative 5.Estimate 8.
		3.Tenant 6.Other 9.

Date Inspected 12/05/2006

Additions, Outbuildings & Improvements

Type	Year	Units	Grade	Cond	Phys.	Funct.	Sound Value
11 1	0	135	3 100	4	0 %	100 %	
21 Open Frame	0	150	3 100	4	0 %	100 %	
1 ONE STORY	2010	280	3 100	4	0 %	100 %	
77 1.50 ST	0	728	3 100	4	0 %	100 %	
68 Wood Deck	2014	320	9 100	4	0 %	100 %	
201 APT	2015	1000	2 100	4	0 %	100 %	
					%	%	
					%	%	
					%	%	
					%	%	



Map Lot U16-017

Account 2109

Location 22 OXHORN ROAD

Card 1 Of 1 9/19/2022

DAVIS, CHARLES
DAVIS, LUCILA
WISCASSET ME 04578

B2522P276

Inspection Witnessed By:

X

Date

No./Date	Description	Date Insp.

Notes:

1998 FLEETWOOD 28 X 56 3 BEDROOM
2005-CORRECTED ACREAGE FROM 11 TO 2 ACRES. WAS
MISLABELED.

WISCASSET

Property Data

Neighborhood	109 SOUTHEAST	
Tree Growth Year	0	
FARM LAND YEAR	0	
OPEN SPACE YEAR	0	
Zone/Land Use	21 RURAL	
Secondary Zone		
Topography	2 Rolling	
1.Level	4.Below St	7.Steep
2.Rolling	5.Low	8.Rough
3.Above St	6.Swampy	9.
Utilities	1 All Public	
1.Public	4.Dr Well	7.Cesspool
2.Water	5.DUG/LAKE	8.
3.Sewer	6.Septic	9.None
Street	1 Paved	
1.Paved	4.Proposed	7.
2.Semi Imp	5.Private	8.
3.Gravel	6.Pub Eas	9.NoStreet
TREE GROWTH PLAN	0	
CONSERV EASE	0	
Sale Data		
Sale Date	11/01/1999	
Price	30,000	
Sale Type	1 Land Only	
1.Land	4.Mobile	7.
2.L & B	5.Other	8.
3.Building	6.	9.
Financing	9 Unknown	
1.Convent	4.Seller	7.
2.FHA/VA	5.Private	8.
3.Assumed	6.Cash	9.Unknown
Validity	1 Arms Length Sale	
1.Valid	4.Split	7.Renovate
2.Related	5.Partial	8.Other
3.Distress	6.Exempt	9.Foreclose
Verified	5 Public Record	
1.Buyer	4.Agent	7.Family
2.Seller	5.Pub Rec	8.Other
3.Lender	6.MLS	9.

Assessment Record

Year	Land	Buildings	Exempt	Total
2009	38,300	78,980	0	117,280
2010	38,300	72,100	0	110,400
2011	38,300	72,100	0	110,400
2012	38,300	72,100	0	110,400
2013	38,300	72,100	0	110,400
2014	38,300	72,100	0	110,400
2015	38,300	72,100	0	110,400
2016	38,300	72,100	0	110,400
2017	38,300	72,100	0	110,400
2018	38,300	72,100	0	110,400
2019	38,300	72,100	0	110,400
2020	38,300	72,100	0	110,400
2021	38,300	72,100	0	110,400
2022	38,300	72,100	0	110,400

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		2.00				


WISCASSET

Map Lot U16-017

Account 2109

Location 22 OXHORN ROAD

Card 1 Of 1 9/19/2022

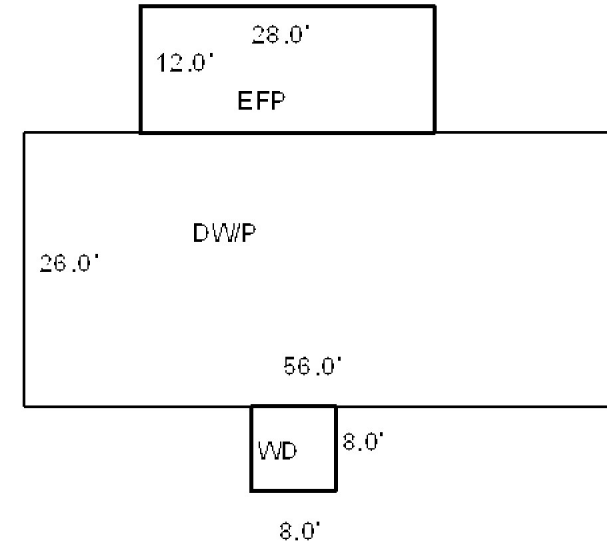
Building Style 10 Double Wide	SF Bsmt Living 0	Layout 1 Typical
1.Conv. 5.Colonial 9.Other	Fin Bsmt Grade 0 0	1.Typical 4. 7.
2.Ranch 6.Split 10.Double	HEARTH 0	2.Inadeq 5. 8.
3.R Ranch 7.Mod/Cont 11.Multi	Heat Type 100% 5 Forced Warm Air	3. 6. 9.
4.Cape 8.Log 12.Cot.	1.HWBB 5.FWA 9.No Heat	Attic 9 None
Dwelling Units 1	2.HWCI 6.GravWA 10.	1.1/4 Fin 4.Full Fin 7.
Other Units 0	3.H Pump 7.Electric 11.	2.1/2 Fin 5.F/Stair 8.
Stories 1 One Story	4.Steam 8.F/Wall 12.	3.3/4 Fin 6. 9.None
1.1 4.1.5 7.	Cool Type 0% 9 None	Insulation 4 Minimal
2.2 5.1.75 8.	1.Refrig 4.W&C Air 7.	1.Full 4.Minimal 7.
3.3 6.2.5 9.	2.Evapor 5. 8.	2.Heavy 5.Unknown 8.
Exterior Walls 8 ALUM/VINYL	3.H Pump 6. 9.None	3.Capped 6. 9.None
1.CLAP 5.T-111 9.OTHER	Kitchen Style 2 TYPICAL	Unfinished % 0%
2.WD SH 6.BR/STONE 10.	1.GOOD 4.Obsolete 7.	Grade & Factor 2 Fair 100%
3.COMP 7.NOV 11.	2.TYPICAL 5. 8.	1.E Grade 4.B Grade 7.AA+ Grad
4.ASB/ASP 8.AL/VIN 12.	3.OLD TYPE 6. 9.None	2.D Grade 5.A Grade 8.AA++Grad
Roof Surface 1 Asphalt Shingles	Bath(s) Style 2 TYPICAL	3.C Grade 6.AA Grade 9.Same
1.Asphalt 4.Composit 7.	1.GOOD 4.Obsolete 7.	SQFT (Footprint) 1568
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 2	Phys. % Good 0%
Year Built 1998	# Half Baths 0	Funct. % Good 100%
Year Remodeled 0	# Addn Fixtures 0	Functional Code 9 None
Foundation 5 Concrete Slab	# Fireplaces 0	1.Incomp 4.SMALL 7.LAYOUT
1.Concrete 4.Wood 7.		2.O-Built 5.CDU 8.OTHER
2.C Block 5.Slab 8.		3.Defmaint 6.STYLE 9.None
3.Br/Stone 6.Piers 9.		Econ. % Good 100%
Basement 9 No Basement		Economic Code None
1.1/4 Bmt 4.Full Bmt 7.		0.None 3.Services 9.None
2.1/2 Bmt 5.None 8.		1.Location 4.Traffic 8.
3.3/4 Bmt 6. 9.None		2.Encroach 8.Other 9.
Bsmt Gar # Cars 0		Entrance Code 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 12/05/2006

Additions, Outbuildings & Improvements

Type	Year	Units	Grade	Cond	Phys.	Funct.	Sound Value	
68 Wood Deck	1999	64	3 100	4	0 %	100 %		1.ONE STORY FRAM
22 Encl Frame Porch	1999	336	3 100	4	0 %	100 %		2.TWO STORY FRAM
24 Frame Shed	2000	144	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

12X12 SHED



Map Lot U16-017-A			Account 2180			Location OXHORN ROAD			Card 1		Of 1		9/19/2022		
JUNTURA, CECILIO TOPSHAM ME 04086						Property Data			Assessment Record						
						Neighborhood 109 SOUTHEAST			Year	Land	Buildings	Exempt	Total		
						Tree Growth Year 0			2009	56,300	0	0	56,300		
						FARM LAND YEAR 0			2010	55,300	0	0	55,300		
						OPEN SPACE YEAR 0			2011	49,300	0	0	49,300		
B2522P278						Zone/Land Use 21 RURAL			2012	49,300	0	0	49,300		
						Secondary Zone			2013	49,300	0	0	49,300		
									2014	49,300	0	0	49,300		
						Topography 2 Rolling			2015	49,300	0	0	49,300		
						1.Level 4.Below St 7.Steep 2.Rolling 5.Low 8.Rough 3.Above St 6.Swampy 9.			2016	49,300	0	0	49,300		
2017	49,300	0	0	49,300											
Utilities 1 All Public			2018	49,300	0				0	49,300					
1.Public 4.Dr Well 7.Cesspool 2.Water 5.DUG/LAKE 8. 3.Sewer 6.Septic 9.None			2019	49,300	0	0	49,300								
			2020	49,300	0	0	49,300								
			2021	49,300	0	0	49,300								
Street 1 Paved 1.Paved 4.Proposed 7. 2.Semi Imp 5.Private 8. 3.Gravel 6.Pub Eas 9.NoStreet			2022	49,300	0	0	49,300								
			Land Data												
			Front Foot 11.Regular Lot 12.Delta Triangle 13.Nabla Triangle 14.Rear Land 15.Front Foot		Type	Effective		Influence		Influence Codes 1.Open Space 2.Neighborhood A 3.Topography 4.Size/Shape 5.Access 6.Restriction 7.Corner/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			Acreege/Sites												
			20	1.00	100	%	0								
			21	1.00	100	%	0								
			28	6.50	100	%	0								
					%										
Total Acreege 7.50				%											
				%											
				%											
				%											
				%											

WISCASSET

Map Lot U16-017-A

Account 2180

Location OXHORN ROAD

Card 1 Of 1 9/19/2022

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

Map Lot U16-017-B

Account 2586

Location OXHORN ROAD

Card 1 Of 1 9/19/2022

JUNTURA, ADELINA H
BATH ME 04530

B4797P243

Previous Owner
AUSTRIA, LOUELLA JUNTURA
C/O ADELINA H. JUNTURA
327 HIGH STREET
BATH ME 04530
Sale Date: 6/13/2014

Previous Owner
DAVIS, CHARLES J/T
AUSTRIA, LUCILA

WISCASSET ME 04578
Sale Date: 2/19/2010

Inspection Witnessed By:

X

Date

No./Date	Description	Date Insp.

Notes:

2010-sold 2.5 acres to Louella Austria

WISCASSET

Property Data

Neighborhood 109 SOUTHEAST		
Tree Growth Year 0		
FARM LAND YEAR 0		
OPEN SPACE YEAR 0		
Zone/Land Use 21 RURAL		
Secondary Zone		
Topography		
1.Level	4.Below St	7.Steep
2.Rolling	5.Low	8.Rough
3.Above St	6.Swampy	9.
Utilities 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 6/13/2014		
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	39,300	0	0	39,300
2011	39,300	0	0	39,300
2012	39,300	0	0	39,300
2013	39,300	0	0	39,300
2014	39,300	0	0	39,300
2015	39,300	0	0	39,300
2016	39,300	0	0	39,300
2017	39,300	0	0	39,300
2018	39,300	0	0	39,300
2019	39,300	0	0	39,300
2020	39,300	0	0	39,300
2021	39,300	0	0	39,300
2022	39,300	0	0	39,300

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		2.50		

WISCASSET

Map Lot U16-017-B

Account 2586

Location OXHORN ROAD

Card 1 Of 1 9/19/2022

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

Map Lot U16-017-C

Account 2593

Location OXHORN ROAD

Card 1 Of 1 9/19/2022

DAVIS, CHARLES
DAVIS, LUCILA
WISCASSET ME 04578

B4198P73

Inspection Witnessed By:

X

Date

No./Date	Description	Date Insp.

Notes:

2/2011-Supplemental tax bill sent for 3.00 acres omitted from last years commitment. Error was made in reading of the deed.

WISCASSET

Property Data

Neighborhood	109 SOUTHEAST		
Tree Growth Year	0		
FARM LAND YEAR	0		
OPEN SPACE YEAR	0		
Zone/Land Use	21 RURAL		
Secondary Zone			
Topography 2 Rolling			
1.Level	4.Below St	7.Steep	
2.Rolling	5.Low	8.Rough	
3.Above St	6.Swampy	9.	
Utilities	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	9/04/2009		
Price			
Sale Type	1 Land Only		
1.Land	4.Mobile	7.	
2.L & B	5.Other	8.	
3.Building	6.	9.	
Financing	9 Unknown		
1.Convent	4.Seller	7.	
2.FHA/VA	5.Private	8.	
3.Assumed	6.Cash	9.Unknown	
Validity	2 Related Parties		
1.Valid	4.Split	7.Renovate	
2.Related	5.Partial	8.Other	
3.Distress	6.Exempt	9.Foreclose	
Verified	5 Public Record		
1.Buyer	4.Agent	7.Family	
2.Seller	5.Pub Rec	8.Other	
3.Lender	6.MLS	9.	

Assessment Record

Year	Land	Buildings	Exempt	Total
2011	40,300	0	0	40,300
2012	40,300	0	0	40,300
2013	40,300	0	0	40,300
2014	40,300	0	0	40,300
2015	40,300	0	0	40,300
2016	40,300	0	0	40,300
2017	40,300	0	0	40,300
2018	40,300	0	0	40,300
2019	40,300	0	0	40,300
2020	40,300	0	0	40,300
2021	40,300	0	0	40,300
2022	40,300	0	0	40,300

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		3.00				

WISCASSET

Map Lot U16-017-C

Account 2593

Location OXHORN ROAD

Card 1 Of 1 9/19/2022

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

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

Map Lot U16-018

Account 2097

Location 654 BATH ROAD

Card 1 Of 1 9/19/2022

CLEODORA, LLC
WESTPORT ISLAND ME 04578

B4764P142 B4765P307

Previous Owner
BURCH, DONNA J. (TRUST)
C/O JOHN BARNICLE, TRUSTEE
PO BOX 636
BRUNSWICK ME 04011
Sale Date: 3/21/2014

Previous Owner
BURCH, DWAYNE C.

373 MAIN STREET
BRUNSWICK ME 04011
Sale Date: 10/21/2009

Inspection Witnessed By:

X

Date

No./Date	Description	Date Insp.

Notes:

'16 new comm boat storage building.
2002-FORMER OWNER: BILL WHORFF, INC PREVIOUS
BK2797 PG, BK2369 PG134. MR. BURCH BOUGHT ALL 6 LOTS
FOR A TOTAL OF \$147,500.
2007-Removed commercial prime and abated.
2010-Dwayne Burch deceased, now is Donna J. Burch Trust
name. Please mail bill to attorney John Barnicle as noted.
Previous BK2797 PG118, bought 1/02 for \$147,500.
2014-Former owner Donna J. Burch Trust BK4215 PG177.
WISCASSETT also recorded before sale.

Property Data

Neighborhood		200 U.S. RTE 1	
Tree Growth Year		0	
FARM LAND YEAR		0	
OPEN SPACE YEAR		0	
Zone/Land Use		21 RURAL	
Secondary Zone			
Topography		2 Rolling	
1.Level	4.Below St	7.Steep	
2.Rolling	5.Low	8.Rough	
3.Above St	6.Swampy	9.	
Utilities		9 NoWater/NoSewer	
1.Public	4.Dr Well	7.Cesspool	
2.Water	5.DUG/LAKE	8.	
3.Sewer	6.Septic	9.None	
Street		1 Paved	
1.Paved	4.Proposed	7.	
2.Semi Imp	5.Private	8.	
3.Gravel	6.Pub Eas	9.NoStreet	
TREE GROWTH PLAN		0	
CONSERV EASE		0	
Sale Data			
Sale Date		3/21/2014	
Price		100,000	
Sale Type		1 Land Only	
1.Land	4.Mobile	7.	
2.L & B	5.Other	8.	
3.Building	6.	9.	
Financing		9 Unknown	
1.Convert	4.Seller	7.	
2.FHA/VA	5.Private	8.	
3.Assumed	6.Cash	9.Unknown	
Validity		1 Arms Length Sale	
1.Valid	4.Split	7.Renovate	
2.Related	5.Partial	8.Other	
3.Distress	6.Exempt	9.Foreclose	
Verified		5 Public Record	
1.Buyer	4.Agent	7.Family	
2.Seller	5.Pub Rec	8.Other	
3.Lender	6.MLS	9.	

Assessment Record

Year	Land	Buildings	Exempt	Total
2009	186,600	0	0	186,600
2010	186,600	0	0	186,600
2011	186,600	0	0	186,600
2012	186,600	0	0	186,600
2013	186,600	0	0	186,600
2014	186,600	0	0	186,600
2015	186,600	0	0	186,600
2016	186,600	86,900	0	273,500
2017	186,600	86,900	0	273,500
2018	186,600	86,900	0	273,500
2019	186,600	86,900	0	273,500
2020	186,600	86,900	0	273,500
2021	186,600	86,900	0	273,500
2022	186,600	86,900	0	273,500

Land Data

Front Foot	Type	Effective		Influence		Influence Codes
		Frontage	Depth	Factor	Code	
11.Regular Lot				%		1.Open Space
12.Delta Triangle				%		2.Neighborhood A
13.Nabla Triangle				%		3.Topography
14.Rear Land				%		4.Size/Shape
15.Front Foot				%		5.Access
				%		6.Restriction
				%		7.Corner/Locatio
				%		8.View/Environ
				%		9.Fract Share
				%		Acres
				%		30.Rear 20+
				%		31.Waterfront Rea
				%		32.Open Space
				%		33.RestrictEsm
				%		34.PASTURE 1
				%		35.HORTICULTURAL-
				%		36.Pasture 3
				%		37.Softwood
				%		38.Mixed Wood
				%		39.Hardwood
				%		40.Wasteland
				%		41.CAMP SITE
				%		42.Mobile Home Si
				%		43.Condo Site
				%		44.Site Improve
				%		45.CAMP SITE
				%		46.PAVING/00
Total Acreage		3.44				

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 U16-018





Account 2097

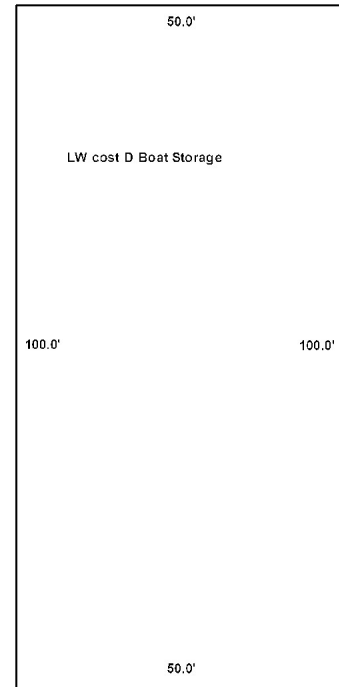
Location 654 BATH ROAD

Card 1

Of 1

9/19/2022

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



Additions, Outbuildings & Improvements								
Type	Year	Units	Grade	Cond	Phys.	Funct.	Sound Value	
267 WAREHOUSE	2015	5000	2 100	4	0 %	50 %		1.ONE STORY FRAM
					%	%		2.TWO STORY FRAM
					%	%		3.THREE STORY FR
					%	%		4.1 & 1/2 STORY
					%	%		5.1 & 3/4 STORY
					%	%		6.2 & 1/2 STORY
					%	%		21.Open Frame Por
					%	%		22.Encl Frame Por
					%	%		23.Frame Garage
					%	%		24.Frame Shed
					%	%		25.Frame Bay Wind
					%	%		26.1SFr Overhang
					%	%		27.Unfin Basement
					%	%		28.Unfinished Att
					%	%		29.Finished Attic

JONES, DEREK J/T
JONES, BRITTANY
WISCASSET ME 04578

B4598P80 B4601P205

Previous Owner
ENCABO, ROLAND V. J/T
ENCABO, MYRA S.

WISCASSET ME 04578
Sale Date: 10/15/2012

Previous Owner
CITIBANK, N.A.

1661 WORTHINGTON ROAD, SUITE 100
WEST PALM BEACH FL 33409
Sale Date: 10/15/2012

Previous Owner
ERICKSON & RALPH, INC.

PO BOX 627
WALDOBORO ME 04572
Sale Date: 10/10/2006

Inspection Witnessed By:

X

Date

No./Date	Description	Date Insp.

Notes:

'18 add 10x20 shed at "C"

'16 w/ mrs. add fba for salon. adjust plumbing fixtures to one full bath, 2 1/2 baths and 2 extra fixtures.

2003-FORMER OWNER: BILL WHORFF, INC. PREVIOUS
BK2369 PG134

2007-FORMER OWNER: JAMES GUIDI BK2968 PG183 WHO
SOLD TO ERICKSON & RALPH 6/7/06 FOR \$35,000 BK3690
PG177 WHO THEN SOLD TO ROLAND & MYRA ENCABO
10/4/06 FOR \$35,000.

WISCONSIN Former owner Roland & Myra Encabo BK3750 PG187, bought land for \$36,000 in 2006 then built house. Foreclosure

Property Data

Neighborhood	109 SOUTHEAST		
Tree Growth Year	0		
FARM LAND YEAR	0		
OPEN SPACE YEAR	0		
Zone/Land Use	21 RURAL		
Secondary Zone			
Topography		3 Above Street	
1.Level	4.Below St	7.Steep	
2.Rolling	5.Low	8.Rough	
3.Above St	6.Swampy	9.	
Utilities	9 NoWater/NoSewer		
1.Public	4.Dr Well	7.Cesspool	
2.Water	5.DUG/LAKE	8.	
3.Sewer	6.Septic	9.None	
Street	1 Paved		
1.Paved	4.Proposed	7.	
2.Semi Imp	5.Private	8.	
3.Gravel	6.Pub Eas	9.NoStreet	
TREE GROWTH PLAN	0		
CONSERV EASE	0		
Sale Data			
Sale Date	10/15/2012		
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	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
2009	36,880	92,270	0	129,150
2010	36,900	92,300	0	129,200
2011	36,900	92,300	0	129,200
2012	36,900	92,300	0	129,200
2013	36,900	92,300	0	129,200
2014	36,900	92,300	0	129,200
2015	36,900	92,300	0	129,200
2016	36,900	105,900	0	142,800
2017	36,900	105,900	0	142,800
2018	36,900	107,200	0	144,100
2019	36,900	107,900	20,000	124,800
2020	36,900	107,900	25,000	119,800
2021	36,900	107,900	25,000	119,800
2022	36,900	107,900	24,000	120,800

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
Fract. Acre		Acreage/Sites				37.Softwood
21.HS Size Adj	20	1.00	100	%	0	38.Mixed Wood
22.Base Waterfron	21	1.00	100	%	0	39.Hardwood
23.Deep WF Size A	28	0.29	100	%	0	40.Wasteland
Acres				%		41.CAMP SITE
24.Base Waterfron				%		42.Mobile Home Si
25.Shallow WF Siz				%		43.Condo Site
26.Base Water Inf				%		44.Site Improve
27.Influence W Si				%		45.CAMP SITE
28.Rear Land 1-10						
29.Rear Land 11-2						
		Total Acreage		1.29		

WISCASSET

Map Lot U16-019


Account 2098

Location 45 OXHORN ROAD

Card 1

Of 1

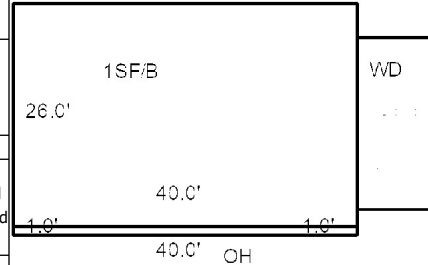
9/19/2022

Building Style 3 Raised Ranch	SF Bsmt Living 256	Layout 1 Typical
1.Conv. 5.Colonial 9.Other	Fin Bsmt Grade 3 100	1.Typical 4. 7.
2.Ranch 6.Split 10.Double	HEARTH 0	2.Inadeq 5. 8.
3.R Ranch 7.Mod/Cont 11.Multi	Heat Type 100% 1 Hot Water BB	3. 6. 9.
4.Cape 8.Log 12.Cot.	1.HWBB 5.FWA 9.No Heat	Attic 9 None
Dwelling Units 1	2.HWCI 6.GravWA 10.	1.1/4 Fin 4.Full Fin 7.
Other Units 0	3.H Pump 7.Electric 11.	2.1/2 Fin 5.F/Stair 8.
Stories 1 One Story	4.Steam 8.F/Wall 12.	3.3/4 Fin 6. 9.None
1.1 4.1.5 7.	Cool Type 0% 9 None	Insulation 1 Full
2.2 5.1.75 8.	1.Refrig 4.W&C Air 7.	1.Full 4.Minimal 7.
3.3 6.2.5 9.	2.Evapor 5. 8.	2.Heavy 5.Unknown 8.
Exterior Walls 8 ALUM/VINYL	3.H Pump 6. 9.None	3.Capped 6. 9.None
1.CLAP 5.T-111 9.OTHER	Kitchen Style 2 TYPICAL	Unfinished % 0%
2.WD SH 6.BR/STONE 10.	1.GOOD 4.Obsolete 7.	Grade & Factor 3 Average 100%
3.COMP 7.NOV 11.	2.TYPICAL 5. 8.	1.E Grade 4.B Grade 7.AA+ Grad
4.ASB/ASP 8.AL/VIN 12.	3.OLD TYPE 6. 9.None	2.D Grade 5.A Grade 8.AA++Grad
Roof Surface 1 Asphalt Shingles	Bath(s) Style 2 TYPICAL	3.C Grade 6.AA Grade 9.Same
1.Asphalt 4.Composit 7.	1.GOOD 4.Obsolete 7.	SQFT (Footprint) 1080
2.Slate 5.Wood 8.	2.TYPICAL 5. 8.	Condition 4 Average
3.Metal 6.Other 9.	3.Old Type 6. 9.None	1.Poor 4.Avg 7.V G
SF Masonry Trim 0	# Rooms 5	2.Fair 5.Avg+ 8.Exc
OPEN-3-CUSTOM 0	# Bedrooms 3	3.Avg- 6.Good 9.Same
OPEN-4-CUSTOM 0	# Full Baths 1	Phys. % Good 0%
Year Built 2006	# Half Baths 2	Funct. % Good 100%
Year Remodeled 0	# Addn Fixtures 2	Functional Code 9 None
Foundation 1 Concrete	# Fireplaces 0	1.Incomp 4.SMALL 7.LAYOUT
1.Concrete 4.Wood 7.		2.O-Built 5.CDU 8.OTHER
2.C Block 5.Slab 8.		3.Defmaitn 6.STYLE 9.None
3.Br/Stone 6.Piers 9.		Econ. % Good 100%
Basement 4 Full Basement		Economic Code None
1.1/4 Bmt 4.Full Bmt 7.		0.None 3.Services 9.None
2.1/2 Bmt 5.None 8.		1.Location 4.Traffic 8.
3.3/4 Bmt 6. 9.None		2.Encroach 8.Other 9.
Bsmt Gar # Cars 0		Entrance Code 5 Estimated
Wet Basement 1 Dry Basement		1.Interior 4.Vacant 7.
1.Dry 4. 7.		2.Refusal 5.Estimate 8.
2.Damp 5. 8.		3.Informed 6. 9.
3.Wet 6. 9.		Information Code 5 Estimate
		1.Owner 4.Agent 7.
		2.Relative 5.Estimate 8.
		3.Tenant 6.Other 9.

Date Inspected 12/05/2006

Additions, Outbuildings & Improvements

Type	Year	Units	Grade	Cond	Phys.	Funct.	Sound Value	
68 Wood Deck	2018	120	3 100	4	0 %	100 %		1.ONE STORY FRAM
24 Frame Shed	2017	200	4 100	4	0 %	100 %		2.TWO STORY FRAM
					%	%		3.THREE STORY FR
					%	%		4.1 & 1/2 STORY
					%	%		5.1 & 3/4 STORY
					%	%		6.2 & 1/2 STORY
					%	%		21.Open Frame Por
					%	%		22.Encl Frame Por
					%	%		23.Frame Garage
					%	%		24.Frame Shed
					%	%		25.Frame Bay Wind
					%	%		26.1SFr Overhang
					%	%		27.Unfin Basement
					%	%		28.Unfinished Att
					%	%		29.Finished Attic



10.0' Shed
20.0'